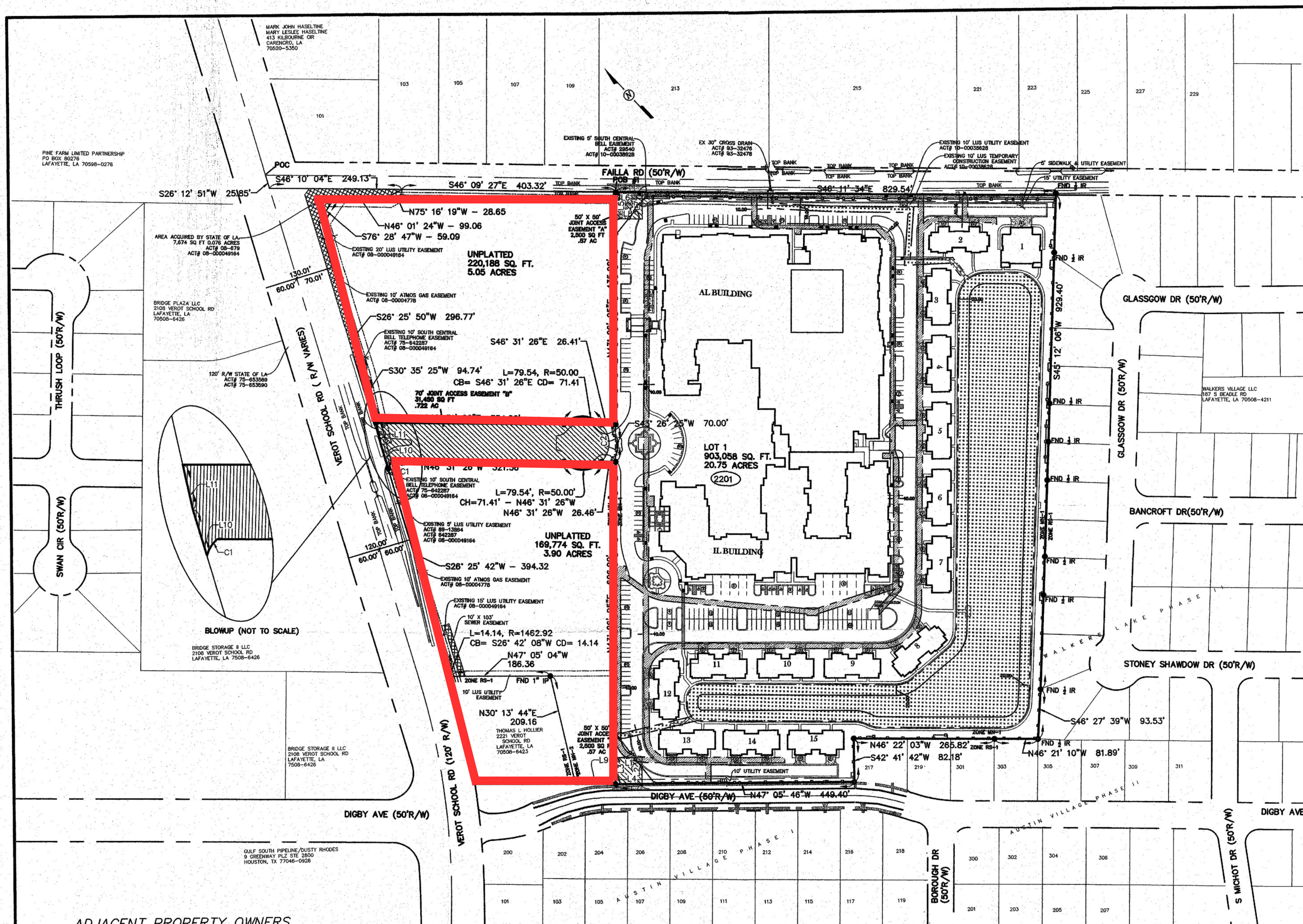




FLOOD NOTE

THIS PROPERTY LIES WITHIN ZONE X (OUTSIDE THE 500 YEAR FLOOD BOUNDARY AND IN AN AREA OF MINIMUM FLOODING) AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP NUMBER 22055C0170J, EFFECTIVE DATE DECEMBER 21, 2018.

