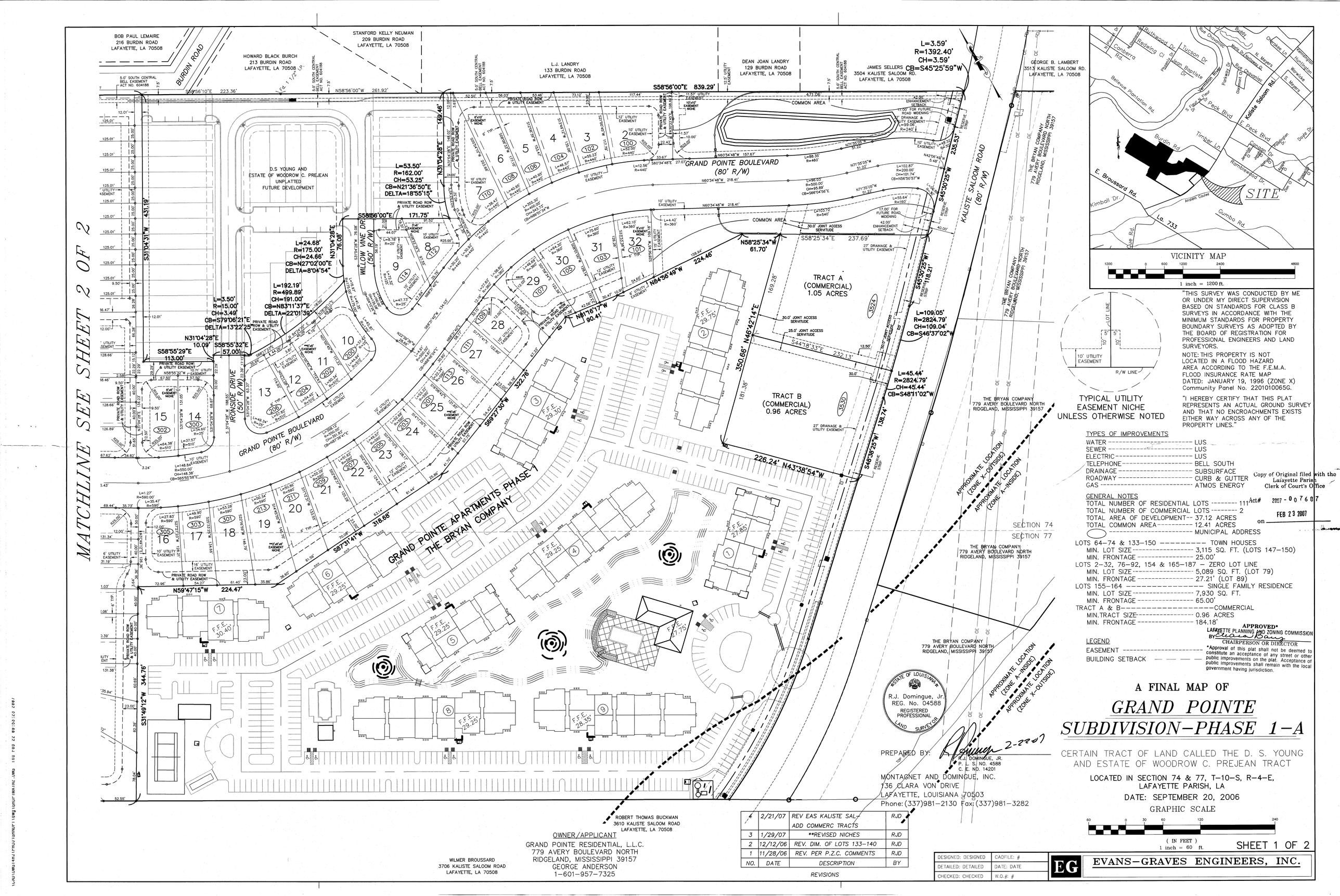

VICINITY MAP

1 inch = 1200 ft.

"THIS SURVEY WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION BASED ON STANDARDS FOR CLASS B SURVEYS IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED: JANUARY 19, 1996 (ZONE X) Community Panel No. 2201010065G.

