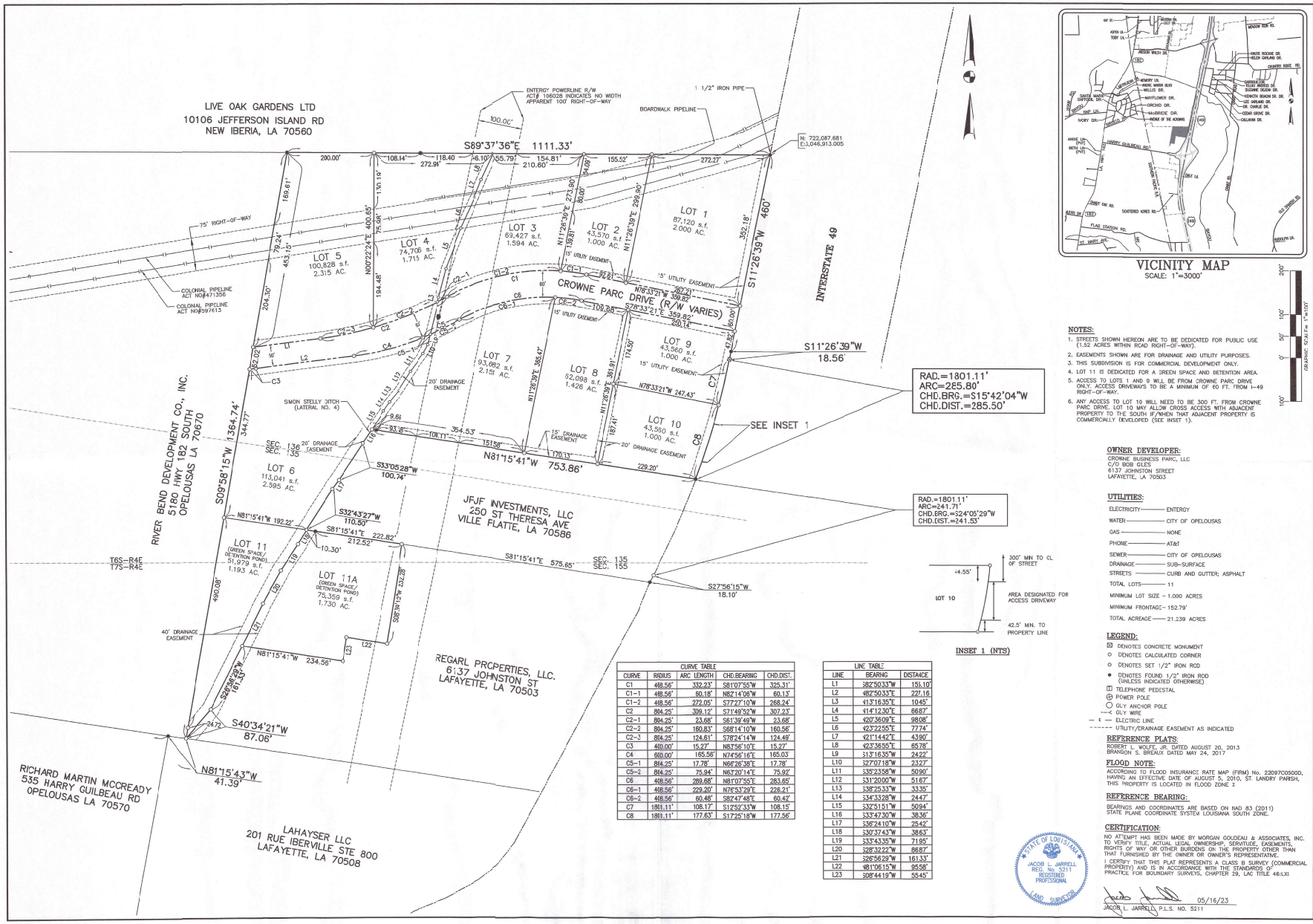

INSET 1 (NTS)

VICINITY MAP
SCALE: 1"=3000'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHD.BEARING	CHD.DIST.
C1	468.56'	332.23'	S81°07'55"W	325.31'
C1-1	468.56'	60.18'	N82°14'06"W	60.13'
C1-2	468.56'	272.05'	S77°27'10"W	268.24'
C2	864.25'	309.12'	S71°49'52"W	307.23'
C2-1	864.25'	23.68'	S61°39'49"W	23.68'
C2-2	864.25'	160.83'	S68°14'10"W	160.56'
C2-3	864.25'	124.61'	S78°24'14"W	124.49'
C3	400.00'	15.27'	N83°56'10"E	15.27'
C4	600.00'	165.56'	N74°56'16"E	165.03'
C5-1	864.25'	17.78'	N66°26'38"E	17.78'
C5-2	864.25'	75.94'	N63°20'14"E	75.92'
C6	468.56'	289.68'	N81°07'55"E	283.65'
C6-1	468.56'	229.20'	N76°53'29"E	226.21'
C6-2	468.56'	60.48'	S82°47'48"E	60.42'
C7	1801.11'	108.17'	S12°52'33"W	108.15'
C8	1801.11'	177.63'	S17°25'18"W	177.56'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S82°50'33"W	153.10'
L2	N82°50'33"E	227.18'
L3	N13°16'35"E	1045'
L4	N14°12'30"E	6687'
L5	N20°36'09"E	9808'
L6	N23°22'55"E	7774'
L7	N21°11'42"E	4390'
L8	N23°36'50"E	6578'
L9	N13°16'35"W	2422'
L10	S27°07'18"W	2327'
L11	S35°23'58"W	5090'
L12	S31°20'00"W	5167'
L13	S38°25'33"W	3335'
L14	S34°33'28"W	2447'
L15	S32°51'51"W	5094'
L16	S33°47'30"W	3836'
L17	S36°24'10"W	2542'
L18	S30°37'43"W	3863'
L19	S33°43'35"W	7195'
L20	S28°32'22"W	8687'
L21	S26°56'29"W	16133'
L22	N81°06'15"W	9558'
L23	S08°44'19"W	5545'

