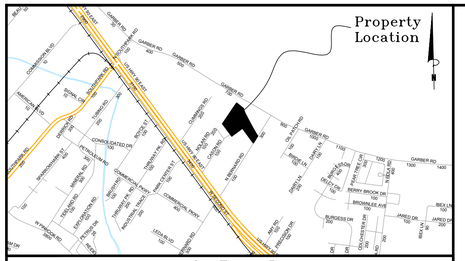
BOUNDARY SURVEY



VICINITY MAP
SCALE 1"=2000'

REFERENCE:

PLAT OF SURVEY SHOWING DIVISION OF PROPERTY OF STELLA ROY SOULIER ESTATE. ACT# 2008-32004

PLAT OF SURVEY SHOWING AN ADDITIONAL TRACT TO BE ADDED TO LOT 21 TO FORM A NEW LOT 21. ACT# 2011-31058

A FINAL PLAT CASON PARK ACT#1976-666645

BASIS OF BEARINGS:
NAD'83 STATE PLANE
LOUISIANA SOUTH ZONE.
AND ELEVATIONS ARE NAVD'88
GEOID 12B

LEGEND

5'	= CONTOUR LINE	MB	= MAIL BOX
ST	= DRAINAGE LINE	OHE	= OVERHEAD ELECTRIC LINE
D	= DRAIN MANHOLE		= POWER POLE
E	= ELECTRIC BOX	SC	= SEWER CLEAN OUT
	= FENCE CORNER	SS	= SEWER LINE
X	= FENCE LINE	S	= SEWER MANHOLE
FO	= FIBER OPTIC		= SIGN
F	= FIBER OPTIC BOX	+0.00	= SPOT ELEVATION
	= FIRE HYDRANT	T	= TELEPHONE PEDESTAL
G	= GAS LINE		= TOE OF DITCH
G	= GAS METER		= TOP OF BANK
GS	= GAS SIGN		= TREE
	= GAS VALVE	UGE	= UNDERGROUND ELECTRIC LINE
	= GRATE INLET	UT	= UNDERGROUND TELEPHONE
	= GUY ANCHOR	X"W	= X" WATER LINE
	= H.C. SIGN	W	= WATER METER
	= LIGHT POLE		= WATER VALVE
SB	= LIGHT SIGNAL BOX		= (LHD) HWY MARKER
	= MONUMENT FOUND	N/F	= NOW OR FORMERLY
	= MONUMENT SET		= CALCULATED POINT
IPF	= IRON PIPE FOUND	X	= FENCE LINE
POB	= POINT OF BEGINNING	(C)	= DEED OR SURVEY CALL
POC	= POINT OF COMMENCEMENT	(M)	= FIELD MEASURE
IRS	= IRON ROD SET	(typ)	= TYPICAL
IRF	= IRON ROD FOUND	ROW	= RIGHT-OF-WAY

METES & BOUNDS
PORTION OF TRACT A-2-B
STELLA ROY SOULIER ESTATES
(10.784 TOTAL ACRES)

COMMENCING AT THE MOST NORTHEAST R.O.W. CORNER OF CASON ROAD (END OF ROAD) AT A IRON PIPE THENCE S36°28'19"E 23.27' TO THE POINT OF BEGINNING. (POB)
THENCE N 36° 28' 19" W FOR A DISTANCE OF 423.45 FEET TO A POINT ON A LINE;
THENCE N 34° 01' 39" E FOR A DISTANCE OF 693.61 FEET TO A POINT ON A LINE;
THENCE S 50° 47' 35" E FOR A DISTANCE OF 240.72 FEET TO A POINT ON A LINE;
THENCE S 14° 18' 18" E FOR A DISTANCE OF 71.02 FEET TO A POINT ON A LINE;
THENCE S 26° 00' 52" E FOR A DISTANCE OF 77.14 FEET TO A POINT ON A LINE;
THENCE S 27° 11' 26" E FOR A DISTANCE OF 168.08 FEET TO A POINT ON A LINE;
THENCE S 27° 41' 55" E FOR A DISTANCE OF 184.36 FEET TO A POINT ON A LINE;
THENCE S 29° 11' 53" E FOR A DISTANCE OF 199.74 FEET TO A POINT ON A LINE;
THENCE S 31° 04' 54" E FOR A DISTANCE OF 167.45 FEET TO A POINT ON A LINE;
THENCE S 32° 22' 18" W FOR A DISTANCE OF 218.74 FEET TO A POINT ON A LINE;
THENCE N 36° 24' 58" W FOR A DISTANCE OF 511.33 FEET TO A POINT ON A LINE;
THENCE S 53° 35' 35" W FOR A DISTANCE OF 372.82 FEET TO A POINT ON A LINE;
BEING THE POINT OF BEGINNING. (POB)

GENERAL NOTES

1. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, THEY WERE NOT EXCAVATED TO BE ACCURATELY LOCATED PER SURVEY TICKET. CALL LOUISIANA ONE CALL @ 811 BEFORE DIGGING.

2. SERVITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

3. THE PROPERTY IS LOCATED WITHIN FLOOD ZONE **"X"** ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 22055C0200 J DATED DECEMBER 21, 2018

4. SETBACK LINES SHALL BE VERIFIED BY OWNER OR CONTRACTOR PRIOR TO ANY CONSTRUCTION, AS AN ABSTRACT HAS NOT BEEN PERFORMED BY THE UNDERSIGNED.

5. THIS SURVEY WAS DONE ON THE GROUND UNDER MY DIRECT SUPERVISION AND CONTROL AND FOUND NO ENCROACHMENTS ON THE SUBJECT PROPERTY UNLESS OTHERWISE SHOWN.

6. POSITIONAL ACCURACY OF FOUND MONUMENTS ARE WITHIN DIMENSIONAL TOLERANCES IN ACCORDANCE WITH THE MINIMUM STANDARDS OF A CLASS C SURVEY UNLESS OTHERWISE NOTED.

7. BEARINGS ARE BASED ON GPS OBSERVATION NAD83 STATE PLANE LOUISIANA SOUTH.

8. NO ATTEMPT HAS BEEN MADE BY PBM SURVEYING, LLC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, RIGHTS-OF-WAYS, EASEMENTS OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR HIS/HER REPRESENTATIVE. THIS PROPERTY MAY BE SUBJECT TO OTHER BURDENS NOT SHOWN.



GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

PRELIMINARY PLAT
FOR REVIEW ONLY
NOT FOR RECORDATION,
CONVEYANCE OR SALE

BROCK C. HOLLIER, P.L.S. 5353

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS FOR THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY SET FOURTH BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD.

SURVEY MADE AT THE REQUEST OF AND CERTIFIED TO:

MATTHEW R. GARBER & SHERRILL BLUM GARBER
MICHAEL J. GARBER & KRISTI ALLRED GARBER

PBM Surveying, LLC
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PH: 337.205.0867

A PLAT OF SURVEY SHOWING THE PARTITION OF TRACT A-2-1 FROM STELLA ROY SOULIER ESTATE

CREATING TRACTS A-2-B-1 & A-2-B-2
LOCATED IN SECTION 56, T10S, R5E
SOUTHWESTERN LAND DISTRICT
CITY OF BROUSSARD, LAFAYETTE PARISH, LOUISIANA

MARK	DESCRIPTION	DATE	BY	CHK'D
	REVISION RECORD			

SCALE: 1"=60'
DATE: 07-10-2025
DRAWN BY: BKH
CHECKED BY: BCH
PROJECT NO. 25-359
DRAWING NO. 25-359
SHEET 1 OF 1