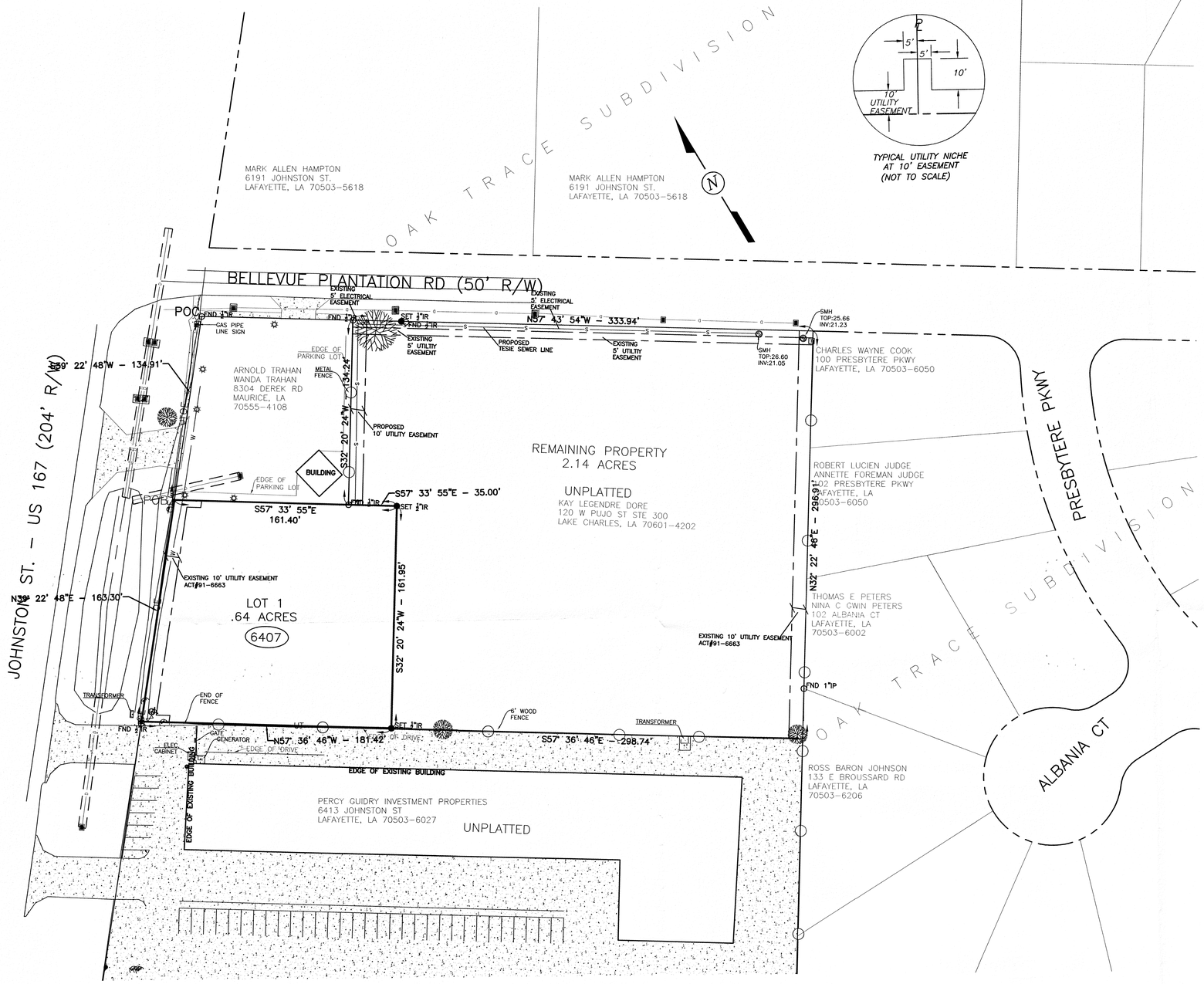
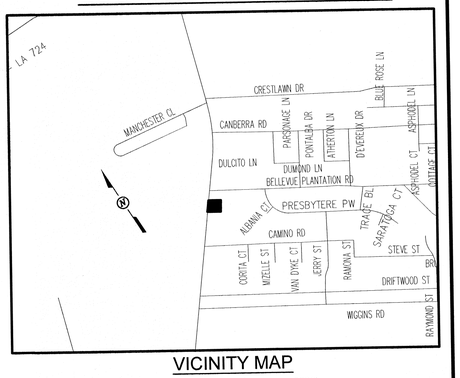
REFERENCE BEARING:

