

VICINITY MAP  
SCALE: 1" = 1000'

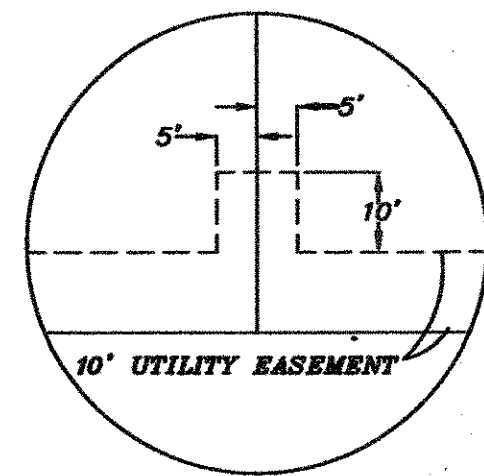
### PROPERTY LOCATION

### REFERENCES:

1. A FINAL PLAT OF COMMERCIAL PARK SOUTH, A COMMERCIAL DEVELOPMENT LOCATED IN SECTIONS 69 & 95, T10S-R5E, CITY OF BROUSSARD, LAFAYETTE PARISH, LA, DATED MARCH 14, 2008, BY ALDON A. LEBLANC, PLS. (REVISED OCTOBER 21, 2008)
2. A PLAT SHOWING UTILITY & DRAINAGE EASEMENTS FOR ROTO PARK "A COMMERCIAL DEVELOPMENT", LOCATED IN SECTION 14, T9S-R4E, CITY OF BROUSSARD, LAFAYETTE PARISH, LA, DATED JUNE 25, 2008, BY PAUL L. MIERS, PLS.

### LEGAL DESCRIPTION

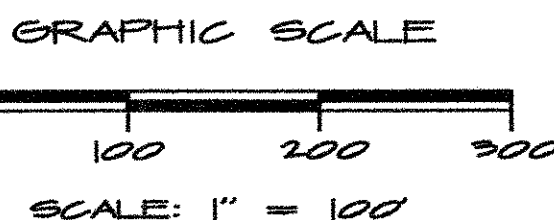
SUBJECT TRACT  
(13.019 TOTAL ACRES)  
±195' FROM THE INTERSECTION OF SHENANDOAH DR AND JARED DR.  
BEING (THE POINT OF COMMENCEMENT),  
TO A FOUND 3/4" IRON ROD AT THE SOUTHEAST CORNER OF SUBJECT TRACT,  
BEING (THE POINT OF BEGINNING),  
THENCE N84°18'12"W A DISTANCE OF 490.60' TO A POINT,  
THENCE N84°48'32"W A DISTANCE OF 1648.90' TO A FOUND 1/2" IRON ROD,  
THENCE N07°00'06"E A DISTANCE OF 263.24' TO A POINT,  
THENCE S84°54'36"E A DISTANCE OF 465.32' TO A FOUND 1" IRON PIPE,  
THENCE S84°51'24"E A DISTANCE OF 982.67' TO A FOUND 1/2" IRON ROD,  
THENCE S84°51'02"E A DISTANCE OF 894.58' TO A POINT,  
THENCE S07°36'58"W A DISTANCE OF 269.83' TO A FOUND 3/4" IRON ROD,  
BEING (THE POINT OF BEGINNING).



UTILITY NICHE DETAIL  
Not to Scale

IMPROVEMENTS  
STREETS: ASPHALT  
DRAINAGE: OPEN DITCH  
WATER: CITY OF BROUSSARD  
SEWER: CITY OF BROUSSARD  
ELECTRIC: SLEMOO  
TELEPHONE: BELL SOUTH

PLAT NOTES:  
NO. OF LOTS: 10 LOTS  
TOTAL ACREAGE: 13.019 ACRES  
COMMON AREA: 0.564 ACRES  
TOTAL LOT ACREAGE: 12.455 ACRES  
RW AREA: 1.80 ACRES  
AVERAGE LOT SIZE: 1.017 ACRES  
MINIMUM FRONTAGE: 113.12' (LOTS 3-7)  
MINIMUM LOT SIZE: 0.53 ACRES (LOTS 3-7)  
MAXIMUM LOT SIZE: 3.83 ACRES (LOT 1)  
TYPE OF DEVELOPMENT: COMMERCIAL