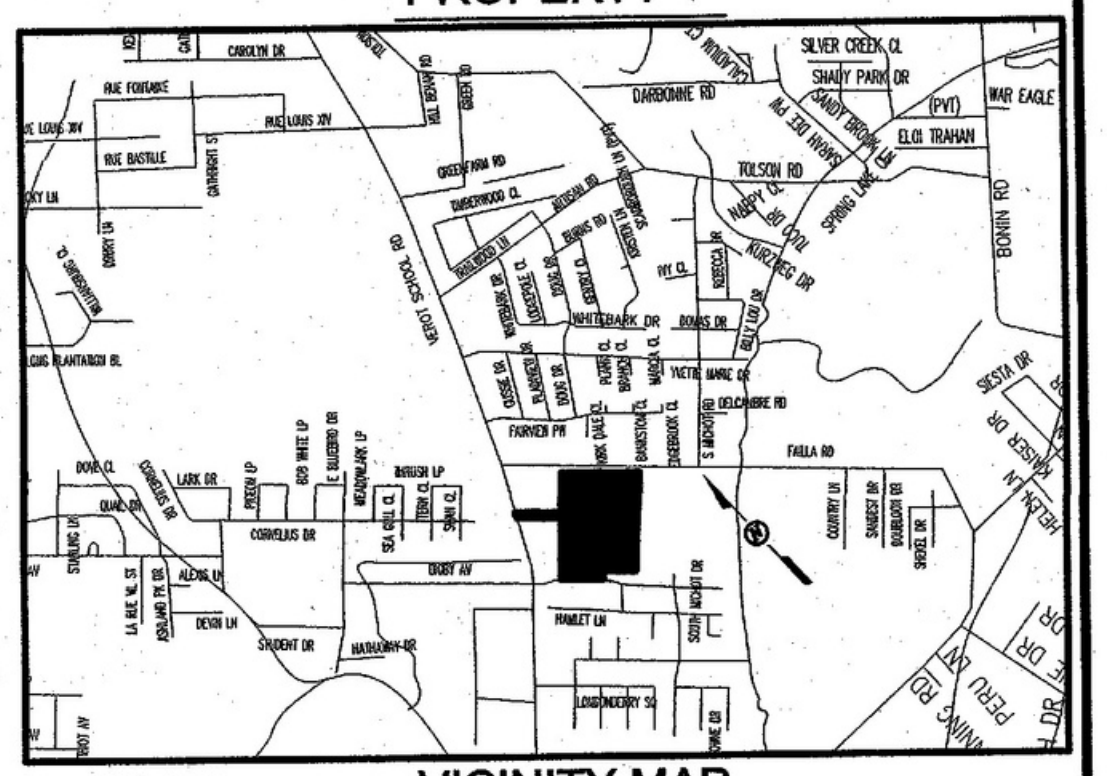
ZONING NOTE

MN-1 & MN-2 MIXED USE NEIGHBORHOOD

ANNEXATION NOTE

THIS PROPERTY WAS ANNEXED INTO THE CITY OF LAFAYETTE UNDER ACT 12-000206355

LOCATION OF PROPERTY



VICINITY MAP

SCALE: 1" = 2000'

Parcel Line Table

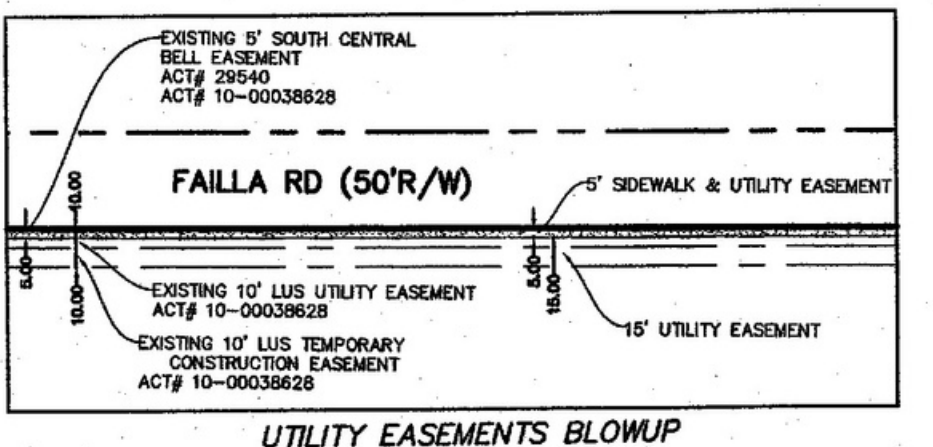
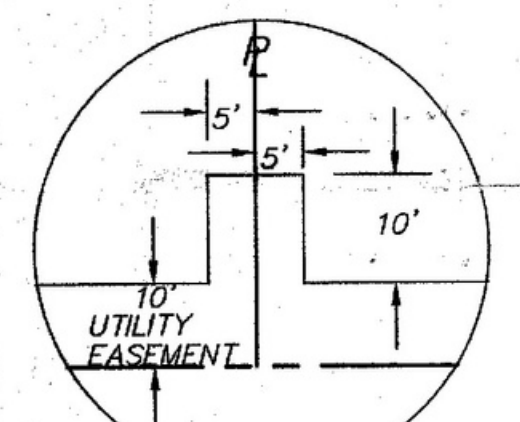
Line #	Direction	Length
L1	S47° 05' 46"E	50.00
L2	S43° 26' 25"W	50.00
L3	N43° 26' 25"E	50.00
L4	N47° 05' 46"W	50.00
L5	N43° 26' 28"E	50.00
L6	S46° 11' 34"E	50.00
L7	S43° 26' 28"W	50.00
L8	N46° 11' 34"W	50.00
L9	N47° 05' 46"W	75.39
L10	N26° 25' 42"E	45.30
L11	N30° 35' 25"E	43.12

