

LINE TABLE		CURVE TABLE			
LI S38°24'04"E 9.85'	C100 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'	C101 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'	C102 R=180.00' L=44.77' CB=S59°02'28"W CH=46.62'	C103 R=90.00' L=22.385' CB=S50°02'28"W CH=23.342'	C104 R=350.00' L=71.48' CB=N53°20'00"E CH=17.48'
LI N30°25'45"E 567.96'	C105 R=350.00' L=71.48' CB=N49°08'41"E CH=35.38'	C106 R=350.00' L=71.48' CB=N49°08'41"E CH=35.38'	C107 R=350.00' L=71.48' CB=N49°08'41"E CH=35.38'	C108 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'	C109 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'
LI S61°35'56"E 891.34'	C110 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'	C111 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'	C112 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'	C113 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'	C114 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'
LI S26°49'24"E 364.58'	C115 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'	C116 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'	C117 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'	C118 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'	C119 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'
LI S28°24'04"W 88.06'	C120 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'	C121 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'	C122 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'	C123 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'	C124 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'
LI S61°35'56"E 1208.27'	C125 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'	C126 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'	C127 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'	C128 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'	C129 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'
LI N28°24'04"E 31.00'	C130 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'	C131 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'	C132 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'	C133 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'	C134 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'
LI S61°35'56"E 1451.34'	C135 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'	C136 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'	C137 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'	C138 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'	C139 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'
LI N30°25'45"E 200.13'	C140 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'	C141 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'	C142 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'	C143 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'	C144 R=25.00' L=39.27' CB=N73°04'04"E CH=35.38'

**NOTES:**

SIDEWALKS ARE REQUIRED ALONG ALL PUBLIC AND PRIVATE STREETS. CROSS-ACCESS MUST BE PROVIDED BETWEEN COMMERCIAL TRACTS C, D, E, F, G & H. DRIVEWAYS MUST BE APPROVED BY LA-DOT.

E. BROUSSARD ROAD IS IDENTIFIED AS A COMPONENT OF THE NORTH/SOUTH BELTWAY, A PLANNED MAJOR ARTERIAL WHICH MAY HAVE A DIRECT OR INDIRECT IMPACT ON THESE PROPOSED LOTS/PARCELS.

"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 BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO THE PRELIMINARY F.E.M.A. FLOOD INSURANCE RATE MAP DATED: SEPTEMBER 5, 2011 (ZONE X) Panel No. 22055C0165 J

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO THE EFFECTIVE F.E.M.A. FLOOD INSURANCE RATE MAP DATED: JANUARY 19, 1996 (ZONE X) Panel No. 22055C0065 G

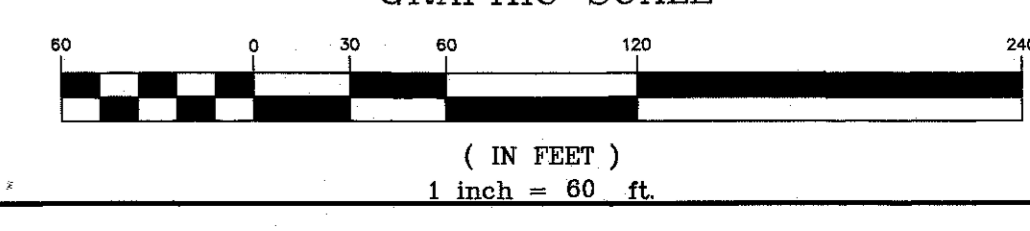
MONTAGNET & DOMINGUE, INC IS NOT RESPONSIBLE FOR ANY EASEMENT, RIGHTS OF WAY OR SERVITUDE NOT SHOWN. THIS FIRM HAS DONE NO PUBLIC RECORDS SEARCH TO LOCATE SUCH ITEMS OF RECORD.

PC2013-0045

### A FINAL MAP OF SURVEY SHOWING GRAND POINTE SUBDIVISION PHASE 4

(A COMMERCIAL & SINGLE FAMILY RESIDENTIAL DEVELOPMENT) LOCATED IN SECTION 74 & 77, T-10-S, R-4-E, CITY OF LAFAYETTE, LAFAYETTE PARISH, LA DATE: MARCH 3, 2015