GRAPHIC SCALE  
SCALE: 1" = 100'  
BASIS OF BEARINGS:  
NAD83 STATE PLANE  
LOUISIANA SOUTH ZONE  
AND ELEVATIONS ARE NAVD83

### OWNER/DEVELOPER

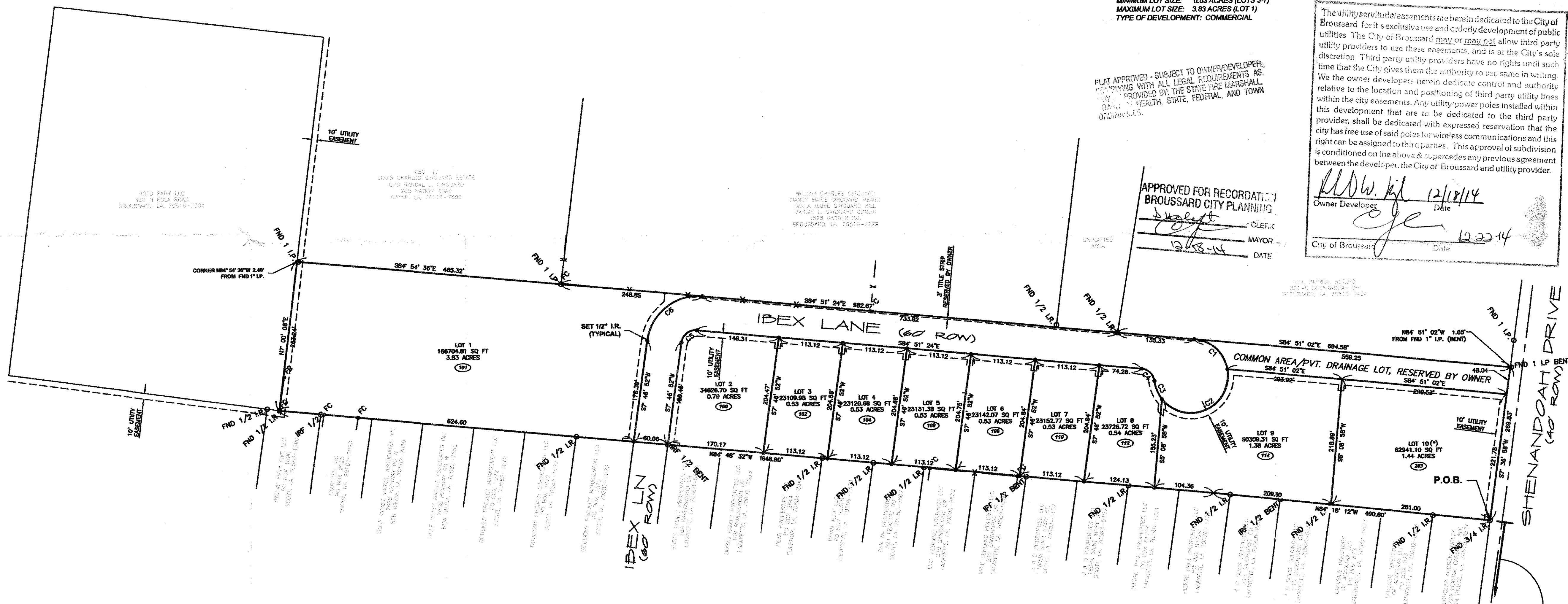
GLEASON - MINYARD PROPERTIES LLC  
811-C ALBERTSON PARKWAY  
BROUSSARD, LOUISIANA 70518  
PH: 337.523.8433

The utility servitude/easements are herein dedicated to the City of Broussard for its exclusive use and orderly development of public utilities. The City of Broussard may or may not allow third party utility providers to use these easements, and is at the City's sole discretion. Third party utility providers have no rights until such time that the City gives them the authority to use same in writing. We the owner developers herein dedicate control and authority relative to the location and positioning of third party utility lines within the city easements. Any utility power poles installed within this development that are to be dedicated to the third party provider, shall be dedicated with expressed reservation that the city has free use of said poles for wireless communications and this right can be assigned to third parties. This approval of subdivision is conditioned on the above & supersedes any previous agreement between the developer, the City of Broussard and utility provider.

