

GENERAL NOTES

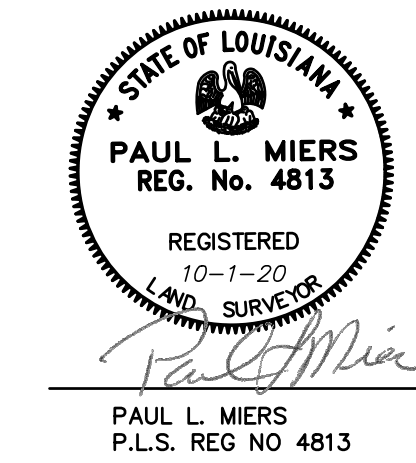
TOTAL NUMBER OF LOTS	112
AREA OF LOTS	16.88 ACRES
AREA OF R/W	4.20 ACRES
MINIMUM LOT SIZE	6000 SQ FT
AVERAGE LOT SIZE	0.15 ACRES
MINIMUM LOT FRONTAGE	50' FRONTAGE
COMMON DETENTION AREA	6.29 ACRES
TOTAL AREA OF DEVELOPMENT	27.37 ACRES

IMPROVEMENT NOTES:

STREETS:	CURB AND GUTTER ROADWAY
SEWER:	COMMUNITY TREATMENT PLANT
WATER:	NORTH WATER DISTRICT
ELECTRIC:	SLEMCO
TELEPHONE:	ATT
CABLE T.V.:	COX
GAS:	ATMOS

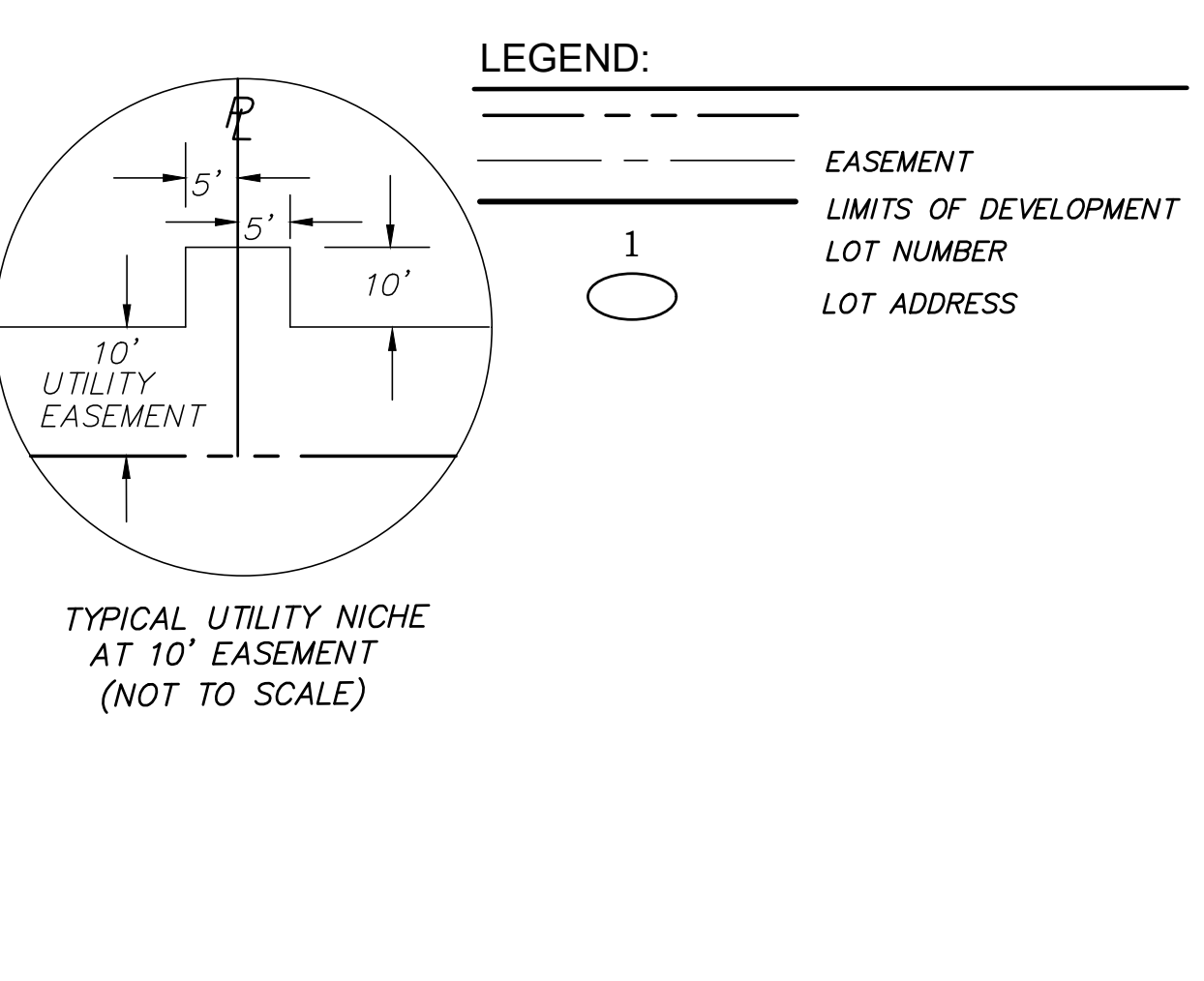
FLOOD NOTE:
THIS PROPERTY LIES WITHIN ZONE X AS SAID PROPERTY PLOTS ON THE FLOOD INSURANCE RATE MAP FOR LAFAYETTE PARISH, LOUISIANA, MAP NUMBER 22055C0065J, EFFECTIVE DATE DECEMBER 21, 2018.

