TOPOGRAPHIC & BOUNDARY SURVEY
LOUISIANA PRINCIPAL MERIDIAN
LOT 3 & LOT 4, SECTION 21, TOWNSHIP 9 SOUTH, RANGE 4 EAST
CITY OF LAFAYETTE
LAFAYETTE PARISH
LOUISIANA

LEGEND

EXISTING FEATURES

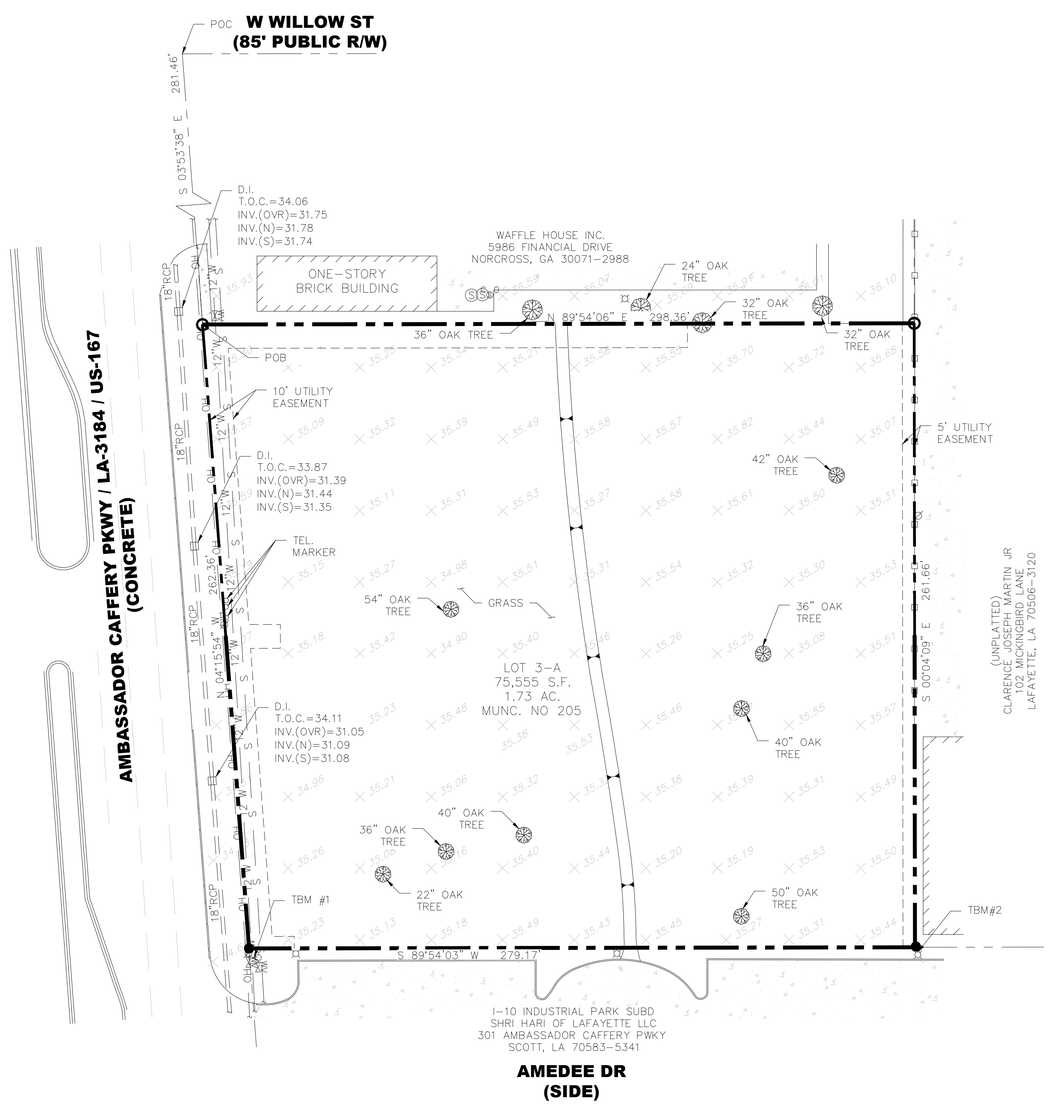
⊛	TREE	x"D	UG. DRAINAGE LINE
⋈	WATER VALVE	T	UG. TELEPHONE LINE
Ⓔ	ELECTRIC METER	C	UG. CABLE LINE
☼	LIGHT POLE	G	UG. GAS LINE
◇	FIRE HYDRANT	D	UG. DRAIN LINE
▤	DROP INLET	S	UG. SEWER LINE
▭	CATCH BASIN	OH	OVERHEAD ELECTRIC LINE
⋈	GAS VALVE	FO	UG. FIBER OPTIC LINE
Ⓦ	WATER METER		GUARD RAIL
▥	TELEPHONE PAD	X X	WOOD FENCE
▣	TRAFFIC SIGNAL BOX		LINE NOT TO SCALE
▭	CABLE PAD		PROPERTY LINE
Ⓢ	SEWER MANHOLE		SERVITUDE LINE
	SEWER CLEANOUT		DITCH
⊥	SIGN	73.50	ELEVATION
⌀	POWER POLE		
⊗	TRAFFIC POLE	RCP.	REINFORCED CONCRETE PIPE
⌇	GUY WIRE	PVC.	POLYVINYL CHLORIDE PIPE
⊠	PEDESTAL	CPP.	CORRUGATED PLASTIC PIPE
+	CROSS CUT	EXIST.	EXISTING
●	¾" IRON ROD FOUND	UG.	UNDERGROUND
○	½" IRON ROD SET		CONCRETE AREA