PLAT APPROVED - SUBJECT TO OWNER/DEVELOPER'S  
COMPLYING WITH ALL LEGAL REQUIREMENTS AS  
PROVIDED BY THE STATE FIRE MARSHALL,  
DEPT. OF HEALTH, STATE, FEDERAL, AND TOWN  
ORDINANCES.

APPROVED FOR RECORDATION  
BROUSSARD CITY PLANNING  
12/18/14  
DATE

Owner/Developer: GLEASON - MINYARD PROPERTIES LLC  
Date: 12/18/14  
City of Broussard: 12/23/14



### GENERAL NOTES

1. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, THEY WERE NOT EXCAVATED TO BE ACCURATELY LOCATED. CALL LOUISIANA ONE CALL @ 811 BEFORE DIGGING.
2. SERVICED LINES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVICED LINES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.
3. THE PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 220550070 C DATED 1/19/1996, AND PRELIMINARY FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 220550020 J DATED 09/06/2011.
4. SETBACK LINES SHALL BE VERIFIED BY OWNER OR CONTRACTOR PRIOR TO ANY CONSTRUCTION, AS AN ABSTRACT HAS NOT BEEN PERFORMED BY THE UNDERSIGNED.
5. THIS SURVEY WAS DONE ON THE GROUND UNDER MY DIRECT SUPERVISION AND CONTROL AND FOUND NO ENCROACHMENTS ON THE SUBJECT PROPERTY UNLESS OTHERWISE SHOWN.
6. POSITIONAL ACCURACY OF FOUND MONUMENTS ARE WITHIN DIMENSIONAL TOLERANCES IN ACCORDANCE WITH THE MINIMUM STANDARDS OF A CLASS C SURVEY UNLESS OTHERWISE NOTED.
7. BEARINGS BASED NAD83 STATE PLANE LOUISIANA SOUTH ZONE, AND DISTANCES SHOWN BASED OFF OF REFERENCE PLAT.
8. NO ATTEMPT HAS BEEN MADE BY SPEC ENGINEERING & CONSULTING TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, RIGHTS-OF-WAYS, EASEMENTS OR OTHER BURDENS ON THE PROPERTY OTHER THAN THOSE FURNISHED BY THE OWNER OR HIS/HER REPRESENTATIVE.
9. THIS DEVELOPMENT HAS BEEN APPROVED WITH AN OPEN DITCH DRAINAGE SYSTEM PROVIDING THE REQUIRED STORM WATER DETENTION/CAPACITY. THE DEVELOPMENT SHALL REMAIN OPEN DITCH AND ONLY SUBSURFACE CULVERTS REQUIRED FOR DRIVEWAYS SHALL BE PERMITTED.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	84.90	65.00	74.84	N47° 25' 52"W	76.99
C2	172.27	65.00	151.85	N85° 54' 56"E	128.10
C3	34.57	65.00	30.47	S22° 55' 16"E	34.16
C4	33.67	25.00	77.17	N46° 16' 18"W	31.16
C5	137.23	90.00	87.36	S51° 27' 44"W	124.32

PBM Surveying, LLC  
The Benchmark in Surveying

info@PBMSurveying.com  
PO Box 80594, Lafayette, LA 70598  
PH: 337.205.0867 FX: 337.981.1402

FRANCIS FORTIER, PLS. 4780  
REG. NO. 1780  
12/18/14

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS FOR THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46: LAC CHAPTER 23 FOR A CLASS "C" SURVEY AND IS IN ACCORDANCE WITH THE PROVISION OF LEX 22 at sec.

SURVEY MADE AT THE REQUEST OF AND CERTIFIED TO:  
GLEASON - MINYARD PROPERTIES LLC

REVISED: 12/18/2014 - ADDED 911 ADDRESSES

A PLAT SHOWING  
SHENANDOAH PARK  
BELONGING TO GLEASON - MINYARD PROPERTIES LLC

LOCATED IN SECTIONS 69 & 95, T-10-S, R-5-E  
CITY OF BROUSSARD, LAFAYETTE PARISH, LOUISIANA

SPEC LLC  
ENGINEERING & CONSULTING  
info@speceng.com  
PO Box 80594, Lafayette, LA 70598  
PH: 337.539.0000 FX: 337.981.1402

DRAWN  
CSB  
CHECKED  
JBM  
SCALE  
1" = 100'  
DATE  
7/1/2014  
SPEC PROJECT NO.  
13-379  
SHEET  
C1.0