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C1	18.47	30.00	S75° 53' 39"W	18.18
C2	236.62	50.00	S43° 28' 34"W	70.00

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY
- GAS LINE
- OVERHEAD ELECTRICAL
- CENTER LINE OF ROAD
- 10" SEWER LINE
- 8" SEWER LINE
- EASEMENT
- PIPE
- DROP INLET
- SET 3" IR
- TELEPHONE PEDESTAL
- MAILBOX
- CATCH BASIN
- FIBER BOX
- WATER VALVE
- LIGHT POLE
- SIGN
- FIRE HYDRANT
- POWER POLE
- JOINT ACCESS
- AREA ACQUIRED BY STATE OF LA
- DRAINAGE EASEMENT
- UTILITY EASEMENT



ADJACENT PROPERTY OWNERS

ADJACENT PROPERTY OWNERS	DIGBY AVE	DIGBY AVE	FAILA ROAD
101 ROBERT LYNN HENSELL KELLI MARIE ROBERTS HENSELL 101 HAMLET LN LAFAYETTE, LA 70508-6429	200 MICHAEL BRUCE KISTNER DOLLY JOSEPH CERAMI KESTNER 217 DIGBY AVE LAFAYETTE, LA 70508-6400	217 DANIEL CHARLES PALMINTER NICOLE LEBLANC PALMINTER 217 DIGBY AVE LAFAYETTE, LA 70508-6400	101 M & H COMMERCIAL RENTAL PROPERTIES 607 CELESTINE ST ABBEVILLE, LA 70510-3449
103 RANDY LEE HOPPER ANDREY C SERIAT 103 HAMLET LN LAFAYETTE, LA 70508-6429	202 RACHEL ALLEMAN KRATZER 202 DIGBY AVE LAFAYETTE, LA 70508-6400	219 JOHN DEWEY COLES DEBRA GASPARD COLES 219 DIGBY AVE LAFAYETTE, LA 70508-6400	103 COREY J HULIN CANDY S HULIN 103 FALLA RD LAFAYETTE, LA 70508-6401
105 CHRISTOPHER CYRIL LANE CHERYL THIBODEAUX LANE 105 HAMLET LN LAFAYETTE, LA 70508-6429	204 JASON ROY GARROT CORINNE RENEE FONTANA GARROT 204 DIGBY AVE LAFAYETTE, LA 70508-6400	301 JAMES EDWARD KESLER CATHERINE TOPHAM KESLER 301 DIGBY AVE LAFAYETTE, LA 70508-6427	105 ONEIL F VERNON III 105 FALLA RD LAFAYETTE, LA 70508-6401
107 JARED CLIFTON RUFFIN ASHLEY MAJOR RUFFIN 107 HAMLET LN LAFAYETTE, LA 70508-6429	206 JERRY PATRICK SANCHEZ CYNTHIA RYAN SANCHEZ 206 DIGBY AVE LAFAYETTE, LA 70508-6400	303 SHIRLEY HOISINGTON 303 DIGBY AVE LAFAYETTE, LA 70508-6427	107 PATRICK E THIBODEAUX 107 FALLA RD LAFAYETTE, LA 70508-6401
109 CANDACE LEIGH PATIN CAROLINE HARMON 109 HAMLET LN LAFAYETTE, LA 70508-6429	208 FARD TALAAZ HANNA GHANI GRANDI HANNA 208 DIGBY AVE LAFAYETTE, LA 70508-6400	305 DAVID EARL STROTHER 305 DIGBY AVE LAFAYETTE, LA 70508-6427	109 JOEY BARBER LOUVIERE 109 FALLA RD LAFAYETTE, LA 70508-6401
111 ALLEN LOPEZ ELIANE ARCEAUX LOPEZ 111 HAMLET LN LAFAYETTE, LA 70508-6429	210 RACHELLE A HIGDON DWAYNE K HIGDON 210 DIGBY AVE LAFAYETTE, LA 70508-6400	307 LUCIA PRINCELY WOFFORD 307 DIGBY AVE LAFAYETTE, LA 70508-6427	213 CHARLES DENNIS MARY ANN JOUVETTE DENNIS 213 FALLA RD LAFAYETTE, LA 70508-6403
