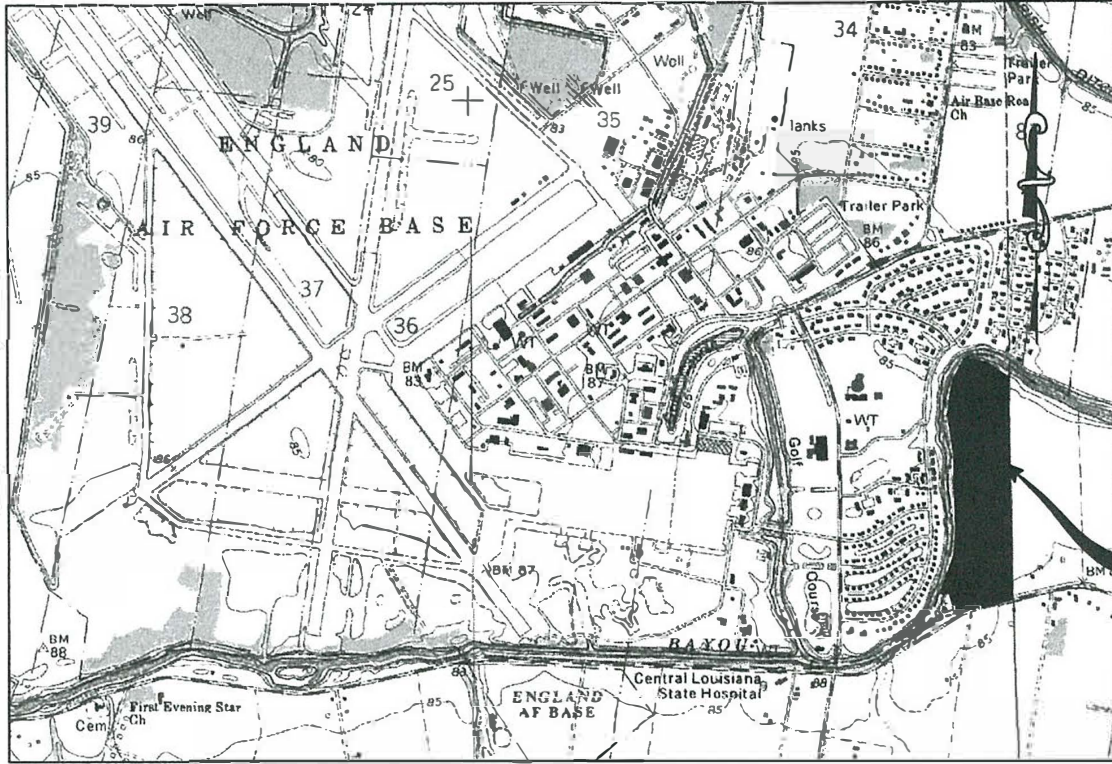


BRAME
BOX 1

BAYOU FIELDS SUBDIVISION
 (LOTS 1-39)
 LOCATED IN SECTION 55, TOWNSHIP 4 NORTH, RANGE 2 WEST & IN SECTION 83, TOWNSHIP 4
 NORTH, RANGE 1 WEST, LOUISIANA MERIDIAN, SOUTHWEST LAND DISTRICT,
 RAPIDES PARISH, LOUISIANA



FILED & RECORDED
 ROBIN L. HOOPER
 RECORDER
 RAPIDES PARISH, LA
 2022 OCT 27 PM 2:07

VICINITY MAP

SCALE: N.T.S.