"I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND THAT NO ENCROACHMENTS EXISTS EITHER WAY ACROSS ANY OF THE PROPERTY LINES."

TYPICAL UTILITY EASEMENT NICHE UNLESS OTHERWISE NOTED

TYPES OF IMPROVEMENTS

WATER	LUS
SEWER	LUS
ELECTRIC	LUS
TELEPHONE	BELL SOUTH
DRAINAGE	SUBSURFACE
ROADWAY	CURB & GUTTER
GAS	ATMOS ENERGY

Copy of Original filed with the Lafayette Parish Clerk of Court's Office

Act# 2007-0076807

FEB 23 2007

on

GENERAL NOTES

TOTAL NUMBER OF RESIDENTIAL LOTS ---------- 111
TOTAL NUMBER OF COMMERCIAL LOTS ---------- 2
TOTAL AREA OF DEVELOPMENT---- 37.12 ACRES
TOTAL COMMON AREA ---------- 12.41 ACRES
( ) ---------- MUNICIPAL ADDRESS

LOTS 64-74 & 133-150 ---------- TOWN HOUSES
MIN. LOT SIZE ---------- 3,115 SQ. FT. (LOTS 147-150)
MIN. FRONTAGE ---------- 25.00'
LOTS 2-32, 76-92, 154 & 165-187 - ZERO LOT LINE
MIN. LOT SIZE ---------- 5,089 SQ. FT. (LOT 79)
MIN. FRONTAGE ---------- 27.21' (LOT 89)
LOTS 155-164 ---------- SINGLE FAMILY RESIDENCE
MIN. LOT SIZE ---------- 7,930 SQ. FT.
MIN. FRONTAGE ---------- 65.00'
TRACT A & B ---------- COMMERCIAL
MIN.TRACT SIZE ---------- 0.96 ACRES
MIN. FRONTAGE ---------- 184.18'

APPROVED*
LAFAYETTE PLANNING AND ZONING COMMISSION
BY: _____
CHAIRPERSON OR DIRECTOR

*Approval of this plat shall not be deemed to constitute an acceptance of any street or other public improvements on the plat. Acceptance of public improvements shall remain with the local government having jurisdiction.

LEGEND

EASEMENT ----------
BUILDING SETBACK - - - - -

STATE OF LOUISIANA
R.J. Domingue, Jr.
REG. No. 04588
REGISTERED PROFESSIONAL LAND SURVEYOR

PREPARED BY:
R.J. DOMINGUE, JR.
P. L. S. NO. 4588
C. E. NO. 14201
MONTAGNET AND DOMINGUE, INC.
736 CLARA VON DRIVE
LAFAYETTE, LOUISIANA 70503
Phone: (337)981-2130 Fax: (337)981-3282

OWNER/APPLICANT
GRAND POINTE RESIDENTIAL, L.L.C.
779 AVERY BOULEVARD NORTH
RIDGELAND, MISSISSIPPI 39157
GEORGE ANDERSON
1-601-957-7325

NO.	DATE	DESCRIPTION	BY
4	2/21/07	REV EAS KALISTE SAL- ADD COMMERC TRACTS	RJD
3	1/29/07	**REVISED NICHES	RJD
2	12/12/06	REV. DIM. OF LOTS 133-140	RJD
1	11/28/06	REV. PER P.Z.C. COMMENTS	RJD

REVISIONS

A FINAL MAP OF
GRAND POINTE SUBDIVISION-PHASE 1-A

CERTAIN TRACT OF LAND CALLED THE D. S. YOUNG AND ESTATE OF WOODROW C. PREJEAN TRACT

LOCATED IN SECTION 74 & 77, T-10-S, R-4-E, LAFAYETTE PARISH, LA

DATE: SEPTEMBER 20, 2006

GRAPHIC SCALE

1 inch = 60 ft. (IN FEET)

SHEET 1 OF 2

DESIGNED: DESIGNED	CADFILE: #
DETAILED: DETAILED	DATE: DATE
CHECKED: CHECKED	W.O.#: #

EG EVANS-GRAVES ENGINEERS, INC.