

KNEPPER AND ADELMAN LA LLC  
6000000 ST. 40740  
CVS PHARMACY INC. #0560-02  
1 CVS STORE ACT DEPT  
VOONSOCKET, RI 02906-0446

PJA PROPERTIES INC  
PO BOX 51602  
LAFAYETTE, LA 70505-1602

L & L SURPLUS INC  
14 RAYMOND BL  
LAFAYETTE, LA 70503-6215

AL AN REALTY INC  
300 THUNDERBOLT BL  
LAFAYETTE, LA 70503-4444

THOMAS DILL TOOLS INC  
PO BOX 794  
ALBUQUERQUE, NM 87106

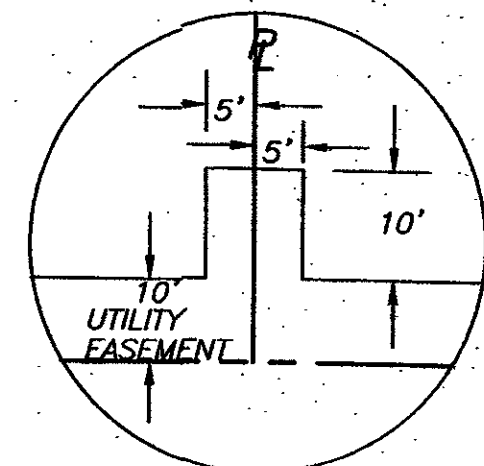
JOSEPH CHARLES MATHIEU  
200 S SAINT ANTOINE ST  
LAFAYETTE, LA 70506-4746

LAVERGNE LAND  
REALTY CO LLC  
PO BOX 80296  
LAFAYETTE, LA 70508

EDGAR O VOLLENWEIDER  
CLAUDE VOLLENWEIDER  
3717 PINHOOK RD  
BROUSSARD, LA 70518-7108

CLAUDE GUTRY VOLLENWEIDER  
FRANK CHARLES GUTRY III  
3721 PINHOOK RD  
BROUSSARD, LA 70518-7108

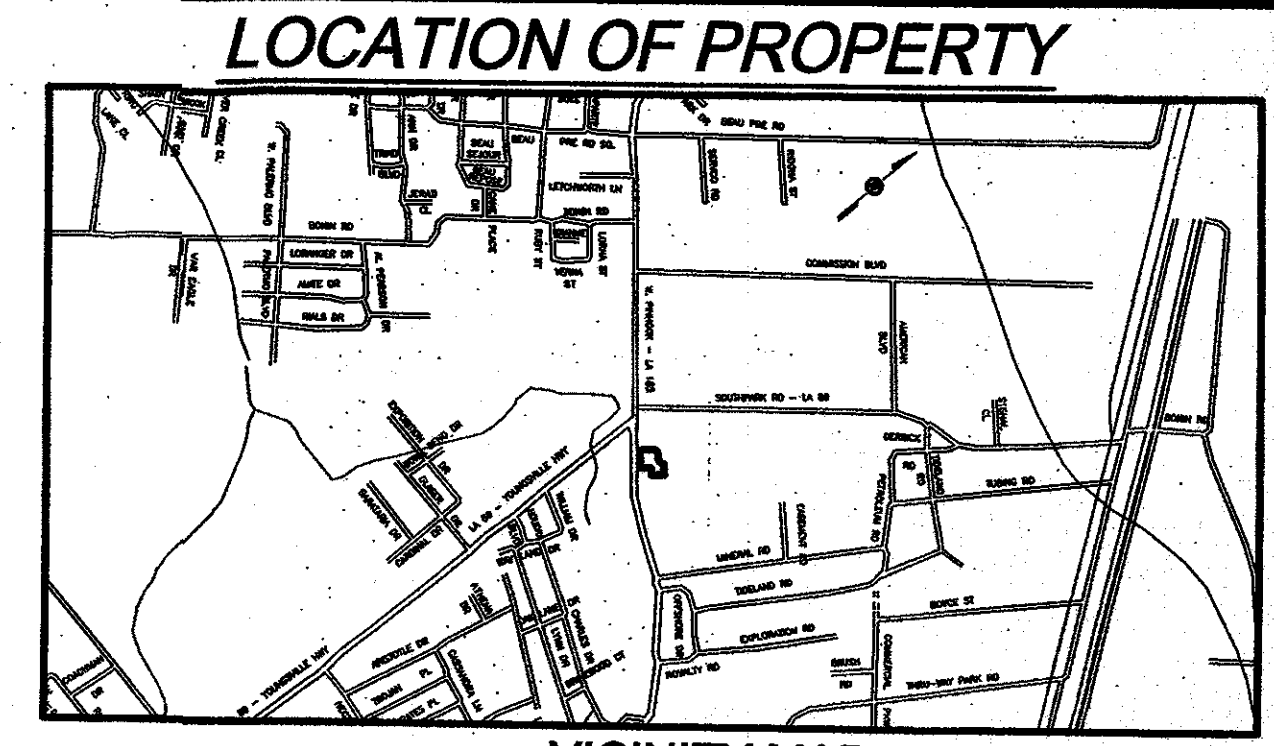
MARK JEROME HOUTON  
FRANK CHARLES GUTRY III  
14700 AVENUE OF THE GRAYS APT 9003  
WINTER GARDEN, FL 34787-8725



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

### LEGEND:

- STREET R/W
- LIMITS OF DEVELOPMENT
- ADJACENT LOT LINES
- UTILITY EASEMENT
- MUNICIPAL NUMBER
- ZERO LOT LINE
- PARISH / CITY LIMITS
- COMMON/DETENTION AREA
- SET IRON RODS



VICINITY MAP  
SCALE: 1" = 2000'

### LEGAL DESCRIPTION:

THAT CERTAIN TRACT OF LAND SITUATED IN SECTION 20, TOWNSHIP 10 SOUTH, RANGE 5 EAST, LAFAYETTE PARISH, LOUISIANA CONTAINING 1.10 ACRES AND BEING FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY CORNER OF TALON ESTATES AND THE NORTHERLY R/W LINE OF W PINHOOK RD., ALSO KNOWN AS THE POINT OF COMMENCEMENT (POC); THENCE SOUTH 39°39'27" EAST A DISTANCE OF 22.41 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF PINHOOK RD.; THENCE SOUTH 50°43'34" EAST A DISTANCE OF 50.35 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF PINHOOK RD. TO A 1/2" IRON ROD, SAID POINT ALSO BEING THE POINT OF BEGINNING (POB).