BEARINGS AND DISTANCES ARE BASED
ON GPS OBSERVATIONS WITH THE FOLLOWING CRITERIA:
COORDINATE SYSTEM:US STATE PLANE
1983 ZONE: LOUSIANA SOUTH 1702
PROJECT DATUM: NAD 1983 (CORS96)
VERTICAL DATUM: NAVD 88
GEOID MODEL: GEOID99
COORDINATE UNITS: US FT.
DIST. AND ELEV. UNITS: US FT.



TYPICAL UTILITY NICHE AT 10' EASEMENT (NOT TO SCALE)

LOCATION OF PROPERTY



VICINITY MAP

0 1000' 2000'
SCALE: 1" = 1000'

GENERAL NOTES:

TOTAL NUMBER OF LOTS	1
AREA OF LOTS	.64 ACRES
MINIMUM LOT FRONTAGE	163.00 FEET
MINIMUM LOT SIZE	.64 ACRES
TOTAL AREA OF DEVELOPMENT	.64 ACRES
ZONING CLASSIFICATION	CM

GENERAL IMPROVEMENTS

STREETS:	EXISTING ASPHALT
SEWER:	TESIE
WATER:	LUS
ELECTRIC:	LUS
TELEPHONE:	LUS
CABLE T.V.:	LUS
GAS:	CENTER POINT IF AVAILABLE
SIDEWALK:	5' SIDEWALKS

LEGAL DESCRIPTION (LOT 1):

THAT CERTAIN PARCEL OF LAND SITUATED IN SECTIONS 20 & 75 , TOWNSHIP 10 SOUTH, RANGE 4 EAST, LAFAYETTE PARISH, LOUISIANA, SAID PARCEL CONTAINING .64 ACRES AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LNE OF BELLEVUE PLANTATION RD. AND THE EASTERLY RIGHT OF WAY LINE OF JOHNSTON ST. (204' R/W), ALSO BEING THE POINT OF COMMENCEMENT (POC); THENCE PROCEED ALONG THE EASTERLY RIGHT OF WAY LINE OF JOHNSTON ST. SOUTH 39°25'07" WEST A DISTANCE OF 134.91 FEET TO THE POINT OF BEGINNING (POB).

THENCE SOUTH 57°33'55" EAST A DISTANCE OF 161.40 FEET;
THENCE SOUTH 32°20'24" WEST A DISTANCE OF 161.95 FEET;
THENCE NORTH 57°36'46" WEST A DISTANCE OF 181.29 FEET;
THENCE NORTH 39°22'48" EAST A DISTANCE OF 163.30 FEET TO THE POINT OF BEGINNING.

PLAT
SEE PLAT FILING CABINET
2017-37913

APPROVED*
LAFAYETTE PLANNING AND ZONING COMMISSION
BY Carlee Rae
CHAIRPERSON OR DIRECTOR

*Approval of this plat shall not be deemed to constitute an acceptance of any street or other public improvements on the plat. Acceptance of public improvements shall remain with the local government having jurisdiction.

I hereby declare that this plat is representative of survey performed under my supervision and guidance and in accordance with the applicable standards of practice as stipulated in the Rules of Professional Conduct set forth by the L.S.B.R.P.E.L.S. and conforming to a Class C Survey described therein.