113 SHARI EVANS MIRON 113 HAMLET LN LAFAYETTE, LA 70508-6429	212 WILLIAM HIGH ALLEN MELROY ANNE WEST ALLEN 212 DIGBY AVE LAFAYETTE, LA 70508-6400	309 WILLIAM CHARLES ADAMS WOLFA VINAN CURRY ADAMS 309 DIGBY AVE LAFAYETTE, LA 70508-6427	215 JAMES D EDWARDS III ORON BROUSSARD EDWARDS 215 FALLA RD LAFAYETTE, LA 70508-6403
115 JOSEPH BILLIE ZANCO ASHLEY GAIL NEWELL ZANCO 115 HAMLET LN LAFAYETTE, LA 70508-6429	214 LUIS MABEL SANCHEZ PO BOX 80798 LAFAYETTE, LA 70508-0798	305 DAVID EARL STROTHER 305 DIGBY AVE LAFAYETTE, LA 70508-6427	221 GEORGE F BENLEY JR 221 FALLA RD LAFAYETTE, LA 70508-6403
117 IRBY J HARDY HUSCARY THIBODEAUX HARDY 117 HAMLET LN LAFAYETTE, LA 70508-6429	216 CHARLES THOMAS WILLIAMS REBECCA LAMAR WILLIAMS 216 DIGBY AVE LAFAYETTE, LA 70508-6400	307 JAMES JOSEPH YOUNG LYDIA ANN CONNOR YOUNG 307 DIGBY AVE LAFAYETTE, LA 70508-6427	223 GEORGE F BENLEY JR 223 FALLA RD LAFAYETTE, LA 70508-6403
119 AMALIA DIARTE DICE 205 HAMLET LN LAFAYETTE, LA 70508-6429	218 BLAINE JUDE LEBLANC 218 DIGBY AVE LAFAYETTE, LA 70508-6400	309 JIMMY REYNOLDS TIMOTHY REYNOLDS 309 DIGBY AVE LAFAYETTE, LA 70508-6427	225 WILSON A PUNCH JR MARION HOWARD 225 FALLA RD LAFAYETTE, LA 70508-6403
201 PHYLIS VERCHER CROCHET 205 HAMLET LN LAFAYETTE, LA 70508-6429		311 DORIS ANN RENKENS PO BOX 80815 LAFAYETTE, LA 70508-8081	227 CYNTHIA FOLSE COLVIN 227 FALLA RD LAFAYETTE, LA 70508-6403
203 CAROLYN IRANIAN 207 HAMLET LN LAFAYETTE, LA 70508-6429			229 RONALD VOISIN TESTAMENTARY TRUST 229 FALLA RD LAFAYETTE, LA 70508-6403

LEGAL DESCRIPTION LOT 1

THAT CERTAIN PARCEL OF LAND SITUATED IN SECTION 86, TOWNSHIP 10 SOUTH, RANGE 4 EAST, CITY OF LAFAYETTE, LAFAYETTE PARISH, LOUISIANA, CONTAINING 20.75 ACRES AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF FAILA ROAD (50' R/W) RIGHT OF WAY LINE AT VEROT SCHOOL RD (R/W VARIES), THENCE PROCEED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF FAILA ROAD, ALSO KNOWN AS THE POINT OF COMMENCEMENT (POC); THENCE PROCEED SOUTH 28°12'51" WEST A DISTANCE OF 25.85 FEET; THENCE PROCEED SOUTH 48°10'04" EAST A DISTANCE OF 249.13 FEET; THENCE PROCEED SOUTH 48°09'27" EAST A DISTANCE OF 403.32 FEET TO THE POINT OF BEGINNING (POB).

