

JAY C. TANNER
139 GAZETTE ROAD
SCOTT, LA. 70583-4311

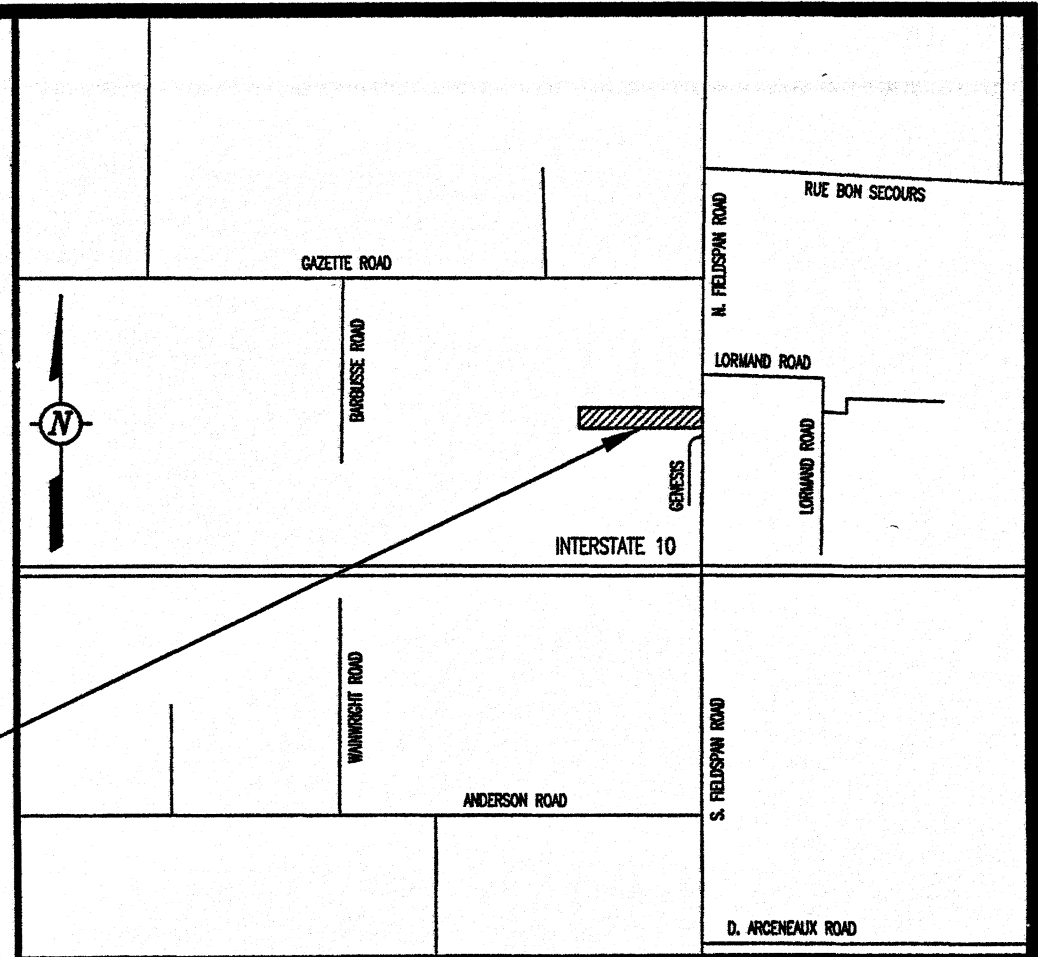
VERONIE PHILLIP WARREN, SR
121 GAZETTE ROAD
SCOTT, LA. 70583-4311

DOMINGUE, LAQUE LOUIS ET AL
307 NORTH FIELDSPAN ROAD
SCOTT, LA. 70583-4320

JOHN PHARR COLEMAN, III
419 CEDAR CREST CT
LAFAYETTE, LA. 70501-5519

ANY STRUCTURE, ENCLOSED ON THREE OR MORE SIDES BUILT ON PROPERTY IN THE ONE HUNDRED(100) YR. FLOOD ZONE AS DEPICTED ON THIS PLAT SHALL BE ELEVATED SO AS IT INSURES THAT LOWEST FLOOR OF SUCH STRUCTURE IS LOCATED AT A MINIMUM OF ONE FOOT(1') ABOVE THE BASE FLOOD ELEVATION FOR THAT AREA AT THAT TIME.