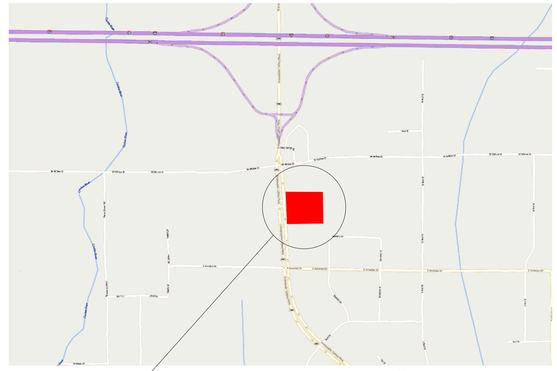
NOTES:

1. EXISTING UNDERGROUND UTILITIES SHOWN ARE BASED ON LOUISIANA ONE CALL FIELD MARKINGS. THE SURVEYOR CANNOT CERTIFY TO THE ACCURACY OF THESE MARKINGS. BEFORE DIGGING CALL LA ONE CALL AT 1-800-272-3020.
2. ELEVATIONS SHOWN ARE NAVD88. ELEVATIONS WERE ESTABLISHED VIA RTK GPS.
3. SURVEY WAS PERFORMED IN NAD83 LA SOUTH ZONE.
4. THIS IS A CLASS B BOUNDARY SURVEY.
5. THIS PLAT REPRESENTS A SURVEY PERFORMED BY ME UNDER MY RESPONSIBLE COURAGE AND IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING.
6. THIS SITE CURRENTLY LIES IN ZONE X, AS PER FEMA MAP NO. 22055C0155J HAVING A DATE OF DECEMBER 21, 2018.
7. TBM#1 IS A TOP NORTH EAST BOLT ON FIRE HYDRANT APPROXIMATELY 21 FEET EAST OF AMBASSADOR CAFFERY PKWY AT THE SOUTH WEST CORNER OF LOT RIGHT OF WAY. ELEVATION = 36.14'
8. TBM#2 IS A NORTH WEST BOLT ON LIGHT POLE APPROXIMATELY 297 FEET EAST OF AMBASSADOR CAFFERY PKWY AT THE SOUTH EAST CORNER OF LOT RIGHT OF WAY. ELEVATION = 37.43'
9. BEARINGS SHOWN ARE BASED ON REFERABLE PLAT NUMBER 1.

