

BASIS OF BEARINGS:
 BEARINGS AND DISTANCES ARE BASED ON GPS OBSERVATIONS
 (KAGNET17) WITH THE FOLLOWING CRITERIA:
 Coordinate System: US State Plane 1402
 Zone: Louisiana South 1402
 Vertical Datum: NAVD 83
 Coordinate Units: US L
 Dist. & Elev. Units: US F

SURVEYOR:
 David C. Richard, PLS
 Richard Land Surveying, LLC
 200 Market Street
 Grand Coteau, LA 70541
 Phone 337-418-0023

DEVELOPER:
 LCR & Company, LLC
 Attn: Sarah Robinson
 345 Doucet Rd. Ste 102
 Lafayette, LA 70503
 337-207-2361

- PLAT OF REFERENCE:**
1. MAP OF SURVEY SHOWING PROPERTY TO BE ACQUIRED BY LOUIS JACQUES & BERTY LOUIS JACQUES-HORN JOHN KNIGHT AND NATHAN OSTRICH BY FRED L. COLEMAN DATED AUGUST 3, 1975 ACT# 1975-1066
 2. A MAP OF HUNTINGTON PARK SUBDIVISION BY HOLLAND W. LAURENT DATED JANUARY 14, 1976 ACT# 1976-48528
 3. A MAP OF SURVEY SHOWING PROPERTY AND IMPROVEMENTS TO BE ACQUIRED BY HENRY P. ALLENDUNPH, JR. AND WIFE JO VIDE LAVERGNE BY M. J. BREAUX DATED DECEMBER 26, 1906 ACT# 1907-345
 4. FINAL PLAT OF MEAG DEVELOPMENT PHASE 1 BY PAUL L. MIERS DATED AUGUST 21, 2008 ACT# 2008-38553

- DEVELOPMENT NOTES:**
1. REQUIRED 10' UTILITY SERVICE PROPOSED & 10'X10' UTILITY NICHE SHOWN HEREON TO UTILIZE SERVICE ALONG LOTS ON PRIVATE ROADWAY AND 18'X18' NICHES AT ALL PROPERTY CORNERS
 2. FINISHED FLOOR ELEVATION OF ANY STRUCTURE ENCLOSED ON THREE OR MORE SIDES BE AT MINIMUM ONE FOOT (1') HIGHER THAN THE CENTERLINE OF THE ADJACENT ROAD
 3. EFFLUENT WILL DRAIN AS APPROVED BY THE STATE OF LOUISIANA DEPARTMENT OF PUBLIC HEALTH
 4. PLEASE BE ADVISED IF ONE OF THIRTY FIVE (35) LOTS ARE DEVELOPED A COMMUNITY TYPE SEWAGE DISPOSAL SYSTEM MAY BE REQUIRED AND ALL LOTS AND/OR UNITS SHALL BE CONNECTED TO SAID SYSTEM SEE CMM-211
 5. ALL WORK TO BE PERFORMED WITHIN PUBLIC RIGHT-OF-WAY MUST BE PERMITTED. PUBLIC WORKS RIGHT-OF-WAY PERMITS MAY BE OBTAINED AND CHARGED AT 10% BASIS UNIVERSITY AVENUE. FOR MORE INFORMATION CALL (337) 241-3634
 6. IT IS RECOMMENDED THAT THE FINISHED FLOOR ELEVATION OF ANY STRUCTURE ENCLOSED ON 3 OR MORE SIDES BE AT MINIMUM 1 (ONE) FOOT HIGHER THAN THE CENTERLINE OF THE ADJACENT ROAD OR 1' HIGHER THAN THE 200 BSE ELEVATION, WHICHEVER IS HIGHER.
 7. DRIVEWAY WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED OF THE SAME OR MORE DURABLE MATERIAL AS THE ADJOINING STREET
 8. ALL COMMERCIAL DEVELOPMENT THAT RESULTS IN A POST DEVELOPMENT RUNOFF THAT EXCEEDS THE DEVELOPMENT AREAS PREDEVELOPMENT RUNOFF RATE SHALL BE REQUIRED TO MITIGATE THE INCREASE THROUGH DRAINAGE IMPROVEMENT. THE DEVELOPMENT DESIGN SHALL BE BASED ON A TEN (10) YEAR STORM EVENT FOR COMMERCIAL DEVELOPMENT