NOTES

- THE DEVELOPMENT OF EACH LOT INDICATED HEREIN SHALL BE IN ACCORDANCE WITH THE BUILDING RESTRICTIONS AND PROTECTIVE COVENANTS RECORDED IN CONVEYANCE BOOK 2211, PAGE 410-419 RECORDS OF RAPIDES PARISH, LOUISIANA.
- BAYOU FIELDS IS LOCATED IN ZONES "B" AND "A8" PER THE FEMA FLOOD INSURANCE RATE MAPS FOR RAPIDES PARISH, LA., COMMUNITY PANEL No. 220145 0140 D, DATED SEPTEMBER 3, 1997. FLOOD ZONE SCALED FROM FEMA MAP.
- A SEARCH OF PUBLIC RECORDS FOR EXISTING RIGHTS OF WAY AND SERVITUDES WHICH MAY AFFECT TITLE TO THE PROPERTY HEREIN SURVEYED WAS NEITHER REQUESTED NOR MADE.
- NO TREES, SHRUBS OR PLANTS MAY BE PLANTED NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY RIGHT OF WAY OR SERVITUDE, SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE RIGHT OF WAY OR SERVITUDE WAS GRANTED.
- NO SEARCH WAS CONDUCTED FOR UNDERGROUND UTILITY OR DRAINAGE LINES.
- PORTIONS OF THIS PROPERTY MAY CONTAIN SOILS WHICH REQUIRE ADDITIONAL REINFORCING CONSIDERATIONS. THIS PLAT DOES NOT REPRESENT A SOIL ANALYSIS. BUILDER SHOULD OBTAIN SOIL BORINGS.
- SCHOOL DISTRICTS: ALEXANDRIA MIDDLE SCHOOL, BOLTON HIGH SCHOOL AND NORTH BAYOU RAPIDES ELEMENTARY.
- UTILITY PROVIDERS & FIRE PROTECTION: CITY OF ALEXANDRIA WATER, CITY OF ALEXANDRIA GAS, CLECO POWER LLC, AT&T & FIRE DISTRICT NO. 2
- BAYOU FIELDS SUBDIVISION IS LOCATED IN CLOSE PROXIMITY TO THE ALEXANDRIA INTERNATIONAL AIRPORT (AEX). NONE OF THE DEVELOPMENT IS LOCATED WITHIN A DNL 65 NOISE CONTOUR WHICH IS INCOMPATIBLE WITH RESIDENTIAL HOUSING AS DETERMINED IN ACCORDANCE WITH 14 CFR PART 150. DNL IS THE AVERAGE NOISE LEVEL OVER A 24-HOUR PERIOD EXCEPT THAT NOISES OCCURRING AT NIGHT (DEFINED AS 10:00 p.m. TO 7:00 a.m.) ARE ARTIFICIALLY INCREASED BY 10 DECIBELS (DB). THE ALEXANDRIA INTERNATIONAL AIRPORT WILL BE OPERATING SEVEN (7) DAYS A WEEK, TWENTY-FOUR (24) HOURS PER DAY. THREE HUNDRED SIXTY-FIVE (365) DAYS A YEAR.

RIGHT OF WAY & SERVITUDE DEDICATION

ON THIS THE 14th DAY OF October, 2022, BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, AND THE UNDERSIGNED COMPETENT WITNESSES, PERSONALLY CAME AND APPEARED HAROLD J. VERCHER, JR., AGENT FOR TRI V DEVELOPMENT, LLC, WHO DECLARES TRI V DEVELOPMENT, LLC TO BE THE OWNER OF THE TRACT OF LAND SHOWN HEREON AND DOES HEREBY DEDICATE AND APPROPRIATE FOR PUBLIC USE, THE RIGHTS OF WAY AND SERVITUDES SHOWN HEREON AS OUTLINED, FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE IMPROVEMENTS FOR THE PERPETUAL USE OF THE PUBLIC.

TRI V DEVELOPMENT, LLC

[Signature] 10/14/2022
 HAROLD J. VERCHER, JR. DATE

[Signature] 10/14/22
 Amy Dodge DATE
 WITNESS

[Signature] 10/14/22
 Jennifer Vercher DATE
 WITNESS

[Signature] 10/14/2022
 NOTARY PUBLIC DATE
 # 41197

• APPROVED AND ACCEPTED BY THE
 RAPIDES AREA PLANNING COMMISSION
[Signature] 10.18.22
 CHAIRMAN - (CRAIG SMITH) DATE

• APPROVED AND ACCEPTED BY THE
 PARISH OF RAPIDES
[Signature] 10.13.22
 PARISH ENGINEER - (THOMAS C. DAVID, Jr.) DATE

• APPROVED AND ACCEPTED BY THE
 RAPIDES PARISH POLICE JURY
[Signature] 10.18.22
 PARISH PUBLIC WORKS DIRECTOR - (CORY ASHMORE) DATE

• APPROVED AND ACCEPTED BY THE
 RAPIDES PARISH POLICE JURY
[Signature] 10.18.22
 PRESIDENT - (CRAIG SMITH) DATE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF L.R.S. 33:5051 AND THE SUBDIVISION REGULATIONS AND LAWS OF THE PARISH OF RAPIDES, STATE OF LOUISIANA, THAT THE HEREIN PLAT IS BASED ON AN ACTUAL SURVEY DONE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE CORNERS INDICATED HEREIN HAVE BEEN MARKED AND MONUMENTED IN THE FIELD AND THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED MEET THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS FOUND IN LOUISIANA ADMINISTRATIVE CODE, TITLE 46, LXI, CHAPTER 29, FOR CLASS "B" SURVEYS.