ENCROACHMENTS INCLUDING FILL, NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENTS AND OTHER DEVELOPMENT WITHIN THE REGULATORY FLOODWAY ARE PROHIBITED UNLESS IT HAS BEEN DEMONSTRATED THROUGH HYDROLOGIC AND HYDRAULIC ANALYSIS PERFORMED IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE THAT THE PROPOSED ENCROACHMENT WOULD NOT RESULT IN ANY INCREASE IN FLOOD LEVELS WITHIN THE COMMUNITY DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.



VICINITY MAP

2000' 1000' 0' 2000' 4000'
SCALE: 1" = 2000'

PROJECT SITE

R/R INVESTMENTS LLC
1101 S. 17TH AVE.
WILMINGTON, OH 45177-0271

ROBERT MICHAEL ANDRUS
514 LAURENCE AVENUE
LAFAYETTE, LA. 70503-3128

S K LANDERS FAMILY HOLDINGS
110 GENESIS ROAD
SCOTT, LA. 70583-4332

PLAT

SEE PLAT FILING CABINET
2018-7810

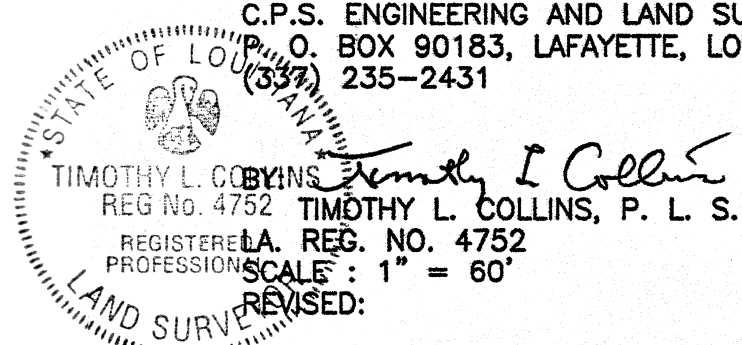
PC 2017 - 0053
PRELIMINARY AND FINAL
PLAT OF

S K LANDERS FAMILY HOLDINGS, INC
CREATING LOT 1

(A RESIDENTIAL DEVELOPMENT)

LOCATED IN SECTION 22, T 9 S - R 3 E, 235
N. FIELDSPAN ROAD, SCOTT, LAFAYETTE PARISH,
LOUISIANA

PREPARED BY:
C.P.S. ENGINEERING AND LAND SURVEYING, INC.
P.O. BOX 90183, LAFAYETTE, LOUISIANA 70509
(337) 235-2431



AUGUST 03, 2017
FEBRUARY 21, 2018

SCALE: 1" = 60'

WO# 25006-PC
B 339 P 1

MATTHEW K. VONDENSTEIN ET AL
381 LANDRY LANE
RAYNE, LA. 70578-4008
GAYLE ANDERSON - FOLKS
2017 WILLOWICK STREET
LAKE CHARLES, LA. 70607-2017

S K LANDERS FAMILY HOLDINGS
110 GENESIS ROAD
SCOTT, LA. 70583-4332

LEGEND
TEL PED □ - TELEPHONE PEDESTAL
WM □ - WATER METER
WV □ - WATER VALVE
CO - CUT OFF
HB - HOSE BIBB

REFERENCE

- 1) A PLAT OF SURVEY SHOWING PROPERTY OF MONTY PAUL RICHARD BY M. J. BREAU, P.L.S., DATED AUGUST 6, 1996.
- 2) A PLAT OF SURVEY SHOWING THE PARTITION OF THE PROPERTY OF WESTON DRAISSEUX BY IRVIN I. DERANGER, L.S., DATED SEPTEMBER 6, 1976.
- 3) A MAP OF SURVEY SHOWING PROPERTY TO BE ACQUIRED BY MARCUS ANTHONY BOUTREUX AND WIFE DONNA LOUISE BILLEAUD BY M. J. BREAU, P.L.S., DATED OCTOBER 27, 1987.
- 4) RIGHT OF WAY MAP OF DUSON - LAFAYETTE HIGHWAY ROUTE I-10-2(14)93, STATE PROJECT NO. 450-05-04.