NOTES:

1. STREETS SHOWN HEREON ARE TO BE DEDICATED FOR PUBLIC USE (1.52 ACRES WITHIN ROAD RIGHT-OF-WAY).
2. EASEMENTS SHOWN ARE FOR DRAINAGE AND UTILITY PURPOSES.
3. THIS SUBDIVISION IS FOR COMMERCIAL DEVELOPMENT ONLY.
4. LOT 11 IS DEDICATED FOR A GREEN SPACE AND DETENTION AREA.
5. ACCESS TO LOTS 1 AND 9 WILL BE FROM CROWNE PARC DRIVE ONLY. ACCESS DRIVEWAYS TO BE A MINIMUM OF 60 FT. FROM I-49 RIGHT-OF-WAY.
6. ANY ACCESS TO LOT 10 WILL NEED TO BE 300 FT. FROM CROWNE PARC DRIVE. LOT 10 MAY ALLOW CROSS ACCESS WITH ADJACENT PROPERTY TO THE SOUTH IF/WHEN THAT ADJACENT PROPERTY IS COMMERCIALLY DEVELOPED (SEE INSET 1).

OWNER DEVELOPER:
CROWNE BUSINESS PARC, LLC
C/O BOB GILES
6137 JOHNSTON STREET
LAFAYETTE, LA 70503

UTILITIES:

ELECTRICITY	ENTERGY
WATER	CITY OF OPELOUSAS
GAS	NONE
PHONE	AT&T
SEWER	CITY OF OPELOUSAS
DRAINAGE	SUB-SURFACE
STREETS	CURB AND GUTTER; ASPHALT
TOTAL LOTS	11
MINIMUM LOT SIZE	1.000 ACRES
MINIMUM FRONTAGE	152.79'
TOTAL ACREAGE	21.239 ACRES

LEGEND:

- ⊠ DENOTES CONCRETE MONUMENT
- ○ DENOTES CALCULATED CORNER
- ⊙ DENOTES SET 1/2" IRON ROD
- ● DENOTES FOUND 1/2" IRON ROD (UNLESS INDICATED OTHERWISE)
- TELEPHONE PEDESTAL
- POWER POLE
- GLY ANCHOR POLE
- GLY WIRE
- — E — ELECTRIC LINE
- ------ UTILITY/DRAINAGE EASEMENT AS INDICATED

REFERENCE PLATS:
ROBERT L. WOLFE, JR. DATED AUGUST 20, 2013
BRANDON S. BREAUX DATED MAY 24, 2017

FLOOD NOTE:
ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) No. 22097C0550OD, HAVING AN EFFECTIVE DATE OF AUGUST 5, 2010, ST. LANDRY PARISH, THIS PROPERTY IS LOCATED IN FLOOD ZONE X

REFERENCE BEARING:
BEARINGS AND COORDINATES ARE BASED ON NAD 83 (2011) STATE PLANE COORDINATE SYSTEM LOUISIANA SOUTH ZONE.

CERTIFICATION:
NO ATTEMPT HAS BEEN MADE BY MORGAN GOUDEAU & ASSOCIATES, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDE, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR OWNER'S REPRESENTATIVE.

I CERTIFY THAT THIS PLAT REPRESENTS A CLASS B SURVEY (COMMERCIAL PROPERTY) AND IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS, CHAPTER 29, LAC TITLE 46:LXI.

STATE OF LOUISIANA
JACOB L. JARRELL
REG. No. 5211
REGISTERED PROFESSIONAL
LAND SURVEYOR

05/16/23
JACOB L. JARRELL, P.L.S. NO. 5211

SHEET NUMBER 2

FINAL SURVEY PLAT

CROWNE BUSINESS PARC
SITUATED IN SECTIONS 135 & 136-T6S-R4E AND SECTION 155-T7S-R4E
CITY OF OPELOUSAS, ST. LANDRY PARISH, LA

SCALE: 1" = 100'
DATE: 05-16-2023
DESIGNED BY: MH,JTE
CHECKED BY: JJJ
DRAWN BY: D.L.S.

NO.	DATE	REVISION DESCRIPTION	BY

MORGAN GOUDEAU & ASSOCIATES
1703 Creighton Avenue
Opelousas, West Landry Street
LOUISIANA

PROJECT NO.
S#522