

JOHN LANGUINIS ESTATE  
 ROSE LANGUINIS  
 P.O. BOX 81501  
 LAFAYETTE, LA 70508-1501

CASTETE FAMILY INVESTMENTS, LLC  
 P.O. BOX 80737  
 LAFAYETTE, LA 70508-0737

NOTE: THIS DOCUMENT IS PRELIMINARY.  
 IT IS NOT TO BE USED FOR  
 CONSTRUCTION, BIDDING, RECORDATION,  
 CONVEYANCE, SALES OR AS THE BASIS  
 FOR THE ISSUANCE OF A PERMIT.

A REVISED PRELIMINARY MAP OF SURVEY SHOWING  
**ELLA TRACE**  
 (A RESIDENTIAL & COMMERCIAL DEVELOPMENT)  
 STREET ADDRESS: LA NEUVILLE RD.  
 BROUSSARD, LA 70518  
 LOCATED IN THE CITY OF BROUSSARD  
 SECTION 30, T-10-S, R-5-E;  
 LAFAYETTE PARISH, LOUISIANA

PREPARED BY: **PRELIMINARY**  
 ANDRE' E. MONTAGNET  
 P. L. S. NO. 4484  
 C. E. NO. 18687  
 MONTAGNET AND DOMINGUE, INC.  
 136 CLAYA VON DRIVE  
 LAFAYETTE, LOUISIANA 70503  
 Phone: (337)981-2130 Fax: (337)981-3282  
 DATE: SEPTEMBER 2, 2011 SCALE: 1"=60'

OWNER/APPLICANT  
 MCLAIN INVESTMENTS  
 ATTN: BRYAN MCLAIN  
 101 BRIGHTWOOD DR.  
 LAFAYETTE, LA. 70508  
 (337) 839-1616



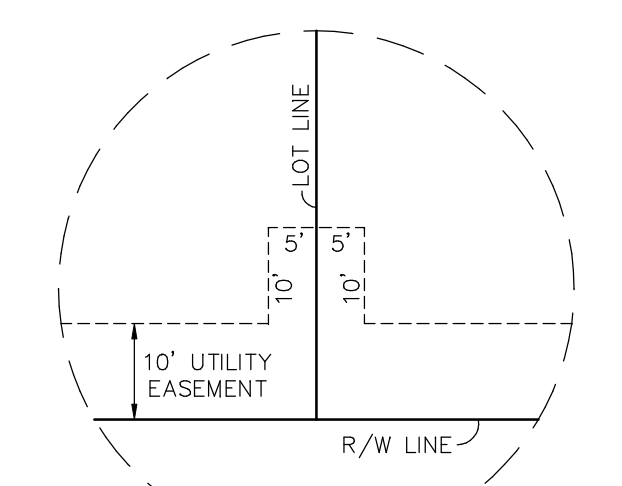
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD LENGTH	CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD LENGTH
C01	39.27	25.00	25.00	N45°23'12"E	35.36	C28	84.13	150.00	43.20	S91°24'07"E	83.03
C02	173.81	275.00	89.92	N174°31'11"W	170.93	C29	37.74	25.00	23.52	S97°54'57"W	34.26
C03	158.01	250.00	81.74	N174°31'11"W	155.39	C30	4.19	200.00	2.10	N50°33'58"E	4.19
C04	97.10	125.00	51.15	N58°04'49"W	94.68	C31	64.99	200.00	32.78	N40°39'25"E	64.70
C05	176.98	300.00	91.15	N16°30'49"W	174.42	C32	58.07	200.00	29.24	N23°01'47"E	57.87
C06	12.63	300.00	6.32	N34°37'12"W	12.63	C33	21.94	200.00	10.98	N11°34'06"E	21.93
C07	64.11	175.00	32.42	N53°02'18"W	63.75	C34	63.34	150.00	32.15	N42°34'04"E	62.87
C08	51.32	175.00	25.84	N71°56'03"W	51.13	C35	57.71	150.00	29.22	N19°28'52"E	57.36
C09	116.52	150.00	61.38	N58°04'49"W	113.61	C36	137.44	175.00	72.49	N77°09'56"E	133.94
C10	39.27	25.00	25.00	S35°20'04"E	35.36	C37	20.52	175.00	10.27	S39°11'04"E	20.50
C11	39.27	25.00	25.00	N54°39'56"E	35.36	C38	141.23	175.00	74.72	N31°32'43"E	137.43
C12	39.27	25.00	25.00	S54°39'56"W	35.36	C39	141.23	175.00	74.72	N49°32'45"E	137.43
C13	39.27	25.00	25.00	S35°20'04"E	35.36	C40	42.66	25.00	28.64	N40°27'15"W	37.67
C14	57.05	200.00	28.72	S88°30'24"E	56.86	C41	35.88	25.00	21.82	N49°32'45"E	32.88
C15	62.17	200.00	31.34	N74°25'00"E	61.92	C42	42.66	25.00	28.64	N40°27'15"W	37.67
C16	17.04	200.00	8.53	N63°04'15"E	17.04	C43	10.29	25.00	5.22	S77°32'41"E	10.22
C17	32.54	150.00	16.33	S86°32'55"E	32.47	C44	14.70	25.00	7.57	S48°54'50"E	14.49
C18	85.27	150.00	43.82	N70°57'05"E	84.13	C45	70.97	50.00	42.95	N72°43'59"W	65.16
C19	36.67	25.00	22.52	N77°21'09"W	33.47	C46	40.70	50.00	21.55	S43°17'23"W	39.58
C20	56.77	200.00	28.58	S48°13'46"E	56.58	C47	51.05	50.00	28.00	S09°16'32"E	48.86
C21	51.36	200.00	25.82	S63°43'02"E	51.22	C48	21.03	25.00	11.18	N14°25'46"W	20.41
C22	36.66	200.00	18.38	S76°19'28"E	36.60	C49	35.34	25.00	21.35	S50°09'57"W	32.47
C23	36.93	150.00	18.56	S74°31'20"E	36.83	C50	22.17	14.11	14.11	S44°36'48"E	19.98

