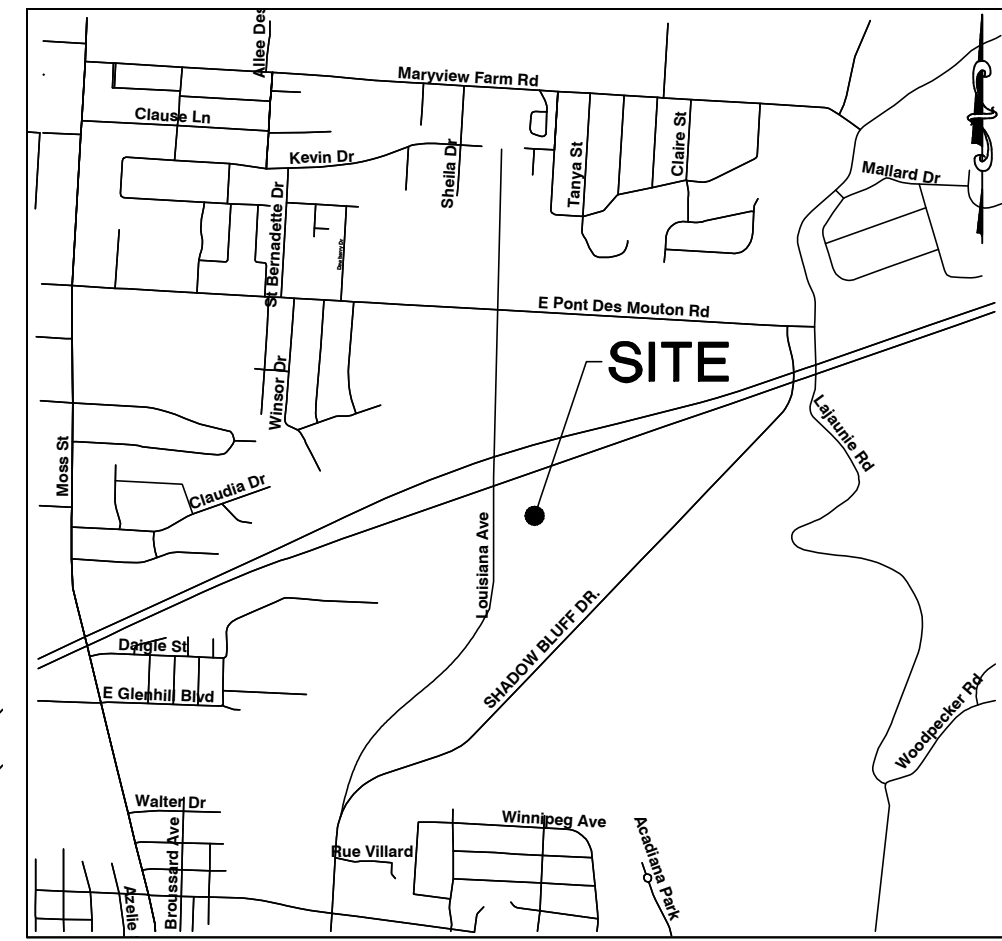


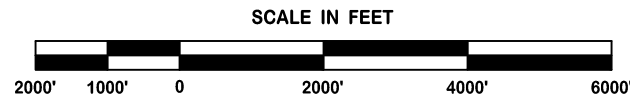
NOTES:
MEASURED BEARINGS BASED ON GRID NORTH, LOUISIANA STATE PLANE SOUTH ZONE (1702)
NAD 83 AS DERIVED FROM THE LSU C4G RTK NETWORK (2021.5).

PLAT SHOWING SUBDIVISION OF LOT 1 OF THE RACETRAC DEVELOPMENT SUBDIVISION INTO LOTS 1-A, 1-B, & 1-C

SECTION 56 & 57, TOWNSHIP 9 SOUTH, RANGE 5 EAST
LOUISIANA MERIDIAN SOUTHWESTERN DISTRICT
CITY OF LAFAYETTE
LAFAYETTE PARISH, LOUISIANA



VICINITY MAP (SCALE 1" = 2000')



LEGEND	
— OE —	OVERHEAD ELECTRIC
— S —	UNDERGROUND SEWER
— D —	DRAINAGE PIPE
— T —	TOP BANK
— D —	DITCH TOE
— D —	DITCH CENTERLINE
— P —	POWERPOLE
— F —	FOUND PROPERTY CORNER
— S —	SEWER CLEANOUT
— L —	LIGHT POLE
— M —	SEWER MANHOLE