THENCE PROCEED SOUTH 48°11'34" EAST A DISTANCE OF 829.54 FEET;
THENCE PROCEED SOUTH 48°12'06" WEST A DISTANCE OF 929.40 FEET;
THENCE PROCEED SOUTH 48°27'39" WEST A DISTANCE OF 93.53 FEET;
THENCE PROCEED NORTH 48°21'10" WEST A DISTANCE OF 81.89 FEET;
THENCE PROCEED NORTH 48°22'03" WEST A DISTANCE OF 265.82 FEET;
THENCE PROCEED SOUTH 42°41'42" WEST A DISTANCE OF 82.18 FEET;
THENCE PROCEED NORTH 43°28'25" EAST A DISTANCE OF 449.40 FEET;
THENCE PROCEED NORTH 43°28'25" EAST A DISTANCE OF 608.90 FEET;
THENCE PROCEED NORTH 48°31'28" WEST A DISTANCE OF 28.46 FEET;
THENCE PROCEED ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; AN ARC DISTANCE OF 79.54 FEET; A CHORD BEARING OF NORTH 48°31'26" WEST A DISTANCE OF 71.41 FEET;
THENCE PROCEED NORTH 48°31'26" WEST A DISTANCE OF 321.36 FEET; THENCE PROCEED ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET; AN ARC DISTANCE OF 18.47 FEET; A CHORD BEARING OF SOUTH 75°53'39" WEST A DISTANCE OF 18.18 FEET;
THENCE PROCEED NORTH 28°25'42" EAST A DISTANCE OF 45.30 FEET;
THENCE PROCEED SOUTH 30°35'25" EAST A DISTANCE OF 43.12 FEET;
THENCE PROCEED SOUTH 48°31'28" EAST A DISTANCE OF 354.00 FEET;
THENCE PROCEED ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; AN ARC DISTANCE OF 79.54 FEET; A CHORD BEARING OF SOUTH 48°31'28" EAST A DISTANCE OF 71.41 FEET;
THENCE PROCEED SOUTH 48°31'28" EAST A DISTANCE OF 26.41 FEET;
THENCE PROCEED NORTH 43°28'25" EAST A DISTANCE OF 435.98 FEET TO THE POINT OF BEGINNING (POB).

GENERAL NOTES

TOTAL NUMBER OF LOTS	1
AREA OF LOTS	20.75 ACRES
MINIMUM LOT FRONTAGE	88.42'
TOTAL AREA OF DEVELOPMENT	20.75 ACRES
ZONING OF PROPERTY	MN-1 & MN-2 (MIXED USE)
TYPE OF DEVELOPMENT	COMMERCIAL
NUMBER OF BUILDINGS	17 BUILDINGS
NUMBER OF UNITS	94 UNITS (ASSISTED / MEMORY CARE) 130 UNITS (INDEPENDENT LIVING) 15 DUPLEX UNITS (30 TOTAL)

TYPES OF IMPROVEMENTS

STREETS:	PRIVATE CONCRETE CURB AND GUTTER STREET
SEWER:	LUS
WATER:	LUS
ELECTRIC:	LUS
TELEPHONE:	LUS / AT&T
CABLE T.V.:	LUS / COX
SIDEWALK:	GAS FIVE (5) FOOT SIDEWALK ALONG ALL PUBLIC STREET FRONTAGE

OWNER / APPLICANT

ABBY LAFAYETTE LLC
3333 WELBORN ST
SUITE 300
DALLAS TX 75219-9998
469-804-8330

FINAL PLAT OF THE VINCENT

CONTAINING 20.75 ACRES
LOCATED AT 2201 VEROT SCHOOL ROAD
IN SECTION 86, T10S, R4E,
CITY OF LAFAYETTE, LAFAYETTE PARISH, LOUISIANA

DATE OF PLAT:
AUGUST 31, 2021

PM 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



I hereby declare this plat is representative of a survey performed under my supervision and guidance and in accordance with the applicable standards of practice for Boundary Surveys set forth by LAPELS and conforming to Class C Survey.

APPROVED
LAFAYETTE PLANNING AND ZONING COMMISSION
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.

SCALE: 1" = 100'

BPN	4303
SPN	
FILE	D
DWG	