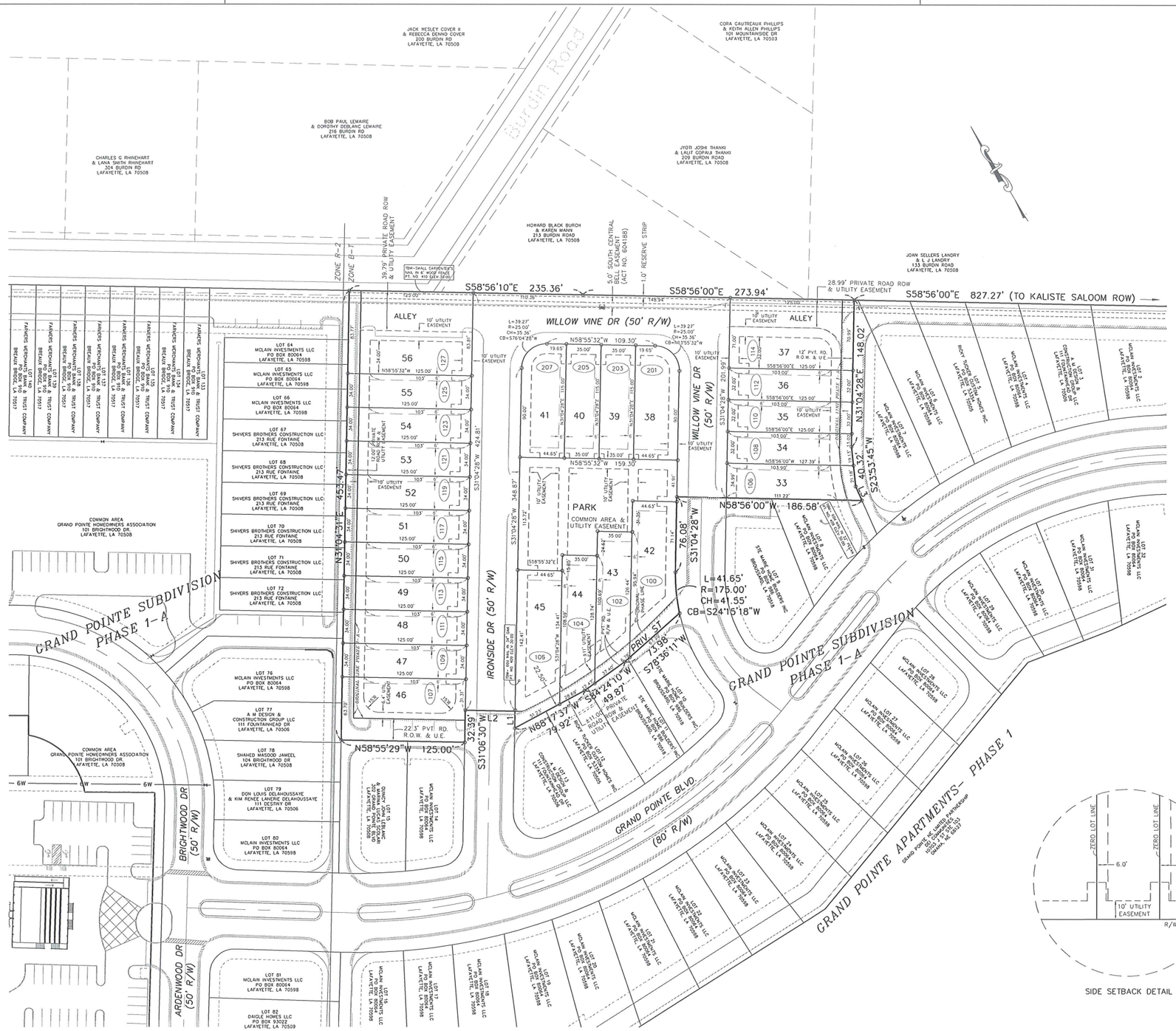
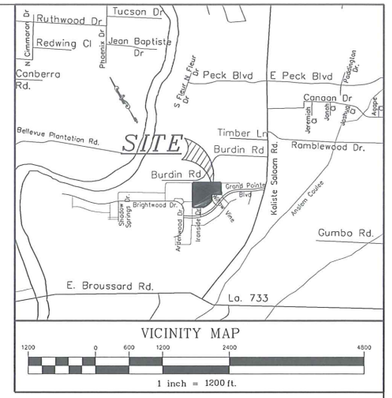




TYPES OF IMPROVEMENTS

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

GENERAL NOTES

TOTAL NUMBER OF LOTS	24
TOTAL AREA OF DEVELOPMENT	4.02 ACRES
MINIMUM FRONTAGE	32.00'
MINIMUM LOT SIZE	3,615 SQ. FT.
TOTAL COMMON AREA PH. 2	0.30 ACRES
ZONING CLASSIFICATION	B-T
( )	MUNICIPAL ADDRESS

SETBACKS

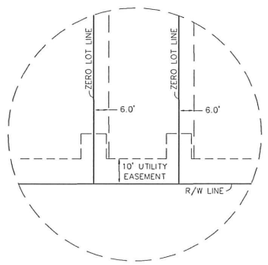
FRONT	10'
SIDE	6' & ZERO
REAR	10'

NOTES:
THE PRIVATE STREET IS NOT TO BE MAINTAINED BY LAFAYETTE CONSOLIDATED GOVERNMENT.

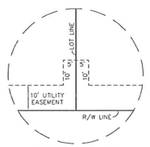
"THIS SURVEY WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION BASED ON STANDARDS FOR CLASS C SURVEYS IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

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) Panel No. 220550065 G

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



SIDE SETBACK DETAIL



TYPICAL UTILITY EASEMENT NICHE

LINE TABLE		
	L1	L2
	N31°04'28"E	N58°55'32"W
	17.13'	50.01'

OWNER/APPLICANT

MCLAIN INVESTMENTS, LLC
ATTN: BRYAN MCLAIN
P.O. BOX 80064
LAFAYETTE, LA 70598-0064
(337) 839-1616

STATE OF LOUISIANA
A. E. MONTAGNET
License No. 4484
PROFESSIONAL
LAND SURVEYOR

A FINAL MAP OF SURVEY SHOWING

GRAND POINTE SUBDIVISION PHASE 2

LOCATED IN SECTION 74 & 77, T-10-S, R-4-E, LAFAYETTE PARISH, LA
DATE: APRIL 2, 2013

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

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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