[Signature] 10-14-22

DEVELOPER:
 TRI V DEVELOPMENT, LLC

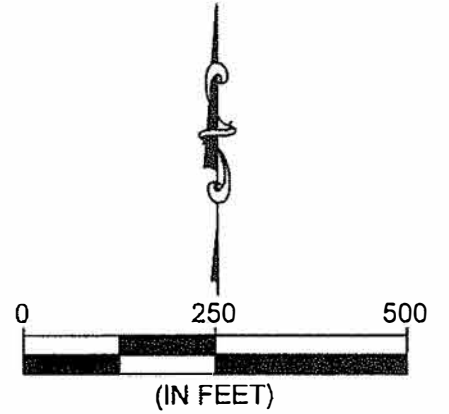
FOR:	TRI V DEVELOPMENT, LLC
AT REQUEST:	SAME
PROJECT:	21-100 FP
DATE:	10/14/22
REVISED:	N/A

Monceaux
Buller
 & Associates, LLC
 civil engineers & land surveyors
 610 Desoto Street Alexandria, LA 71301

BAYOU FIELDS SUBDIVISION

(LOTS 1-39)

LOCATED IN SECTION 55, TOWNSHIP 4 NORTH, RANGE 2 WEST & IN SECTION 83, TOWNSHIP 4 NORTH, RANGE 1 WEST, LOUISIANA MERIDIAN, SOUTHWEST LAND DISTRICT, RAPIDES PARISH, LOUISIANA



NOW OR FORMERLY
ENGLAND ECONOMIC
& INDUSTRIAL
DEVELOPMENT
DISTRICT

NOW OR FORMERLY
CECIL R. MATHEWS,
ET AL

LEGEND:

JURISDICTIONAL WETLANDS

SHADED AREA REPRESENTS THE APPROXIMATE LOCATION OF JURISDICTIONAL WETLANDS PER THE JURISDICTIONAL DETERMINATION PREPARED BY PITTMAN ENVIRONMENTAL SERVICES, LLC AND DETERMINATION LETTER FROM THE U.S. ARMY CORPS OF ENGINEERS DATED, AUGUST 1, 2022.

GENERAL NOTES:

- NO ATTEMPT HAS BEEN MADE BY MONCEAUX BULLER & ASSOCIATES, LLC TO VERIFY TITLE, ACTUAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
- OWNERSHIP OF THE BED OF BAYOU RAPIDES (AREA BELOW THE ORDINARY LOW WATER STAGE) IS VESTED IN THE STATE OF LOUISIANA. THE LAND LYING BETWEEN THE ORDINARY LOW AND ORDINARY HIGH STAGE OF THE WATER OF BAYOU RAPIDES IS SUBJECT TO A RIGHT OF PUBLIC USE AS PROVIDED BY LOUISIANA CIVIL CODE ARTICLE 456.

BASIS OF BEARING:

NAD 83, GRID NORTH, NORTH ZONE

REFERENCE PLATS:

CERTIFICATE OF SURVEY FOR HAROLD J. VERCHER, JR. BY WILLIAM J. WOOD, JR. DATED SEPTEMBER 25, 2015.



