

- NOTES:
- 1) DETERMINATION OF UTILITY AND OTHER EASEMENTS NOT INCLUDED IN THIS SURVEY.
 - 2) LOCATION OF INTERIOR IMPROVEMENTS NOT INCLUDED IN THIS SURVEY.
 - 3) THIS PROPERTY IS SITUATED IN ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD AS PER FLOOD INSURANCE RATE MAP (FIRM) 22055C 0155 J. EFFECTIVE DATE: SEPTEMBER 6, 2011.
 - 4) THIS PROPERTY IS SITUATED IN ZONE "AE", AREAS THAT BASE FLOOD ELEVATIONS ARE DETERMINED INSURANCE RATE MAP (FIRM) 22055C0045 G. EFFECTIVE DATE: JANUARY 19, 1996.
 - 5) ANY STRUCTURE, ENCLOSED ON THREE OR MORE SIDES, BUILT ON PROPERTY IN THE ONE-HUNDRED (100) YEAR FLOOD ZONE AS DEPICTED ON THIS PLAT SHALL BE ELEVATED SO AS IT INSURE THAT THE LOWEST FLOOR OF SUCH STRUCTURE IS LOCATED AT A MINIMUM OF ONE-FOOT (1') ABOVE THE BASE FLOOD ELEVATION FOR THAT AREA AT THE TIME.
 - 6) ALL WORK TO BE PERFORMED WITHIN PUBLIC RIGHT-OF-WAY MUST BE PERMITTED. PUBLIC WORKS RIGHT-OF-WAY PERMITS MAY BE OBTAINED (NO CHARGE) AT 1515 EAST UNIVERSITY AVENUE. FOR MORE INFORMATION, CALL (337)-291-5634. FOR STATE HIGHWAY INFORMATION OR FOR LA-0070 PERMIT, CALL (337)-262-6100, P.O. BOX 3648, LAFAYETTE, LA 70502.
 - 7) SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED ALONG ALL PUBLIC STREETS. SIDEWALKS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. IT SHOULD BE NOTED THAT SIDEWALKS ARE IN PLACE ALONG AMBASSADOR CAFFERY PARKWAY. IF THE SIDEWALKS ARE REMOVED OR DAMAGED DURING CONSTRUCTION, THE REPLACEMENT OF SIDEWALKS WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
- * REFERENCE PLAT SHOWING TRACT D (1.29 ACRES) PREPARED BY A. E. MONTAGNET, PLS. PLAT DATED AUGUST 16, 2001.
- * BEARINGS BASED ON RIGHT OF WAY DRAWINGS FOR METRO-LOOP, PHASE II-B (AMBASSADOR CAFFERY PARKWAY) SHEET NO. 7, DATED APRIL 1979.

- LEGEND:
- - INDICATES 1/2" IRON ROD FOUND
 - - INDICATES 5/8" IRON ROD SET
 - INDICATES RIGHT OF WAY LINE

OWNER/DEVELOPER
CAFFERY PARKWAY, L.L.C.
MICHAEL CULLEN
100 ST. JULIEN AVE.
LAFAYETTE, LA 70506-4616
PHONE: (337) 993-3939

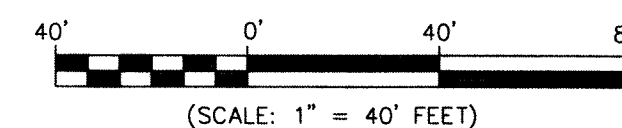
NOTES
TOTAL NUMBER OF LOTS: 1
TOTAL ACREAGE: 1.31 ACRES
MINIMUM LOT FRONTAGE: 418.25'
PROPERTY ZONED: N/A
TYPE OF DEVELOPMENT: COMMERCIAL

UTILITY LEGEND
WATER.....N/A
SEWER.....N/A
ELECTRIC.....SLEMCO
TELEPHONE.....BELL SOUTH
GAS.....ATMOS ENERGY
DRAINAGE.....SUBSURFACE
SIDEWALK.....EXISTING ON AMBASSADOR CAFFERY PKWY.

I CERTIFY THAT THIS SURVEY WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION BASED ON STANDARDS FOR CLASS C SURVEYS IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS STIPULATED IN LAC TITLE 46, CHAPTER 25.



JOHN H. MILLER, PLS NO. 4405
JOHN H. MILLER, PLS, LLC
649 NAP LANE
OPELOUSAS, LOUISIANA
(337) 948-9559
FILE NO.: S121638



FINAL PLAT OF SURVEY
SHOWING
CAFFERY PARKWAY, L.L.C.
TRACT D
BEING 1.31 ACRES TOTAL
(A COMMERCIAL DEVELOPMENT)
LOCATED IN
SEC. 33, T9S-R4E
LAFAYETTE PARISH, LOUISIANA
SCALE: 1" = 40' DATE: JUNE 20, 2013
REVISED DATE: OCTOBER 3, 2013

Note:
Water and sewer service are not available on this lot.
Owner/ Developer is responsible for extending LUS approved water and sewer service to the site.