REFERENCE PLAT:
A FINAL PLAT OF SURVEY SHOWING ANDREW RICHOUX ESTATE LOTS 1 THRU 6 (INCLUSIVE) (SINGLE FAMILY RESIDENTIAL) SITUATED IN TOWN OF SCOTT, LAFAYETTE CITY - PARISH COUNCIL DISTRICT NO. 1, SECTION 5, T9S, R4E, PARISH OF LAFAYETTE, STATE OF LOUISIANA DATED MARCH 31, 2011 PREPARED BY ROLAND W LAURENT.



OWNER:
BARBARA RICHOUX
114 FAIRGROUNDS DR
LAFAYETTE, LA 70503-6200

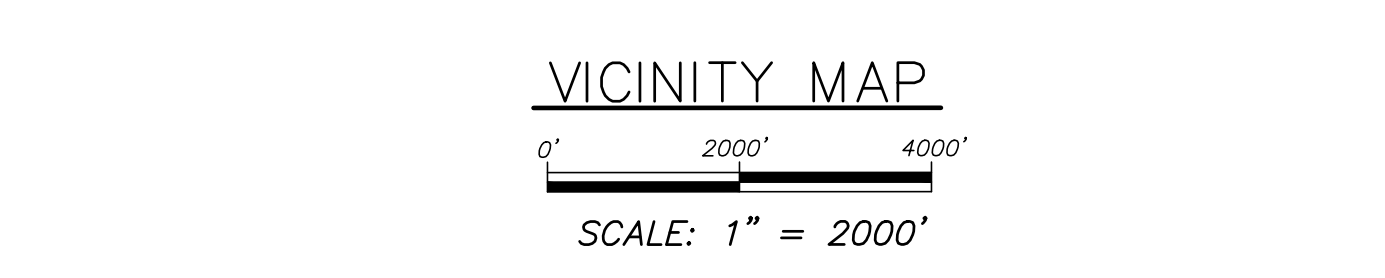
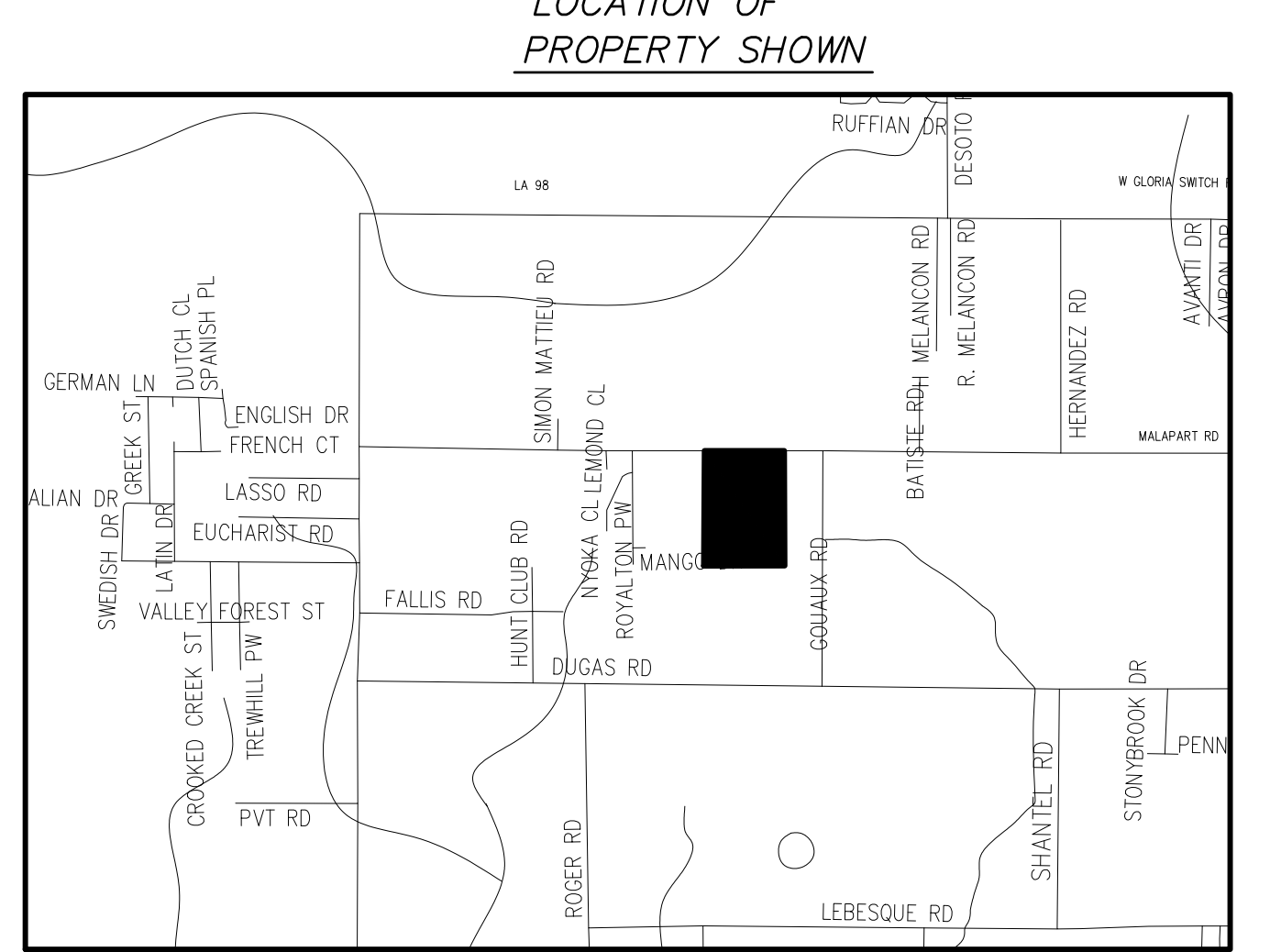
DEVELOPER:
J. BREAUX ENTERPRISES, LLC
C/O JEREMY BREAUX
1807 W. GLORIA SWITCH ROAD
CARENCRO, LA 70520