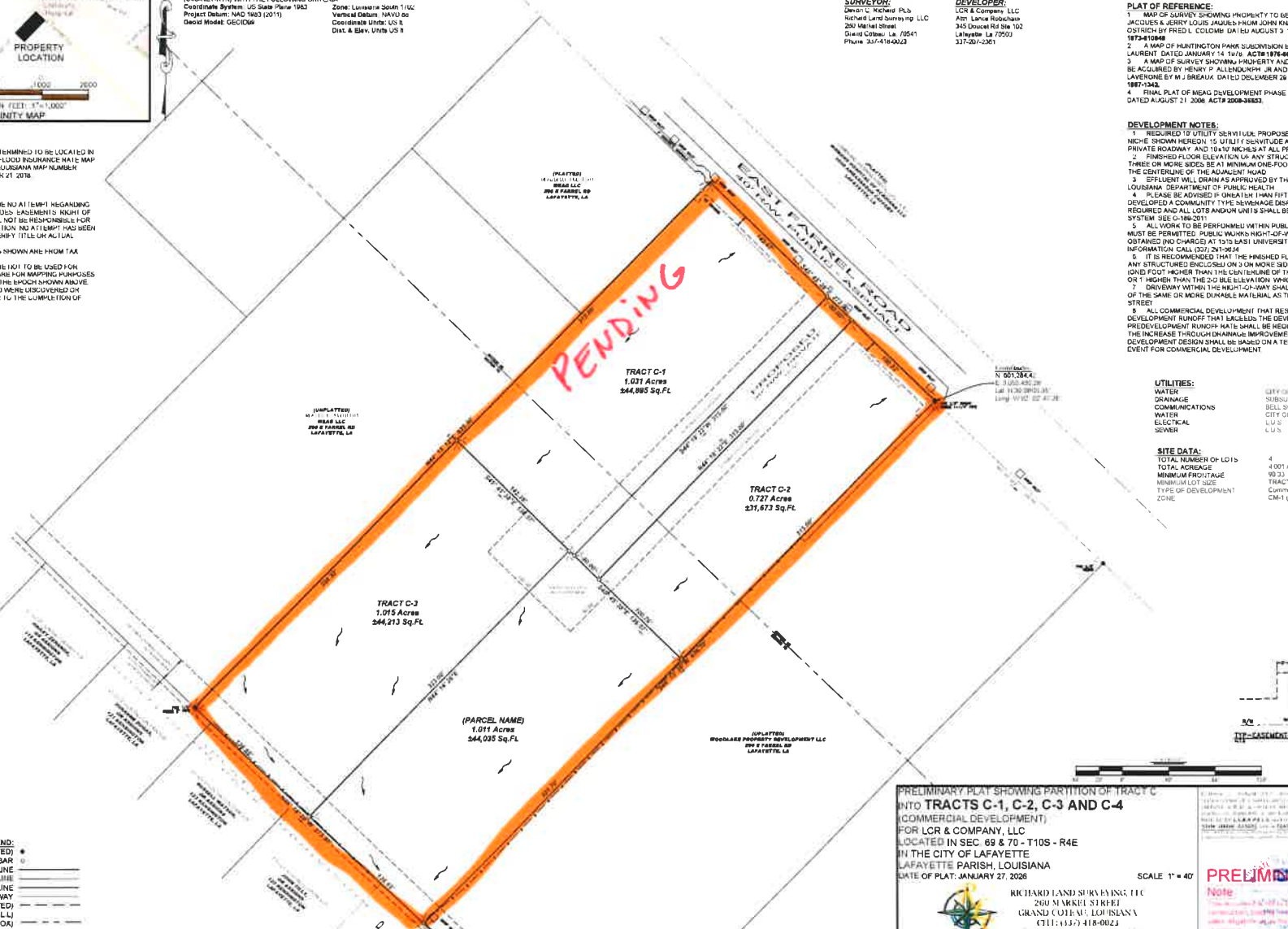
UTILITIES:
 WATER: CITY OF LAFAYETTE
 SEWERAGE/STORM DRAIN: BELL SOUTH CITY OF LAFAYETTE
 COMMUNICATIONS: L U S
 WATER: L U S
 ELECTRICAL: L U S