NOW OR FORMERLY
FIRST BETHLEHEM
BAPTIST CHURCH

LA HWY 496

FOR:	TRI V DEVELOPMENT, LLC
AT REQUEST:	SAME
PROJECT:	21-100 FP
DATE:	10/14/22
REVISED:	N/A

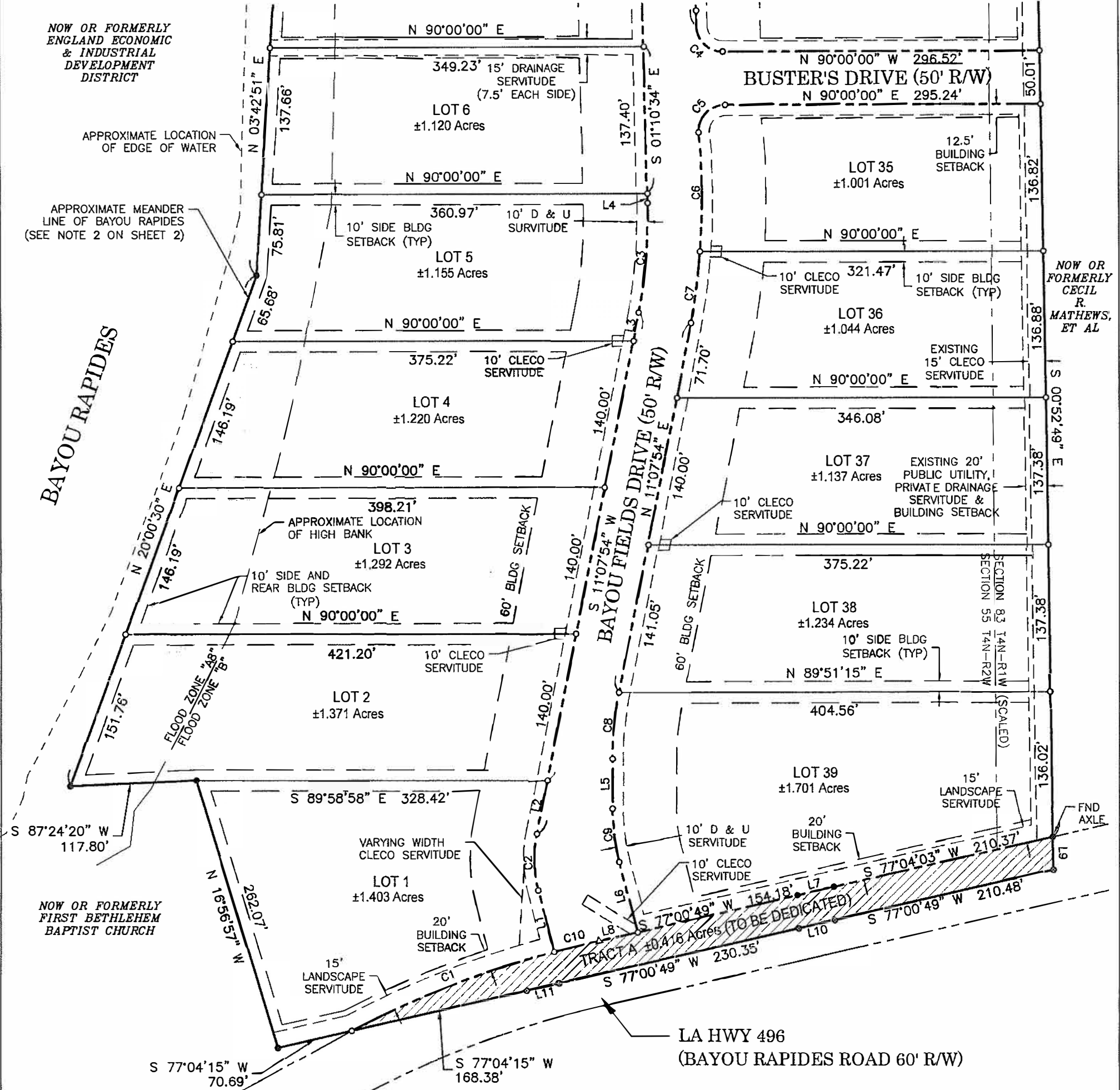
Monceaux Buller & Associates, LLC
civil engineers & land surveyors
610 Desoto Street Alexandria, LA 71301

BAYOU FIELDS SUBDIVISION

(LOTS 1-39)

LOCATED IN SECTION 55, TOWNSHIP 4 NORTH, RANGE 2 WEST & IN SECTION 83, TOWNSHIP 4 NORTH, RANGE 1 WEST, LOUISIANA MERIDIAN, SOUTHWEST LAND DISTRICT, RAPIDES PARISH, LOUISIANA

SEE SHEET 4 FOR CONTINUATION



NOW OR FORMERLY ENGLAND ECONOMIC & INDUSTRIAL DEVELOPMENT DISTRICT

APPROXIMATE LOCATION OF EDGE OF WATER
APPROXIMATE MEANDER LINE OF BAYOU RAPIDES (SEE NOTE 2 ON SHEET 2)

NOW OR FORMERLY CECIL R. MATHEWS, ET AL

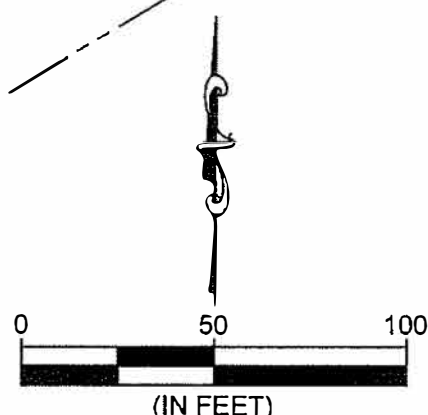
BAYOU RAPIDES

BAYOU FIELDS DRIVE (50' R/W)

BUSTER'S DRIVE (50' R/W)

NOW OR FORMERLY FIRST BETHLEHEM BAPTIST CHURCH

LINE	BEARING	DISTANCE
L1	N 14°29'04" W	59.45'
L2	N 11°07'54" E	50.95'
L3	N 11°07'54" E	26.50'
L4	N 01°10'34" W	8.87'
L5	N 00°00'00" W	47.20'
L6	N 14°29'04" W	67.78'
L7	S 76°55'04" W	35.00'
L8	S 77°00'49" W	36.76'
L9	S 00°52'50" E	30.70'
L10	S 77°00'49" W	34.74'
L11	S 77°00'49" W	30.68'