Parcel Line Table			Curve Table				
Line #	Length	Direction	Curve #	Length	Radius	Chord Direction	Chord Length
L1	100.00	N89° 54' 46"E	C1	39.27	25.00	S45° 05' 14"E	35.36
L2	100.00	N89° 54' 46"E	C2	39.27	25.00	N44° 54' 46"E	35.36
L3	25.00	N89° 54' 46"E	C3	39.27	25.00	S45° 05' 14"E	35.36
L4	25.00	N89° 54' 46"E	C4	39.27	25.00	S44° 54' 46"W	35.36
L5	23.26	N89° 54' 46"E	C5	39.27	25.00	S45° 05' 14"E	35.36
L6	50.00	S0° 23' 32"W	C6	39.27	25.00	N44° 54' 46"E	35.36
L7	320.10	N89° 54' 46"E	C7	39.27	25.00	S45° 05' 14"E	35.36
L8	342.00	S0° 05' 14"E	C8	26.78	302.16	N86° 54' 17"E	26.77
L9	120.00	S89° 54' 46"W	C9	50.90	300.00	N79° 30' 19"E	50.84
L10	18.31	S0° 05' 14"E	C10	24.12	300.00	N72° 20' 31"E	24.11
L11	120.00	N89° 54' 46"E	C11	128.39	400.00	N72° 04' 19"E	28.38
L12	290.00	S0° 05' 14"E	C12	51.18	400.00	N77° 46' 13"E	51.14
L13	150.00	S89° 54' 46"W	C13	50.21	400.00	N85° 01' 56"E	50.18
L14	120.00	N0° 05' 14"W	C14	8.97	400.00	N89° 16' 14"E	8.97
L15	20.10	N89° 54' 46"E	C15	36.54	350.00	S86° 55' 20"W	36.52
L16	120.00	N0° 05' 14"W	C16	36.66	25.00	S41° 55' 20"W	33.46
L17	150.00	N89° 54' 46"W	C17	46.30	25.00	N53° 08' 44"W	39.96
L18	290.00	N0° 05' 14"W	C18	28.90	350.00	S76° 09' 40"W	28.89
L19	120.00	S89° 54' 46"W	C19	60.46	350.28	S83° 28' 29"W	60.38
L20	18.31	S0° 05' 14"E	C20	9.10	363.84	S89° 10' 05"W	9.10
L21	120.00	S89° 54' 46"W	C21	39.27	25.00	S44° 54' 46"W	35.36
L22	342.00	N0° 05' 14"W	C22	39.27	25.00	S45° 05' 14"E	35.36
			C23	39.27	25.00	N44° 54' 46"E	35.36