REFERENCE PLATS:

1. SURVEY BY MADER-MIERS ENGINEERING LLC, ENTITLED "FINAL PLAT OF PROPERTY OF C. PAUL HILLARD, ET. AL. "A COMMERCIAL DEVELOPMENT" LOCATED IN SECTION 21,T9S, R4E, CITY OF LAFAYETTE PARISH, LOUISIANA" DATED JUNE 1, 1995





VICINITY MAP
NOT TO SCALLE

LEGAL DESCRIPTION (LOT 3-A):

A CERTAIN TRACT OF LAND TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS LOCATED THEREON IN SECTION 21, TOWNSHIP 9 SOUTH, RANGE 4 EAST, CITY OF LAFAYETTE, LAFAYETTE PARISH, BEING DESIGNATED AS LOT 3-A BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY LINE OF WEST WILLOW STREET (85' RIGHT OF WAY) AND THE EASTERN RIGHT OF WAY LINE OF AMBASSADOR CAFFERY PARKWAY (130' RIGHT OF WAY) THENCE PROCEED ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 03 DEGREES, 53 MINUTES, 38 SECONDS WEST A DISTANCE OF 281.45 FEET TO A POINT, ALSO KNOWN AS THE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 89 DEGREES, 54 MINUTES, 06 SECONDS EAST A DISTANCE OF 298.36 FEET TO A POINT;

THENCE SOUTH 00 DEGREES, 04 MINUTES, 09 SECONDS EAST A DISTANCE OF 261.66 FEET TO A POINT;

THENCE SOUTH 89 DEGREES, 54 MINUTES, 03 SECONDS EAST A DISTANCE OF 279.17 FEET TO A POINT ALONG THE EASTERN RIGHT OF WAY LINE OF AMBASSADOR CAFFERY PARKWAY;

THENCE ALONG SAID RIGHT OF WAY LINE NORTH 04 DEGREES, 15 MINUTES, 54 SECONDS WEST A DISTANCE OF 262.36 FEET TO A POINT, ALSO KNOWN AS THE POINT OF BEGINNING/

CONTAINING AN AREA OF 1.73 ACRES, ALL AS SHOWN ON A SURVEY BY BASIN ENGINEERING & SURVEYING DATED JUNE 25, 2025.

30' 0' 30' 40' 60' 80'

24" X 36" SCALE: 1" = 30'

TOPOGRAPHIC & BOUNDARY SURVEY
FOR BROOKWOOD PROPERTIES LLC.

WESLEY R. EUSTIS, P.E., P.L.S.
LAPLS # 5225
BASIN JOB NO. 25-023
JUNE 25, 2025
(504) 766-0526

BASIN
Engineering & Surveying
2811 B Toulouse Street
New Orleans, Louisiana 70119
(504)-766-0526

REV. NO.	REVISIONS / COMMENTS	DATE

STATE OF LOUISIANA
W.R. EUSTIS
License No. PLS.0005225
PROFESSIONAL
LAND SURVEYOR
06-25-25

N

TOPOGRAPHIC & BOUNDARY SURVEY
LOUISIANA PRINCIPAL MERIDIAN
LOT 3 & LOT 4, SECTION 21,TOWNSHIP 9 SOUTH,
RANGE 4 EAST, LAFAYETTE PARISH, LOUISIANA

THIS SHEET	CHECKED BY	APPROVED BY
TOPOGRAPHIC & BOUNDARY SURVEY	CJG	WRE
DRAWN BY		
AK		

PROJ. NO. 25-023
DATE 06/25/2025
SHEET NO.
1 OF 1 SHEETS