- LEGEND:**
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
 - SET 1/2" IRON ROD
 - FOUND PK NAIL
 - △ CALCULATED CORNER
- D&U = DRAINAGE AND UTILITY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	920.15'	204.07'	203.65'	S 68°40'53" W
C2	120.00'	53.65'	53.20'	S 01°40'35" E
C3	450.00'	103.04'	102.82'	S 04°34'18" W
C4	25.00'	38.76'	34.99'	N 45°35'16" W
C5	25.00'	39.78'	35.72'	N 44°24'44" E
C6	650.55'	111.43'	111.29'	N 00°26'43" W
C7	650.55'	67.11'	67.08'	N 07°25'01" E
C8	320.00'	62.17'	62.07'	N 05°33'57" E
C9	200.00'	50.56'	50.43'	N 07°14'32" W

FOR:	TRI V DEVELOPMENT, LLC
AT REQUEST:	SAME
PROJECT:	21-100 FP
DATE:	10/14/22
PREPARED BY:	MB

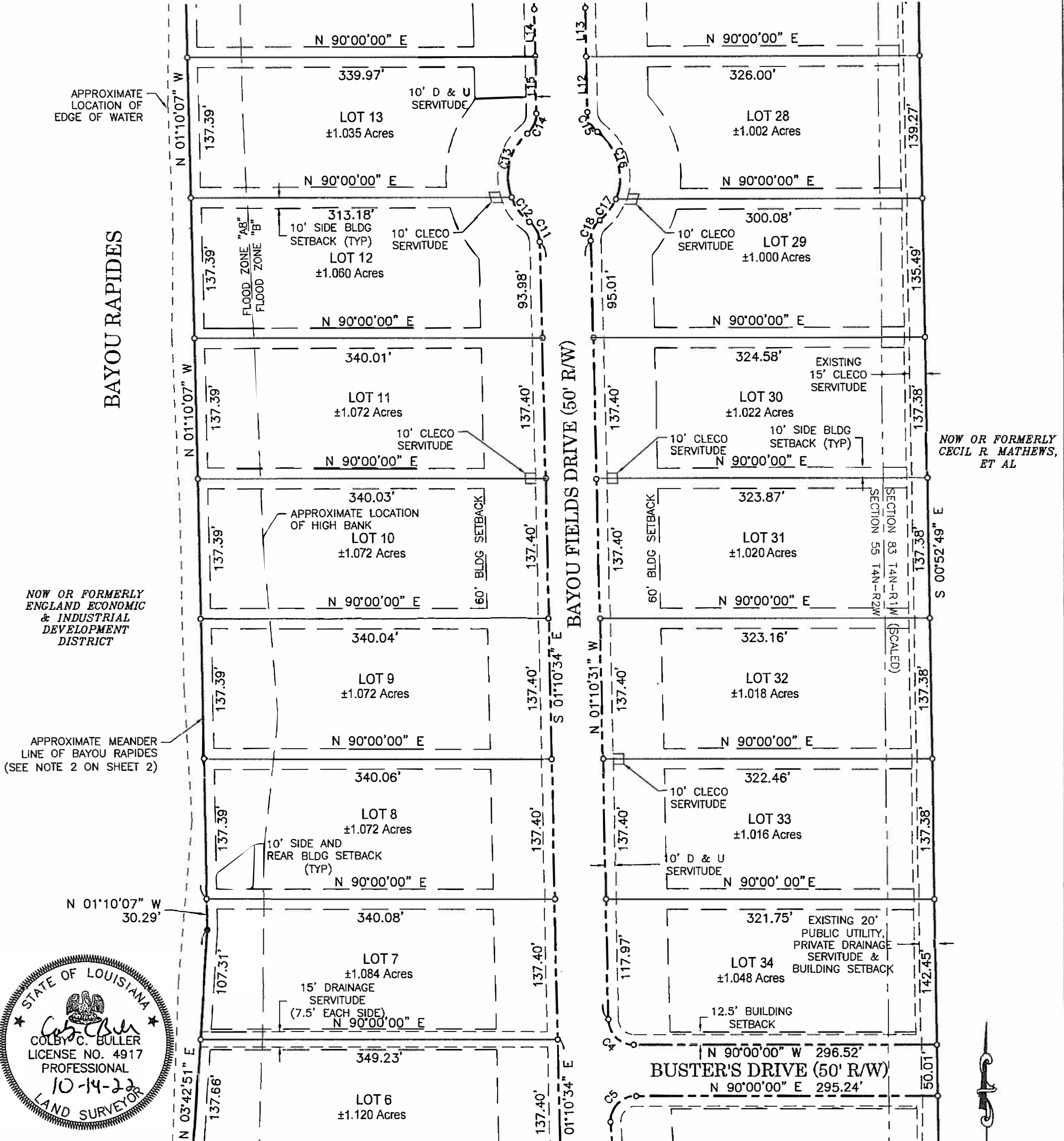
Monceaux
Buller
& Associates, LLC
civil engineers & land surveyors
610 Desoto Street Alexandria, LA 71301