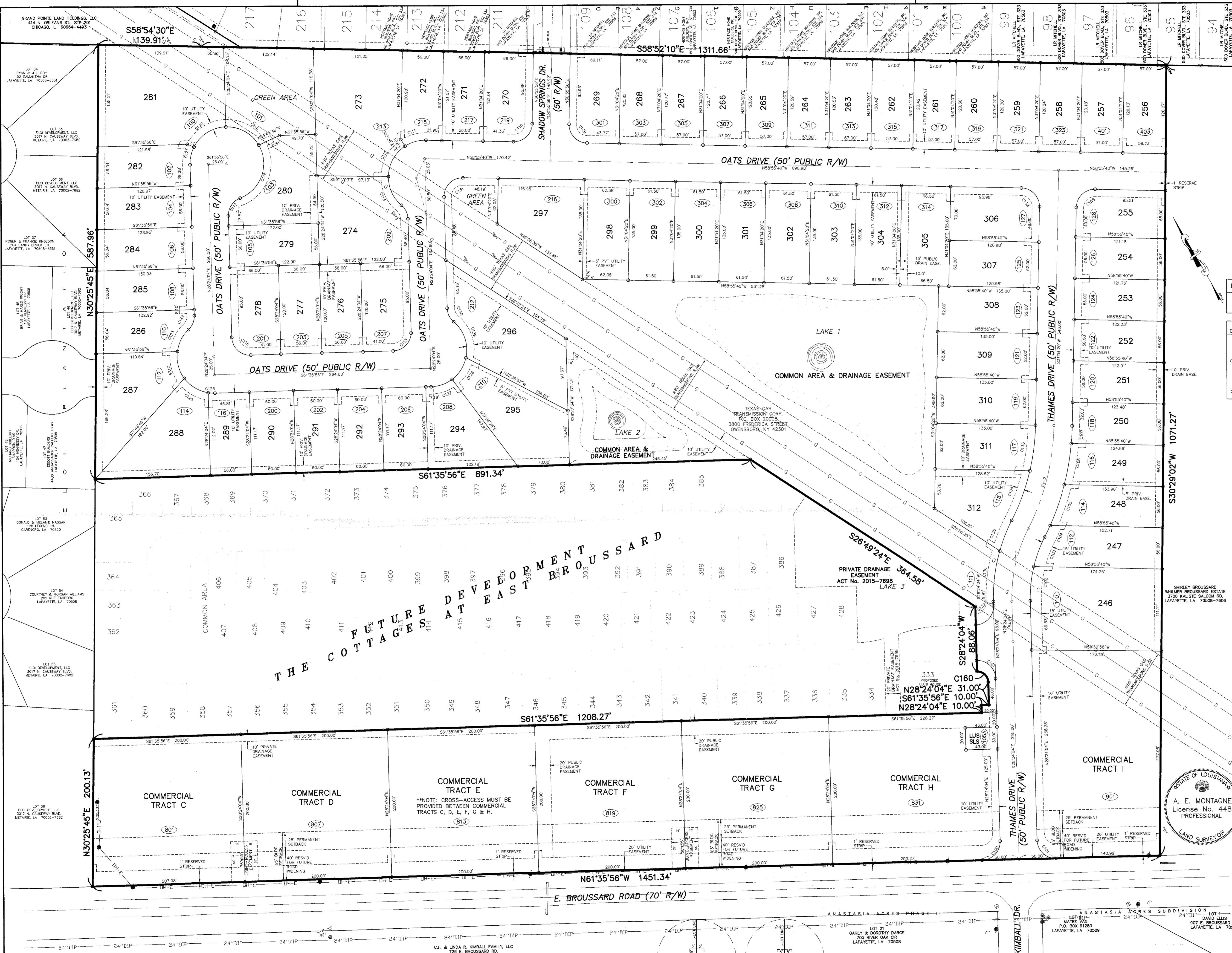
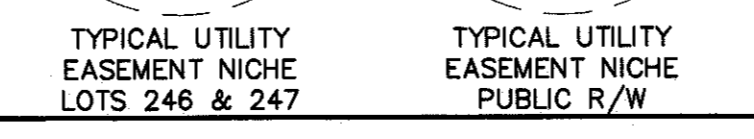
PREPARED BY: *A.E. Montagnet*  
ANDRE' E. MONTAGNET  
P. L. S. NO. 4484  
C. E. NO. 18687  
MONTAGNET AND DOMINGUE, INC.  
136 CLARA VON DRIVE  
LAFAYETTE, LOUISIANA 70503  
Phone: (337)981-2130 Fax: (337)981-3282



Copy of Original Filed with the Lafayette Parish Clerk of Court Office  
2015-008380  
MAR 10 2015

**APPROVED**  
LAFAYETTE PLANNING AND ZONING COMMISSION  
BY: *Edouard J. Dancy*  
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.

**OWNER/APPLICANT**  
MCLAIN INVESTMENTS, LLC  
ATTN: BRYAN MCLAIN  
P.O. BOX 90064  
LAFAYETTE, LA 70508-0064  
(337) 839-1616



## THE FUTURE COTTAGES AT EAST BROSSARD DEVELOPMENT

**GENERAL NOTES**

TOTAL NUMBER OF RESIDENTIAL LOTS --- 67  
TOTAL NUMBER OF COMMERCIAL LOTS --- 7  
TOTAL AREA OF DEVELOPMENT --- 27.86 AC.  
MINIMUM FRONTAGE --- 35.32'  
TOTAL COMMON AREA --- 189,543 S.F.  
COMMON ARE PER LOT --- 189,543/74 = 2,291 S.F./LOT  
MINIMUM LOT SIZE --- 6,228 + 2,291 = 8,519 S.F.  
ZONING CLASSIFICATION --- TO BE DETERMINED  
MUNICIPAL ADDRESS ---

**SETBACKS (LOTS 246 & 247)**

FRONT --- 15'  
GARAGE --- 15'

**SETBACKS (LOTS 248-312)**

FRONT --- 10'  
GARAGE --- 15'

**TYPES OF IMPROVEMENTS**

WATER --- LUS  
SEWER --- LUS  
ELECTRIC --- LUS  
TELEPHONE --- BELL SOUTH  
DRAINAGE --- SUBSURFACE  
ROADWAY --- CURB & GUTTER  
GAS --- ATMOS ENERGY  
ZONE --- R-2 & B-1