STATE OF LOUISIANA
PAUL L. MIERS
REG. No. 4813
REGISTERED
LAND SURVEYOR

PAUL L. MIERS, REG NO. 4813

REFERENCE PLATS:

1. "PLAT SHOWING PROPERTY OF TRACE ENTERPRISES" LOCATED IN SECTION 20 & 75, TOWNSHIP 10 SOUTH, RANGE 4 EAST, LAFAYETTE PARISH, LOUISIANA DATED OCTOBER 15, 1981 PREPARED BY SELLERS, DUBROC & ASSOCIATES INC.
2. "FINAL PLAT SHOWING A 0.364 ACRE TRACT BELONING TO ARNOLD TRAHAN" LOCATED IN SECTION 75, TOWNSHIP 10 SOUTH, RANGE 4 EAST, LAFAYETTE PARISH, LOUISIANA DATED APRIL 14, 2014 PREPARED BY PRIMEAUX, TOUCHET & ASSOCIATES, LLC
3. "FINAL PLAT OF OAK TRACE " LOCATED IN SECTION 20 & 75, TOWNSHIP 10 SOUTH, RANGE 4 EAST, LAFAYETTE PARISH, LOUISIANA DATED MAY 11, 1978 PREPARED BY SELLERS, DUBROC & ASSOCIATES INC.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN ZONE X (AREAS OUTSIDE 500 YEAR FLOOD PLAIN) AS SAID PROPERTY PLOTS ON THE FLOOD INSURANCE RATE MAP FOR LAFAYETTE PARISH, LOUISIANA, MAP NUMBER 22055C0065G, EFFECTIVE DATE JANUARY 19, 1996.

THIS PROPERTY IS LOCATED IN FLOOD ZONE X ACCORDING TO THE FEMA FIRM 22055C0165J DATED FEBRUARY 15, 2017. (PRELIMINARY)

RESTRICTION NOTE:

THIS PROPERTY IS REGULATED BY A RESTRICTIVE COVENANT RECORDED UNDER ACT NO 81-32986.

ACCESS NOTE:

ACCESS TO JOHNSTON STREET (US 167) MUST BE APPROVED BY LA-DOTD AND MUST COMPLY WITH TYPICAL DRIVEWAY STANDARDS. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE TRAFFIC & TRANSPORATATION-TRAFFIC ENGINEERING DIVISION PRIOR TO APPROVAL AND ISSUANCE OF BUILDING PERMITS.

LEGEND:

RIGHT OF WAY LINE
BOUNDARY LINE
FENCE
OVERHEAD ELECTRICAL
DRAINAGE
CONCRETE
TREES
WATER LINE
TOP BANK
DITCH
EASEMENT
UNDERGROUND TELEPHONE
UNDERGROUND ELECTRICAL
WATER VALVE
SEWER MANHOLE
WATER METER
DROP INLET
LIGHT POLE
CATCH BASIN
POWER POLE
FIRE HYDRANT
TELEPHONE PEDESTAL
GUY WIRE
GAS METER
SET CORNER
FOUND CORNER

APPLICANT:

JEFF WRIGHT
REAL ESTATE REPRESENTATIVE
WAFFLE HOUSE, INC
5986 FINANCIAL DRIVE
NORCROSS, GA 30071
770-729-5858

OWNER:

KAY DORE
120 W PUJO ST SUITE 300
LAKE CHARLES, LA 70601
337-502-5242

DATE	DESCRIPTION	BY

REVISED

FINAL PLAT OF

WAFFLE HOUSE-6407 JOHNSTON STREET

"COMMERCIAL DEVELOPMENT"

LOCATED IN SECTIONS 20 & 75, T10S, R4E,
CITY OF LAFAYETTE, LAFAYETTE PARISH, LOUISIANA

DATE OF PLAT:
SEPTEMBER 11, 2017

0 20' 40' 80'
SCALE: 1" = 40'

PAUL L. MIERS ENGINEERING, LLC
CIVIL ENGINEERS
104 WESTMARK BLVD, SUITE 2A
PHONE (337) 981-7792
LAND SURVEYORS
LAFAYETTE, LOUISIANA 70506
FAX(337) 981-7797

BPN 4430
SPN
FILE D
DWG IDB