MALAPART PLACE PROPERTY OWNERS

LOT 6 SARON BATTAGLIA 111 BELCOURT DR LAFAYETTE, LA 70507-7035	LOT 32 & 33 NIKKI ARABIE 201 LAND OAK DR LAFAYETTE, LA 70507-7041	LOT 39 NATALIE JOHNSON 106 LAND OAK DR LAFAYETTE, LA 70507-70400	LOT 45 ANDREW THIBODEAUX MICHELLE THIBODEAUX 300 MANGO DR. LAFAYETTE, LA 70507-7039	LOT 60 KAYLA RICHARD 217 MANGO DR LAFAYETTE, LA 70507-7038	LOT 77 GAIL ZERINGUE 112 BROOKE VALLEY LN LAFAYETTE, LA 70507-7037
LOT 7 RACHEL BLACKWELL 110 BELCOURT DR LAFAYETTE, LA 70507-7035	LOT 34 MALAPART LLC PO BOX 81368 LAFAYETTE, LA 70508-1368	LOT 40 GLENN DYER 104 LAND OAK DR LAFAYETTE, LA 70507-7040	LOT 46 ANTONETTE GERALD 270 MANGO DR LAFAYETTE, LA 70507-7038	LOT 61 SHANTA DANEY 215 MANGO DR LAFAYETTE, LA 70507-7038	LOT 78 OLIVIA TAYLOR 114 BROOKE VALLEY LN LAFAYETTE, LA 70507-7037
LOT 18 MICHAEL WEBER SHARNELL WEBER 111 MULLIGAN WAY LAFAYETTE, LA 70507-7034	LOT 35 GLORIA LOCKAMY 114 LAND OAK DR LAFAYETTE, LA 70507-7040	LOT 41 RICHARD & GWENDOLYN LEDERFINE LIVING TRUST 30 ALCANTARE WAY HOT SPRINGS, AR 71909-5147	LOT 47 JENNIFER CAMPBELL JUSTIN CAMPBELL 218 MANGO DR LAFAYETTE, LA 70507-7038	LOT 62 KAYLE LEBLANC 213 MANGO DR LAFAYETTE, LA 70507-7038	LOT 79 DANIELLE POTIER 116 BROOKE VALLEY LN LAFAYETTE, LA 70507-7037
LOT 19 CHARLES HOTARD 110 MULLIGAN WAY LAFAYETTE, LA 70507-7034	LOT 36 TAMICA CAMPBELL 112 LAND OAK DR LAFAYETTE, LA 70507-7040	LOT 42 MARTHA DUPLECHAIN LIVING TRUST 100 LAND OAK DR LAFAYETTE, LA 70507-7040	LOT 48 JALESKA MCGUIN 216 MANGO DR LAFAYETTE, LA 70507-7038	LOT 63 ROBERT BERTRAND II 211 MANGO DR LAFAYETTE, LA 70507-7038	LOT 80 CRAIG HOVEY 103 LAND OAK DR LAFAYETTE, LA 70507-7040