OWNER:
GINGERCREST INC.
P.O. BOX 2437
SMYRNA, GA 30081-2437
(770)431-7600

SURVEYOR:
SHAWN MACMENAMIN, PLS
DUPLANTIS DESIGN P.C.
1308 CAMELLIA BLVD SUITE 300
LAFAYETTE, LA 70508
(337)233-9914

UTILITY NOTES:

- SANITARY - LAFAYETTE UTILITY SYSTEMS (LUS)
705 W. UNIVERSITY AVENUE
LAFAYETTE, LA 70506
(337)291-8280
- WATER - LAFAYETTE UTILITY SYSTEMS (LUS)
705 W. UNIVERSITY AVENUE
LAFAYETTE, LA 70506
(337)291-8280
- GAS - ATMOS ENERGY
1819 ERASTE LANDRY RD
LAFAYETTE, LA 70508
(337)268-4400
- ELECTRIC - LAFAYETTE UTILITY SYSTEMS (LUS)
705 W. UNIVERSITY AVENUE
LAFAYETTE, LA 70506
(337)291-8280
- PHONE - AT&T
2428 WEST CONGRESS SUITE A
LAFAYETTE, LA 70506
(337)266-9978

REFERENCES:

1) MAP SHOWING SURVEY AND RESUBDIVISION OF TRACT C-1 OF THE PROPERTY OF ASH LIMITED ET AL, THE REMAINDER OF DEBAILLON OR ASSIGNS PROPERTY, THE SHADOW BLUFF PROPERTY INVESTMENTS, LLC OR ASSIGNS AND THE REMAINDER OF CHARLES J. BOUDREAU, JR. ET AL, OR ASSIGNS PROPERTY INTO TRACT C-1-B OF THE PROPERTY OF ASH LIMITED ET AL, LOT A OF THE CHARLES J. BOUDREAU, JR. ET AL, OR ASSIGNS PROPERTY, AND LOT 1 OF THE RACETRAC DEVELOPMENT SUBDIVISION AND ARDON MEMORIAL DRIVE (FUTURE 75' RIGHT OF WAY TO BE DEDICATED TO LAFAYETTE CONSOLIDATED GOVERNMENT). BY: ACADIA LAND SURVEYING, LLC. DATED: 12/18/18.

FLOOD ZONE NOTE:

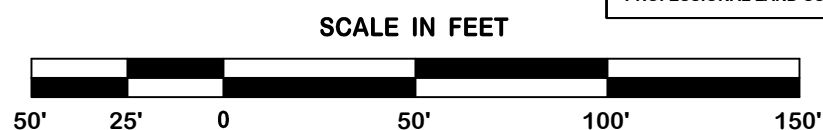
SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THIS LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA:
FLOOD ZONE: "AE" & "AE AND FLOODWAY"
BASE FLOOD ELEVATION: 19'
COMMUNITY PANEL NO. 22055C0100J
MAP EFFECTIVE: 12/21/2018
(CONTACT CITY OF LAFAYETTE FOR ADDITIONAL ELEVATION REQUIREMENTS.)

THE SERVITUDES AND RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO US. THERE IS NO REPRESENTATION MADE BY THIS SURVEYOR THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN. TITLE WAS NOT RESEARCHED IN PREPARATION OF THIS SURVEY.

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 OF LA R.S. 33:5051 AND THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "B" SURVEY.

DATE OF SURVEY: 6/21/2021

SHAWN P. MACMENAMIN, P.L.S.: LA REG. NO. 5099
REGISTERED PROFESSIONAL LAND SURVEYOR
SMACMENAMIN@DDGPC.COM



Line Table		
Line #	Direction	Length
L1	N39°18'51"W	19.11'
L2	S89°15'31"W	25.88'
L3	N53°15'43"W	50.46'
L4	N80°01'07"W	70.28'
L5	S00°44'29"E	22.00'
L6	S86°26'25"E	89.79'
L7	N04°20'24"E	95.64'
L8	S86°40'09"E	9.17'
L9	S00°05'45"W	74.09'
L10	N00°58'49"E	39.30'
L11	S88°23'19"E	58.21'

GENERAL NOTES:

- NO ATTEMPT HAS BEEN MADE BY THE SURVEYOR TO VERIFY TITLE OR ACTUAL LEGAL OWNERSHIP, OR LOCATION OF ANY POSSIBLE SERVITUDES.
- UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES, NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
- OWNER/DEVELOPER SHALL INSTALL LUS APPROVED WATER & WASTEWATER FACILITIES AS NEEDED AT NO COST TO LUS/LCO.
- TOTAL NUMBER OF LOTS 3
TOTAL ACREAGE 10.674 ACRES +/-
MINIMUM LOT FRONTAGE 116.56' (ON LOUISIANA AVENUE)
MINIMUM LOT ACREAGE 1.093 ACRES +/-
- THIS PROPERTY IS LOCATED IN A "CH" (HEAVY COMMERCIAL) ZONING DISTRICT.
- CROSS ACCESS SHALL BE PROVIDED BETWEEN LOT 1-A, 1-B, & 1-C. NO ADDITIONAL ACCESS SHALL BE PROVIDED TO LOUISIANA AVENUE.
- ANY STRUCTURE, ENCLOSED ON THREE OR MORE SIDES, BUILT ON PROPERTY IN THE ONE-HUNDRED (100) YEAR FLOOD ZONE AS DEPICTED ON THIS PLAT SHALL BE ELEVATED SO AS IT INSURES THAT THE LOWEST FLOOR OF ANY STRUCTURE IS LOCATED AT A MINIMUM OF ONE FOOT (1') ABOVE THE BASE FLOOD ELEVATION FOR THAT AREA AT THAT TIME.
- PLEASE BE ADVISED IF GREATER THAN FIFTEEN (15) LOTS ARE DEVELOPED, A COMMUNITY TYPE SEWERAGE DISPOSAL SYSTEM MAY BE REQUIRED AND ALL LOTS AND/OR UNITS SHALL BE CONNECTED TO SAID SYSTEM.

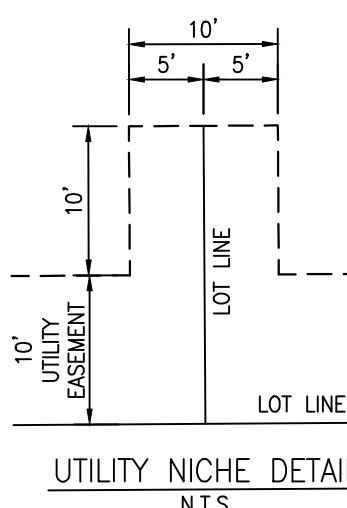
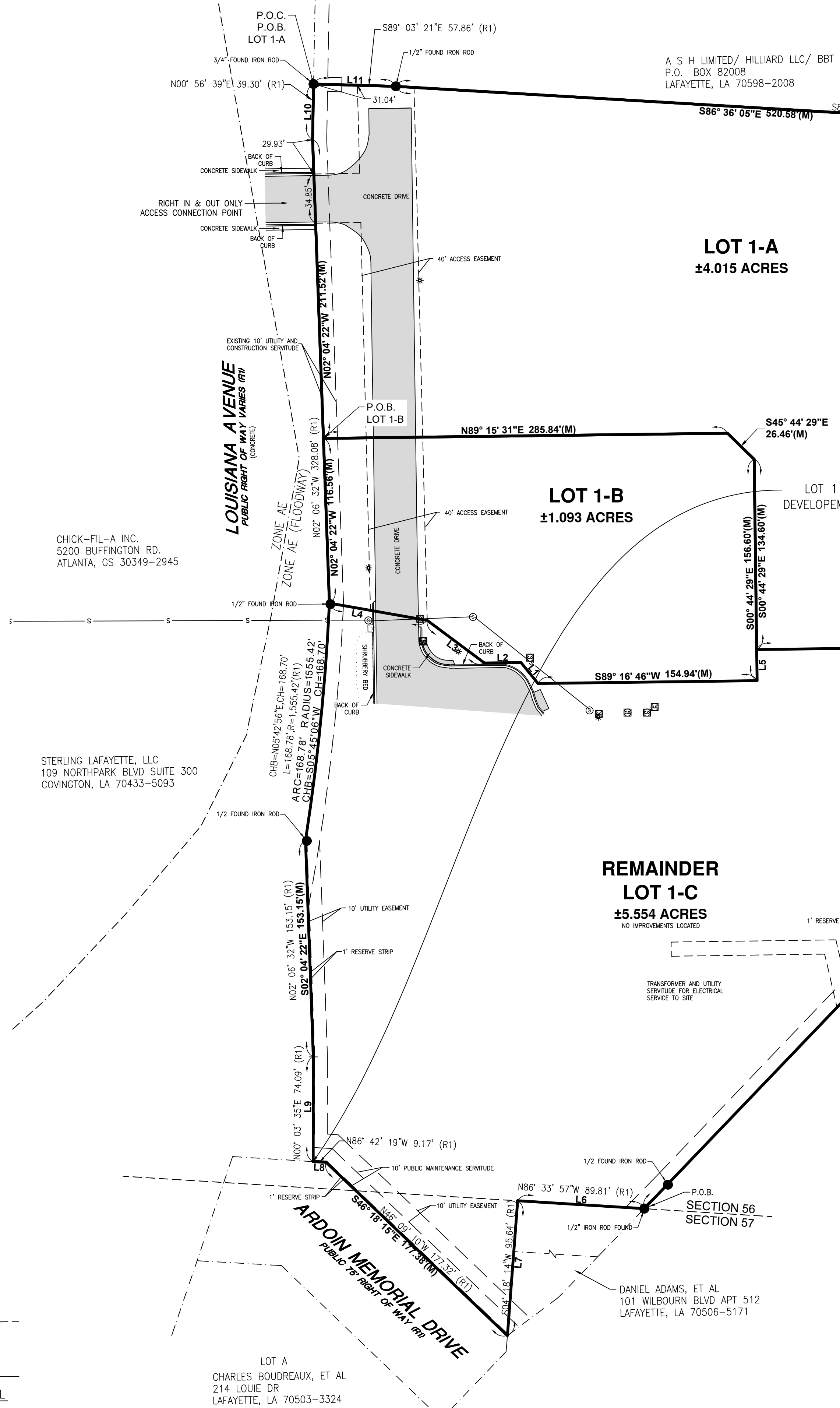
LEGAL DESCRIPTION:

A CERTAIN PIECE OR PARCEL OF LAND DESIGNATED AS LOT 1 OF THE RACETRAC DEVELOPMENT SUBDIVISION, LOCATED IN SECTIONS 56 & 57, TOWNSHIP 9 SOUTH, RANGE 5 EAST, LAFAYETTE PARISH, LOUISIANA AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD AT THE INTERSECTION FORMED BY THE COMMON PROPERTY OF LOT 1 OF SAID SUBDIVISION AND SHADOW BLUFF DRIVE;

THENCE N86°26'25"W A DISTANCE OF 89.79 FEET TO A POINT; THENCE S04°20'24"W A DISTANCE OF 95.64 FEET TO A POINT; THENCE N46°18'15"W A DISTANCE OF 177.38 FEET TO POINT; THENCE N86°40'09"W A DISTANCE OF 9.17 FEET TO A POINT; THENCE N00°05'45"E A DISTANCE OF 74.09 FEET TO A POINT; THENCE N02°04'22"W A DISTANCE OF 153.15 FEET TO A 1/2" IRON ROD; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 168.78 FEET, SAID CURVE HAVING A RADIUS OF 1555.42 FEET, AND A CHORD WITH A BEARING OF N05°45'08"E AND A LENGTH OF 168.70 FEET TO A 1/2" IRON ROD; THENCE N02°04'22"W A DISTANCE OF 328.08 FEET TO A POINT; THENCE N00°58'49"E A DISTANCE OF 39.30 FEET TO A 3/4" IRON ROD; THENCE S88°23'19"E A DISTANCE OF 58.21 FEET TO A 1/2" IRON ROD; THENCE S86°36'05"E A DISTANCE OF 887.45 FEET TO A 5/8" IRON ROD; THENCE S43°46'24"W A DISTANCE OF 1026.46 FEET TO A 1/2" IRON ROD BEING THE POINT OF BEGINNING;

THE ABOVE DESCRIBED PARCEL CONTAINS 10.662 ACRES MORE OR LESS AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OR RECORD.



REVISION	BY

DUPLANTIS DESIGN GROUP, PC
SURVEY
16564 Brewster Road, Suite 101
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1308 Camellia Blvd, Suite 200
Lafayette, LA 70508
WWW.ddgpc.com



PLAT OF SUBDIVISION OF LOT 1 OF THE RACETRAC
DEVELOPMENT SUBDIVISION
LAFAYETTE, LOUISIANA / LAFAYETTE PARISH
FOR:
RACETRAC

DRAWN NLA
CHECKED SPM
PROJECT NO. 18-663
FILE 18-663 ALDI LAFAYETTE NORTH RESUB PLAT 1
SHEET 01

S:\18-000\18-663 ALDI La Avenue Lot\DWG\18-663 ALDI LAFAYETTE NORTH RESUB PLAT 1.dwg