BAYOU FIELDS SUBDIVISION

(LOTS 1-39)

LOCATED IN SECTION 55, TOWNSHIP 4 NORTH, RANGE 2 WEST & IN SECTION 83, TOWNSHIP 4 NORTH, RANGE 1 WEST, LOUISIANA MERIDIAN, SOUTHWEST LAND DISTRICT, RAPIDES PARISH, LOUISIANA

SEE SHEET 5 FOR CONTINUATION



NOW OR FORMERLY ENGLAND ECONOMIC & INDUSTRIAL DEVELOPMENT DISTRICT

NOW OR FORMERLY CECIL R. MATHEWS, ET AL

APPROXIMATE MEANDER LINE OF BAYOU RAPIDES (SEE NOTE 2 ON SHEET 2)



LEGEND:

- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- SET 1/2" IRON ROD
- ⊙ FOUND PK NAIL
- △ CALCULATED CORNER

D&U = DRAINAGE AND UTILITY

SEE SHEET 3 FOR CONTINUATION

LINE	BEARING	DISTANCE
L12	N 01°10'33" W	54.88'
L13	N 01°10'33" W	47.21'
L14	S 01°10'34" E	46.19'
L15	S 01°10'34" E	55.91'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C11	25.00'	22.39'	21.65'	N 26°50'06" W
C12	55.00'	30.41'	30.02'	N 36°39'20" W
C13	55.00'	68.12'	63.85'	N 14°39'45" E
C14	25.00'	22.39'	21.65'	N 24°28'59" E
C15	25.00'	22.39'	21.65'	S 26°50'05" E
C16	55.00'	72.41'	67.20'	S 14°46'43" E

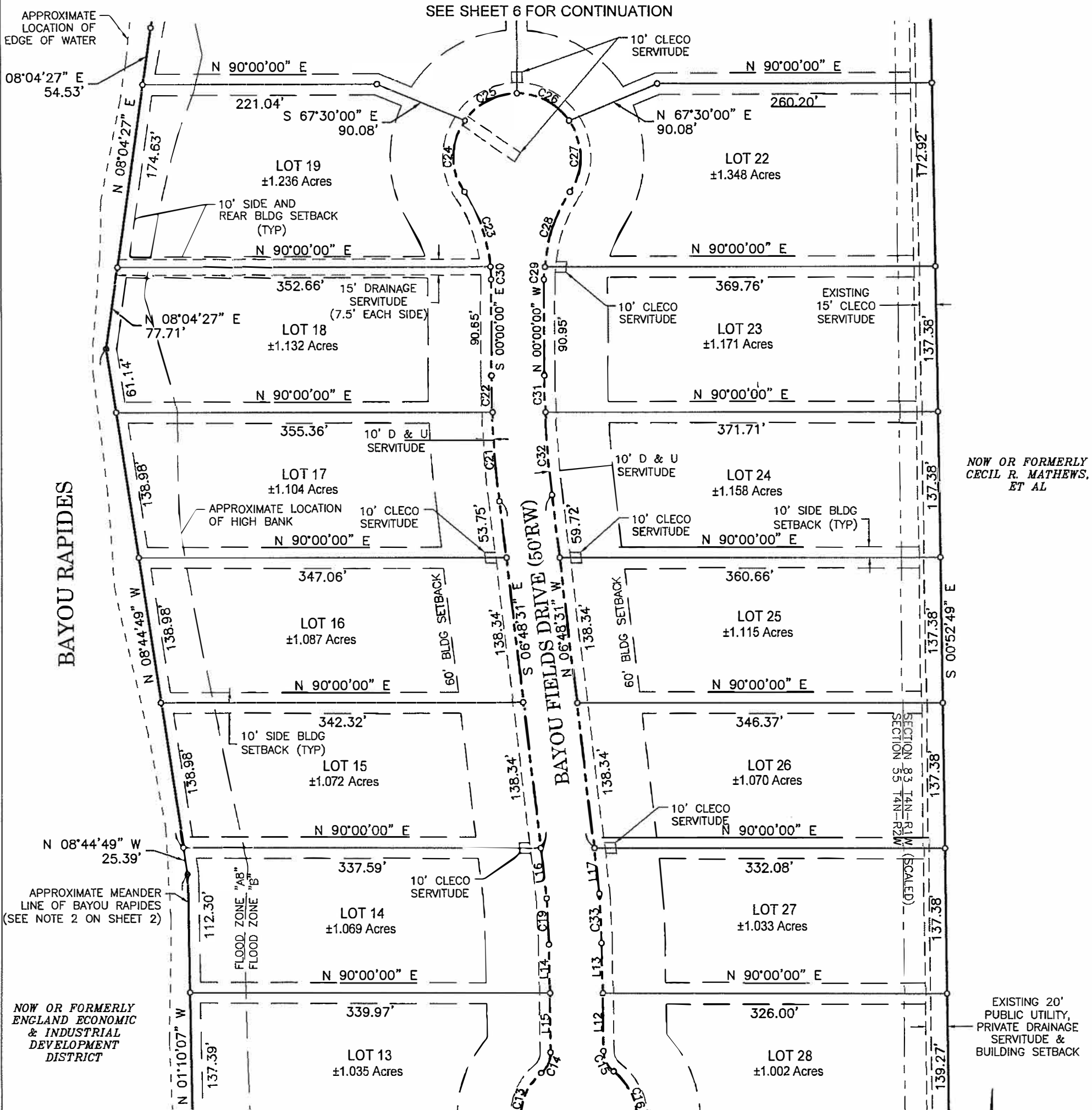
FOR:	TRI V DEVELOPMENT, LLC
AT REQUEST:	SAME
PROJECT:	21-100 FP
DATE:	10/14/22
REVISED:	N/A