LOT 30 MERIDIA FRANCIS 143 TIMBERLAND RIDGE BLVD LAFAYETTE, LA 70507-2743	LOT 37 KELSEY JACKSON 110 LAND OAK DR LAFAYETTE, LA 70507-7040	LOT 43 RACHEL BOGUILLE 304 MANGO DR LAFAYETTE, LA 70507-7039	LOT 49 WILLIAM LEE 214 MANGO DR LAFAYETTE, LA 70507-7038	LOT 76 CHAMIANE FONTENOT 110 BROOKE VALLEY LN LAFAYETTE, LA 70507-7037	LOT 81 STEPHANIE BOYNE MICHAEL BOYNE 101 LAND OAK DR LAFAYETTE, LA 70507-7040
LOT 31 CASSIE SAVOY 113 BROOKE VALLEY LN LAFAYETTE, LA 70507-7037	LOT 38 JOSEPH STELLY 108 LAND OAK DR LAFAYETTE, LA 70507-7040	LOT 44 ELIZABETH BROOKS 302 MANGO DR LAFAYETTE, LA 70507-7039	LOT 50 KEINNA FRANKLIN 212 MANGO DR LAFAYETTE, LA 70507-7038		



LEGAL:
THAT CERTAIN TRACT OF LAND SITUATED IN SECTION 5, TOWNSHIP 9 SOUTH, RANGE 4 EAST, CITY OF SCOTT, LAFAYETTE PARISH, LOUISIANA CONTAINING 27.37 ACRES AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY RIGHT OF WAY LINE OF MALAPART RD. (APPARENT 44' R/W) AND A NORTHEASTERLY POINT OF THE COTTAGES; SAID POINT BEING ON SAID RIGHT OF WAY; ALSO BEING KNOWN AS THE POINT OF COMMENCEMENT (POC) AND THE POINT OF BEGINNING (POB).

THENCE SOUTH 00°14'29" EAST A DISTANCE OF 1306.4 FEET;
THENCE SOUTH 89°53'34" WEST A DISTANCE OF 919.6 FEET;
THENCE NORTH 00°23'32" EAST A DISTANCE OF 1306.8 FEET;
THENCE NORTH 89°54'46" EAST A DISTANCE OF 905.1 FEET TO THE POB.

THIS PLAT IS NOT TO BE USED TO CONVEY INTEREST IN REAL PROPERTY AND DOES NOT REPRESENT AN ON-GROUND SURVEY. THIS PLAT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR ISSUANCE OF A PERMIT.

PRELIMINARY PLAT OF
THE COTTAGES
"A RESIDENTIAL DEVELOPMENT"

LOCATED IN SECTION 5, T9S, R4E,
CITY OF SCOTT, LAFAYETTE PARISH, LOUISIANA
DATE OF PLAT:
SEPTEMBER 22, 2020

SCALE: 1" = 80'

PLM PAUL L. MIERS ENGINEERING, LLC
CIVIL ENGINEERS LAND SURVEYORS
104 WESTMARK BLVD, SUITE 2A LAFAYETTE, LOUISIANA 70506
PHONE (337) 981-7792 FAX(337) 981-7797

BPN	4734
SPN	
FILE	D
DWG	

DATE	DESCRIPTION	BY
	REVISED	