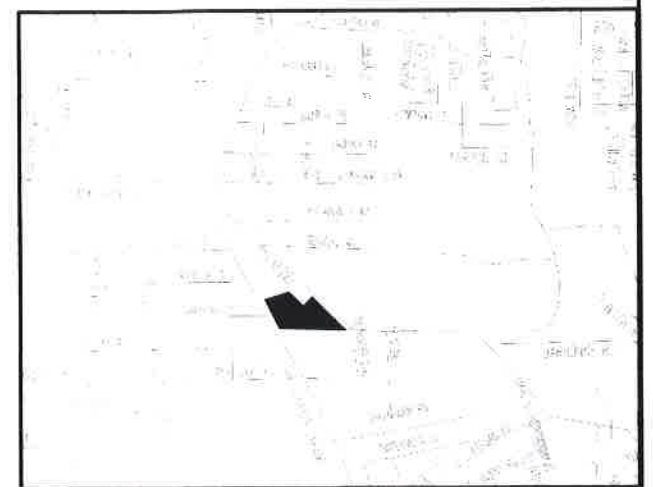


TYPICAL UTILITY NICHE AT 10' EASEMENT (NOT TO SCALE)

Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	56.39	533.50	S41° 53' 33"E	99.36
C2	74.11	474.83	S12° 17' 03"E	74.34
C3	102.90	176.03	N70° 05' 27"W	99.25
C4	30.60	120.00	S86° 35' 21"E	30.52
C5	72.21	120.00	S53° 04' 43"E	71.21
C6	74.11	474.83	N42° 17' 03"W	74.34
C7	56.39	533.50	N41° 50' 33"W	99.36

Line #	Length	Direction
L1	49.27	N46° 02' 50"W
L2	49.27	S46° 02' 50"E
L3	11.29	S37° 35' 11"E
L4	3.92	S37° 48' 44"W
L5	64.54	S37° 35' 11"W
L6	11.29	N37° 35' 11"W
L7	23.53	S45° 31' 45"E
L8	64.54	N37° 35' 11"W
L9	3.92	N37° 48' 44"W
L10	65.75	S46° 31' 45"E
L11	119.20	N42° 31' 45"W
L12	64.68	S46° 31' 45"E
L13	65.74	N46° 31' 45"W
L14	31.38	N01° 05' 25"E
L15	5.36	S04° 02' 25"W
L16	17.53	S55° 20' 55"W
L17	17.53	N86° 20' 55"E



VICINITY MAP  
SCALE: 1" = 1000'

REFERENCE PLATS:

1. PLAT OF SURVEY SHOWING A DIVISION OF PROPERTY OF THE ESTATE OF ANGELLA ANGELLE BEING 7.802 ACRES, SECTION 56, T10S, R4E, LAFAYETTE PARISH, LOUISIANA, CITY OF LAFAYETTE, PREPARED BY RICHARD C SPIKES DATED JULY 27, 2001.

FLOOD NOTE:

THIS PROPERTY IS LOCATED IN ZONE X, AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP FOR LAFAYETTE PARISH, LOUISIANA, MAP NO. FM22055C0170J DATED DECEMBER 21, 2018.

NOTE:

THE PRIVATE STREET IS NOT TO BE MAINTAINED BY LAFAYETTE CONSOLIDATED GOVERNMENT

OWNER/DEVELOPER:

1501 VEROT ROAD LLC  
325 SETTLERS TRACE BLVD.  
SUITE 100  
LAFAYETTE, LA 70508



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

LEGEND:

- STREET R/W
- EASEMENT
- LIMITS OF DEVELOPMENT
- LOT NUMBER
- LOT ADDRESS
- PRIVATE DRAINAGE EASEMENT & COMMON AREA

TYPE OF IMPROVEMENTS:

TOTAL NUMBER OF LOTS	8 LOTS
AREA OF LOTS	6.00 ACRES
AVERAGE LOT SIZE	32,680 SQ FT
MINIMUM LOT FRONTAGE	62.5 FEET
COMMON/DETENTION AREA	69 ACRES
TOTAL AREA OF DEVELOPMENT	6.00 ACRES
ZONING:	CH - COMMERCIAL HEAVY

IMPROVEMENT NOTES:

STREETS:	CURB AND GUTTER ROADWAY
SEWER:	PUBLIC (LUS)
WATER:	PUBLIC (LUS)
ELECTRIC:	LUS
TELEPHONE:	LUS/AT&T
CABLE T.V.:	COX/LUS
GAS:	5' SIDEWALK
	ATMOS ENERGY

BASIS OF BEARINGS:

BEARINGS AND DISTANCES ARE BASED ON GPS OBSERVATIONS WITH THE FOLLOWING CRITERIA:

COORDINATE SYSTEM	US STATE PLANE 1983	ZONE	LOUISIANA SOUTH 1702
PROJECT DATUM	NAAD 1983 (2011)	GEOID MODEL	GEOD09
VERTICAL DATUM	NAVD 88	DIST. AND ELEV. UNITS	US FT.
COORDINATE UNITS	US FT		

A FINAL PLAT OF  
**VEROT BUSINESS PARK**  
"A COMMERCIAL DEVELOPMENT"

LOCATED IN SECTION 56, T10S, R4E  
CITY OF LAFAYETTE, LAFAYETTE PARISH, LOUISIANA

DATE OF PLAT:  
NOVEMBER 11, 2020

SCALE: 1" = 60'

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

EPN	4563
SPN	
FILE	D
DWG	175