LEGEND

ELECTRICITY ENTERGY
SEWER INDIVIDUAL***
WATER NORTH WATER DISTRICT
TELEPHONE AT & T
STREETS ASPHALT
DRAINAGE OPEN DITCH
NO. OF LOTS 1
GAS
T.V. N/A
MUNICIPAL NO.
MINIMUM LOT SIZE 6.30 ACRES
MINIMUM FRONTAGE 208.64'
TOTAL AREA TO BE SUBDIVIDED 6.30 ACRES
SIDEWALKS N/A
ZONE CLASSIFICATION NOT ZONED

*** COMPLETED APPLICATION FOR PERMIT TO INSTALL INDIVIDUAL SEWERAGE SYSTEM BY OWNER NEEDS TO BE SUBMITTED AND APPROVED BY O.P.H. LAFAYETTE PARISH HEALTH UNIT BEFORE CONSTRUCTION IS BEGUN.

OWNER & DEVELOPER

S K LANDERS FAMILY HOLDINGS
110 GENESIS ROAD
SCOTT, LA. 70583-4332

c/o RANDY RIVERA
125 RIDGEWAY DRIVE, SUITE B
LAFAYETTE, LA. 70503
(337) 344-1473 FAX: (337) 898-1140
randy@structureapac.com

CONTACT PERSON

C.P.S. ENGINEERING AND LAND SURVEYING, INC.
P. O. BOX 90183 LAFAYETTE, LA. 70509
(2304 E. PINHOOK RD. LAFAYETTE, LA 70501)
(337) 235-2431 FAX: (337) 235-2432
cpsengineering@bellsouth.net

FLOOD STATEMENT

"THIS PROPERTY IS LOCATED IN FLOOD ZONE "A", AS SHOWN ON THE FIRM 22055C0040H, COMMUNITY #220101, DATED JANUARY 20, 1999, WHICH IS THE CLASSIFICATION FOR PROPERTY LOCATED WITHIN THE 100-YEAR FLOOD PLAIN" AND ZONE "AE" ON REVISED PRELIMINARY FIRM 22055C0045J, DECEMBER 19, 2014 THE ENTIRE 6.3 ACRE PARCEL IS LOCATED IN FLOOD ZONE A. THE MOST WESTERN APPROX. 25' OF THE PROPERTY IS IN THE FLOODWAY OF THE ADJACENT PROPERTY DRAINAGE DITCH

NOTES

- 1) THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF C.P.S. ENGINEERING AND LAND SURVEYING, INC. REPRODUCTION OF THIS PRINT IS PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THIS FIRM. ADDITIONAL INFORMATION IS OFTEN ADDED IN A CONTINUOUS UPDATING PROCESS. CHECK FOR LATEST REVISION DATE BEFORE ACTING ON DATA SHOWN. THIS FIRM IS NOT RESPONSIBLE FOR ACTIONS OR PROJECTS TAKEN BASED UPON OBSOLETE DRAWINGS FOR WHICH THIS FIRM WAS NOT SPECIFICALLY CONSULTED AND WRITTEN PERMISSION RECEIVED. SERVITUDES AND/OR RIGHTS-OF-WAY OTHER THAN THOSE NOTED MAY EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD BE AWARE THAT ABSTRACTING OF TITLE TO THIS PROPERTY TO SHOW ALL ENCUMBRANCES WAS NOT WITHIN THE SCOPE OF THIS SURVEY.
- 2) DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS A PART OF THIS SURVEY.
- 3) "THIS SURVEY WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION BASED ON STANDARDS FOR CLASS C SURVEYS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS."
- 4) * - INDICATES SET 1/2" IRON ROD UNLESS OTHERWISE NOTED.
- 5) ASSESS TO N. FIELDSPAN SHALL BE APPROVED BY DOTT. AT PRESENT, NO NEW DRIVEWAY ACCESS TO NORTH FIELDSPAN ROAD IS PLANNED.

LEGAL DESCRIPTION

COMMENCING AT THE C/L INTERSECTION OF LORMAND ROAD AND NORTH FIELDSPAN ROAD - LA 724; THENCE S.01°04'50"W., ALONG FIELDSPAN ROAD A DISTANCE OF 342 FEET TO THE POINT OF BEGINNING; THENCE S.01°10'00"W., A DISTANCE OF 208.64 FEET; THENCE N.89°26'11"W., A DISTANCE OF 1313.29 FEET; THENCE N.00°18'57"W., A DISTANCE OF 208.70 FEET; THENCE S.89°26'00"E., A DISTANCE OF 1316.39 FEET; TO THE POINT OF BEGINNING. PARCEL CONTAINS 6.3 ACRES, MORE OR LESS.

NOTES (2)

DRAINAGE L - 22 PLAT 02-027431

DRAINAGE L - 22 PLAT 02-027431