REFERENCE PLAT:  
 GUILLAUME & BLANCHE S. LANGUINIS ESTATE  
 BY: ALDON A. LEBLANC, P.L.S. No. 2315  
 DATE: JANUARY 8, 2010  
 ACT No. 2010-46082

TYPES OF IMPROVEMENTS  
 WATER ----- LUS  
 SEWER ----- TOWN OF BROUSSARD  
 ELECTRIC ----- BELL SOUTH  
 TELEPHONE ----- BELL SOUTH  
 DRAINAGE ----- SUBSURFACE  
 ROADWAY ----- ASPHALT

GENERAL NOTES  
 TOTAL NUMBER OF LOTS ----- 78  
 COMMERCIAL LOTS ----- 1 (LOT A)  
 RESIDENTIAL LOTS ----- 77  
 TOTAL AREA OF DEVELOPMENT ----- 24.107 ACRES  
 MINIMUM FRONTAGE ----- 40.70'  
 MINIMUM LOT SIZE ----- 6,160 SQ. FT.  
 TOTAL COMMON AREA ----- 135,046 SQ. FT.  
 COMMON AREA PER LOT ----- 1.787  
 ADJUSTED MIN. LOT SIZE ----- 7,947 SQ. FT.  
 MUNICIPAL ADDRESS -----

NOTES:  
 BEARINGS ARE BASED ON THE LOUISIANA COORDINATE SYSTEM OF 1983 (CORS 96), SOUTH ZONE.  
 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 F.E.M.A. FLOOD INSURANCE RATE MAP DATED: JANUARY 19, 1996 (ZONE X) Panel No. 22055C0065 G, Community No. 220101  
 MONTAGNET & DOMINGUE, INC. IS NOT RESPONSIBLE FOR ANY EASEMENT, RIGHTS OF WAY OR SERVITUDES NOT SHOWN. THIS FIRM HAS DONE NO PUBLIC RECORDS SEARCH TO LOCATE SUCH ITEMS OF RECORD.



TYPICAL UTILITY EASEMENT NICHE

NO.	DATE	DESCRIPTION	BY
5	5/23/13	CHGD DRN EASE ON LOT A TO 35'	RJD
4	5/17/13	CHGD ENTRANCE EASEMENT & ADDED STREET NAMES	RJD
3	9/12/12	CHGD WATER IMP. TO LUS	RJD
2	1/25/12	LOT 57-59 LAYOUT, COMMON AREAS	RJD
1	11/14/11	LOT 29-33 LAYOUT	RJD