SITE DATA:
 TOTAL NUMBER OF LOTS: 4
 TOTAL ACREAGE: 4.001 Acres (174,296 Sq. Ft.)
 MINIMUM PLOT TAKE: 99.32'
 MINIMUM LOT SIZE: TRACT C-2
 TYPE OF DEVELOPMENT: Commercial
 ZONE: CM-1 (Commercial Mixed Use 1)

FLOOD NOTE:
 THIS PROPERTY HAS BEEN DETERMINED TO BE LOCATED IN ZONE X AS INDICATED BY THE FLOOD INSURANCE RATE MAP FOR THE LAFAYETTE PARISH, LOUISIANA MAP NUMBER 22066C0172, DATED DECEMBER 21, 2019.

- GENERAL NOTES:**
1. THIS SURVEYOR HAS MADE NO ATTEMPT REGARDING RESEARCH INTO SERVITUDES, EASEMENTS, RIGHT OF WAYS OR PIPELINES AND SHALL NOT BE RESPONSIBLE FOR SUCH ENCUMBRANCES. IN ADDITION, NO ATTEMPT HAS BEEN MADE BY THIS SURVEYOR TO VERIFY TITLE OR ACTUAL LEGAL OWNERSHIP.
 2. ADJACENT LAND OWNERS SHOWN ARE FROM TAX ASSESSOR ONLINE RECORDS.
 3. COORDINATES SHOWN ARE NOT TO BE USED FOR BOUNDARY SURVEYING. THEY ARE FOR MAPPING PURPOSES ONLY AND ARE ACCURATE FOR THE SPHERE SHOWN ABOVE.
 4. ONLY DOCUMENTS NOTED WERE DISCOVERED OR PROVIDED TO SURVEYOR PRIOR TO THE COMPLETION OF THE PLAT.

- LEGEND:**
- FD MONUMENT (DENOTED) *
 - SET 1/2" REBAR ○
 - PLATTED PROPERTY LINE ———
 - HEMLOCK PROPERTY LINE ———
 - ADJACENT PROPERTY LINE - - - - -
 - RIGHT OF WAY ———
 - SERVITUDE (DENOTED) ———
 - OLD LOT LINE (O.L.L.) - - - - -
 - SECTION LINE (APPROX) - - - - -



PRELIMINARY PLAT SHOWING PARTITION OF TRACT C INTO TRACTS C-1, C-2, C-3 AND C-4 (COMMERCIAL DEVELOPMENT)
 FOR LCR & COMPANY, LLC
 LOCATED IN SEC. 09 & 70 - T10S - R4E
 IN THE CITY OF LAFAYETTE
 LAFAYETTE PARISH, LOUISIANA
 DATE OF PLAT: JANUARY 27, 2026

SCALE 1" = 40'

PRELIMINARY
 Note: This is a preliminary plat and is subject to change without notice. It is not to be used for any purpose other than for information only.

Date of Survey:	1/27/2026	Sheet:	001	Page:	1 of 1	Surveyor:	DCR	Checked:	DCR
Drawn by:	DCR	Checked by:	DCR	Project:	2026-001	Revised:	00	File:	DWG 1 of 1

PARTITION SURVEY
 CITY OF LAFAYETTE, LAFAYETTE PARISH
 SECTION 69 & 70 - TOWNSHIP 10 SOUTH-RANGE 4 EAST