Menceaux
Buller
 & Associates, LLC
 civil engineers & land surveyors
 610 Desoto Street Alexandria, LA 71301

BAYOU FIELDS SUBDIVISION

(LOTS 1-39)

LOCATED IN SECTION 55, TOWNSHIP 4 NORTH, RANGE 2 WEST & IN SECTION 83, TOWNSHIP 4 NORTH, RANGE 1 WEST, LOUISIANA MERIDIAN, SOUTHWEST LAND DISTRICT, RAPIDES PARISH, LOUISIANA



SEE SHEET 6 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION

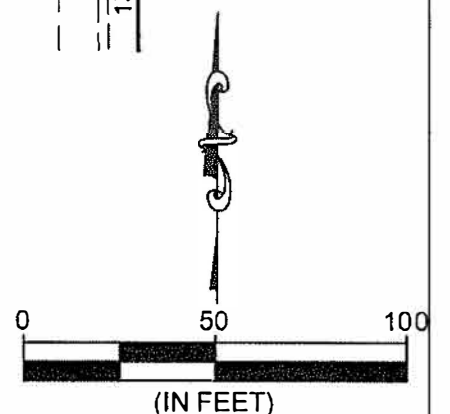
LEGEND:

- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- SET 1/2" IRON ROD
- FOUND PK NAIL
- △ CALCULATED CORNER

D&U = DRAINAGE AND UTILITY

LINE	BEARING	DISTANCE
L16	S 06°48'31" E	48.06'
L17	N 06°48'31" W	43.39'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C19	950.00'	43.51'	43.51'	S 02°29'16" E
C20	25.00'	22.39'	21.65'	S 24°29'00" W
C21	1000.00'	84.27'	84.24'	S 04°23'59" E
C22	1000.00'	34.65'	34.65'	S 00°59'34" E
C23	150.00'	75.89'	75.08'	S 19°06'51" E
C24	60.00'	71.67'	67.48'	S 00°36'43" W
C25	60.00'	57.77'	55.57'	S 62°24'57" W
C26	60.00'	57.77'	55.57'	N 62°24'57" W
C27	60.00'	71.56'	67.40'	N 00°39'46" W
C28	150.00'	75.94'	75.13'	N 19°00'12" E
C29	150.00'	11.78'	11.78'	N 02°15'01" E
C30	150.00'	12.10'	12.09'	S 02°18'36" E
C31	950.00'	34.65'	34.65'	N 01°09'49" W



FOR:	TRI V DEVELOPMENT, LLC
AT REQUEST:	SAME
PROJECT:	21-100 FP
DATE:	10/14/22
REVISED:	N/A

Monceaux Buller & Associates, LLC
 civil engineers & land surveyors
 610 Desoto Street Alexandria, LA 71301