THENCE PROCEED ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 36.12 FEET, A CHORD BEARING OF NORTH 02°32'25" WEST AND A CHORD DISTANCE OF 33.06 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SPARROWHAWK ST. TO A 1/2" IRON ROD; THENCE NORTH 38°51'02" EAST A DISTANCE OF 114.97 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SPARROWHAWK ST. TO A 1/2" IRON ROD; THENCE PROCEED ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 78.41 FEET, A CHORD BEARING OF NORTH 83°46'27" EAST AND A CHORD DISTANCE OF 70.82 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SPARROWHAWK ST. TO A 1/2" IRON ROD; THENCE SOUTH 51°18'08" EAST A DISTANCE OF 39.35 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SPARROWHAWK ST. TO A 1/2" IRON ROD; THENCE PROCEED ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 29.09 FEET, A CHORD BEARING OF SOUTH 85°11'31" EAST AND A CHORD DISTANCE OF 28.81 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SPARROWHAWK ST. TO A 1/2" IRON ROD; THENCE PROCEED ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 31.48 FEET, A CHORD BEARING OF NORTH 85°53'23" EAST AND A CHORD DISTANCE OF 31.12 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SPARROWHAWK ST. TO A 1/2" IRON ROD; THENCE PROCEED ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 33.52 FEET, A CHORD BEARING OF NORTH 54°51'21" EAST AND A CHORD DISTANCE OF 33.09 FEET TO A 1/2" IRON ROD; THENCE SOUTH 51°18'08" EAST A DISTANCE OF 114.54 FEET TO A 1/2" IRON ROD; THENCE SOUTH 38°35'18" WEST A DISTANCE OF 127.63 FEET TO A 1/2" IRON ROD; THENCE NORTH 56°15'05" WEST A DISTANCE OF 75.15 FEET TO A 1/2" IRON ROD; THENCE SOUTH 39°00'27" WEST A DISTANCE OF 111.28 FEET TO A 1/2" IRON ROD; THENCE NORTH 53°15'20" WEST A DISTANCE OF 135.60 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF PINHOOK RD.; THENCE NORTH 50°43'34" WEST A DISTANCE OF 31.68 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF PINHOOK RD. TO THE POINT OF BEGINNING (POB).

### BASIS OF BEARINGS:

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

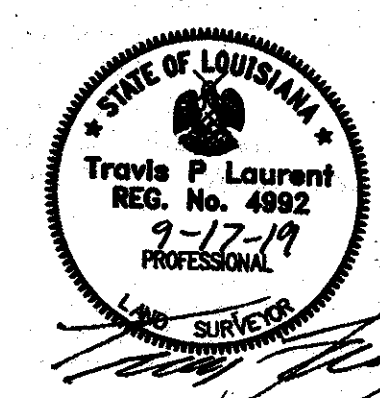
COORDINATE SYSTEM US STATE PLANE 1983 ZONE LOUISIANA SOUTH 1702  
PROJECT DATUM NAD 1983 (2011)  
VERTICAL DATUM NAVD 88  
COORDINATE UNITS US FT GEOID MODEL GEOID 12A  
DIST. AND ELEV. UNITS US FT.

### REFERENCE PLATS:

- "PLAT SHOWING PROPERTY OF THOMAS GUIDRY" LOCATED IN SECTION 20, T-10-S, R-5-E, LAFAYETTE PARISH, LOUISIANA, PREPARED BY KEVIN DOMINGUE, DATED MAY 14, 2003, RECORDED IN LAFAYETTE PARISH UNDER ACT NUMBER 03-31431.
- "FINAL MAP OF SURVEY SHOWING FLEUR DE LIS COMMERCIAL PARK" PREPARED BY EDMOND E. DUPRE JR. LAST DATED JULY 22, 1980.

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	36.12	25.00	N02° 32' 25"W	33.06
C2	78.41	50.00	N83° 46' 27"E	70.82
C3	29.09	60.00	S85° 11' 31"E	28.81
C4	31.48	60.00	N85° 53' 23"E	31.12
C5	33.52	60.00	N54° 51' 21"E	33.09

I hereby declare that this plat is representative of survey performed under my supervision and guidance and in accordance with the applicable standards of practice as stipulated in 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.



PLAT  
SEE PLAT FILING CABINET  
#2019-31485

### OWNER/APPLICANT:

TALON ESTATES LLC  
811 ALBERSTONS PKWY, SUITE 1  
BROUSSARD, LA 70518

BOUNDARY LINE ADJUSTMENT OF  
LOTS 1, 2, 3, 88, 89, & COMMON AREA  
INTO  
LOT 1A OF TALON ESTATES  
"A COMMERCIAL DEVELOPMENT"  
LOCATED IN SECTION 20, T10S, R5E,  
LAFAYETTE PARISH, LOUISIANA  
DATE OF PLAT:  
AUGUST 08, 2019

SCALE: 1" = 30'

**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

BPN 4628  
SPN  
FILE D  
DWG