NOW OR FORMERLY
 CECIL R. MATHEWS,
 ET AL

EXISTING 20'
 PUBLIC UTILITY,
 PRIVATE DRAINAGE
 SERVITUDE &
 BUILDING SETBACK

BAYOU RAPIDES

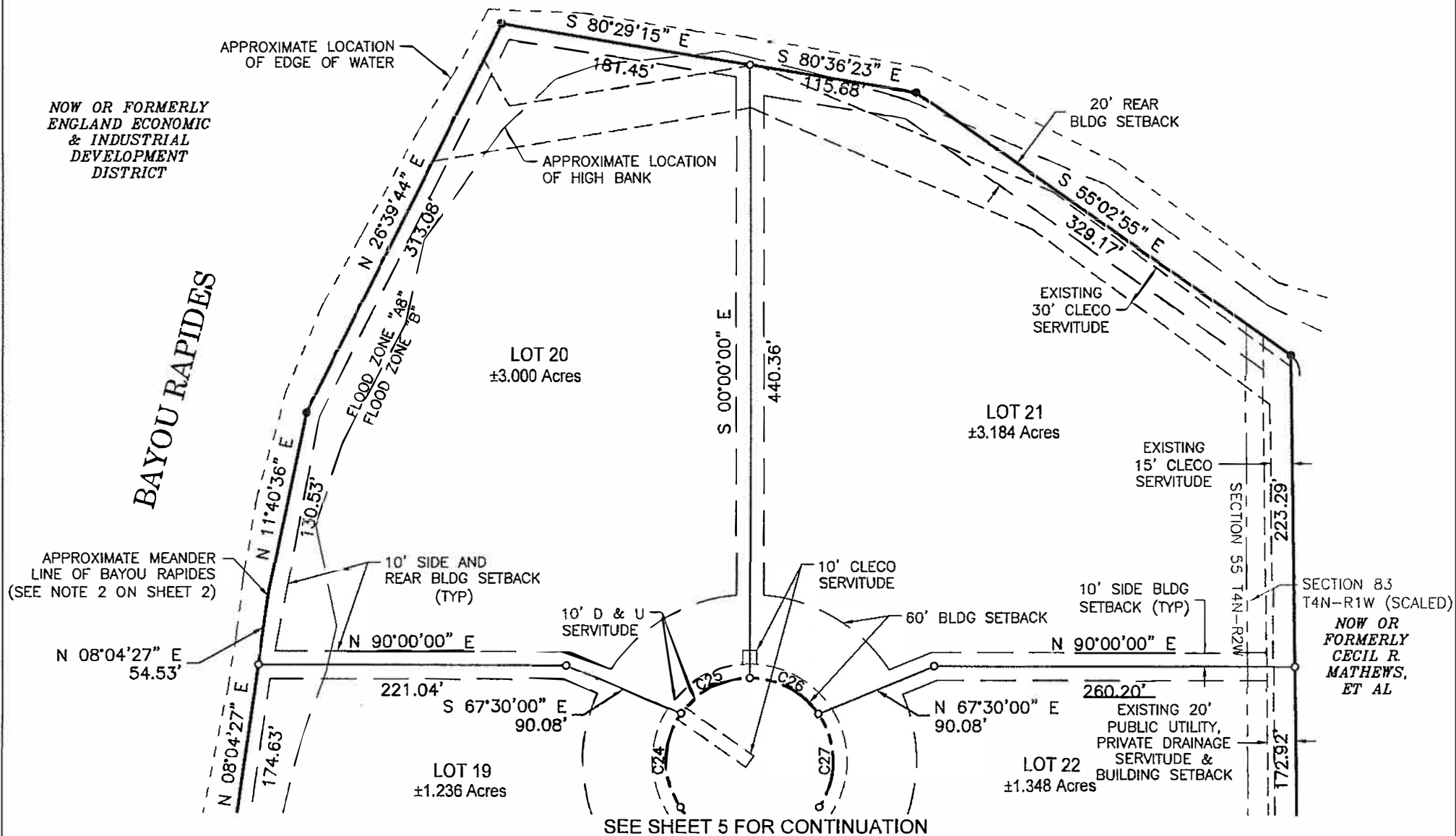
SECTION 55
 T4N-R1W
 S83-14N-2W

(SCALED)

BAYOU FIELDS SUBDIVISION

(LOTS 1-39)

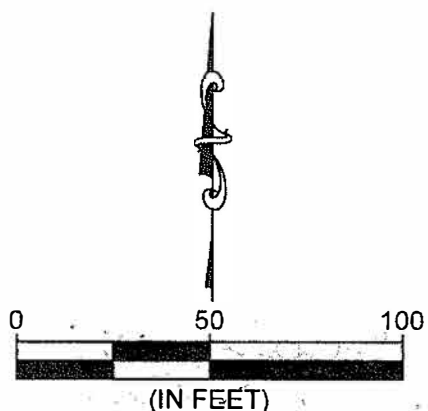
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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C25	60.00'	57.77'	55.57'	S 62°24'57" W
C26	60.00'	57.77'	55.57'	N 62°24'57" W

LEGEND:

- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- SET 1/2" IRON ROD
- ⊙ FOUND PK NAIL
- △ CALCULATED CORNER
- D&U = DRAINAGE AND UTILITY



FOR:	TRI V DEVELOPMENT, LLC
AT REQUEST:	SAME
PROJECT:	21-100 FP
DATE:	10/14/22
REVISED:	N/A

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& Associates, LLC
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