

LINE/CHORD BEARING	CHORD	ARC	RADIUS
C1	S65°27'27"E	20.41	21.03
C2	S65°27'27"E	35.51	39.48
C3	S60°47'53"E	33.27	33.92
C4	N24°35'04"E	42.55	43.95
C5	N65°42'18"E	40.19	45.45
C6	N65°42'18"E	43.90	45.45
C7	N67°44'23"E	26.69	27.02
C8	N67°44'23"E	26.69	27.02
C9	N67°44'23"E	26.69	27.02
C10	N67°44'23"E	26.69	27.02
C11	S44°47'48"E	35.20	39.06
C12	N24°03'13"E	20.41	21.03
C13	N24°03'13"E	40.82	42.05
C14	N24°03'13"E	40.82	42.05
C15	N19°59'21"E	34.25	34.86
C16	N19°59'21"E	42.21	43.58
C17	N19°59'21"E	42.21	43.58
C18	N24°08'10"E	40.82	42.05
C19	N24°08'10"E	40.82	42.05
C20	N45°17'23"E	35.51	39.48
C21	N45°17'23"E	43.90	45.45
C22	N45°17'23"E	43.90	45.45
C23	N25°51'12"E	54.88	55.30
C24	S36°42'52"W	1.57	1.57
C25	N67°42'03"E	35.56	39.27
C26	S07°59'07"E	35.56	39.27
C27	S07°59'07"E	35.56	39.27
C28	N58°12'29"E	35.56	39.27
C29	N58°12'29"E	35.56	39.27
C30	S44°42'30"W	40.19	41.35
C31	S35°31'23"W	42.98	44.43
C32	S17°08'14"E	37.79	38.25
C33	N67°45'27"W	35.07	38.32
C34	S72°04'48"E	20.41	21.03
C35	S31°55'22"W	35.44	35.46
C36	S19°17'39"W	52.58	52.72
C37	S19°17'39"W	52.58	52.72
C38	S05°50'59"W	41.05	41.13
C39	S45°36'53"W	35.76	39.84
C40	N44°23'07"W	34.95	38.70
C41	N44°23'07"W	20.41	21.03
C42	N44°23'07"W	20.41	21.03
C43	S11°56'27"E	56.67	60.25
C44	N43°15'00"W	47.34	49.31
C45	N65°31'09"E	36.95	37.84
C46	N07°11'24"W	65.66	71.63
C47	N07°11'24"W	20.41	21.03
C48	N07°11'24"W	20.41	21.03
C49	S44°42'30"W	35.20	39.06
C50	S44°42'30"W	35.20	39.06
C51	N45°17'23"E	35.51	39.48
C52	S44°23'07"E	34.95	38.70
C53	N45°36'53"E	35.76	39.84
C54	S44°27'48"E	35.20	39.06
C55	N45°17'23"E	35.51	39.48
C56	N52°45'27"W	81.46	81.46
C57	N52°45'27"W	81.46	81.46
C58	N57°11'24"W	85.07	85.08
C59	N57°11'24"W	115.07	115.08
C60	S60°21'24"E	208.67	208.71
C61	N57°11'24"W	84.40	84.40
C62	N57°11'24"W	84.40	84.40
C63	N57°11'24"W	131.19	131.19

Legal Description
That certain tract of land in Lafayette Parish, Louisiana, being located in Section 5, T-11-S, R-5-E. Said tract contains 49.233 acres, and is more fully described as follows:

Commencing at the Point of Beginning; thence along a curve to the right having an arc length of 907.39', a radius of 3000.00', a chord bearing of South 67°39'07" East, and a chord distance of 903.94 feet; thence South 52°59'07" East, a distance of 1077.51 feet; thence South 27°01'44" East, a distance of 72.74 feet; thence South 08°11'27" East, a distance of 306.57 feet; thence North 89°26'09" West, a distance of 395.96 feet; thence North 89°26'09" West, a distance of 395.96 feet; thence North 89°33'08" West, a distance of 934.64 feet; thence North 00°01'41" West, a distance of 281.64 feet; thence North 00°02'29" West, a distance of 783.07 feet; thence North 89°39'40" West, a distance of 7.66 feet; to the Point of Beginning.

***FLOOD NOTE:**

THIS PROPERTY HAS BEEN DETERMINED TO BE LOCATED IN THE BE LOCATED IN THE FOLLOWING ZONE AS INDICATED BY THE EFFECTIVE FLOOD INSURANCE RATE MAP FOR THE PARISH OF LAFAYETTE, LOUISIANA, MAP NUMBER 22055C0070 G EFFECTIVE DATE JANUARY 19, 1996:

ZONE X - AREAS DETERMINED TO BE WITHIN THE 100 YEAR FLOOD ZONE A - AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN

****FLOOD NOTE**

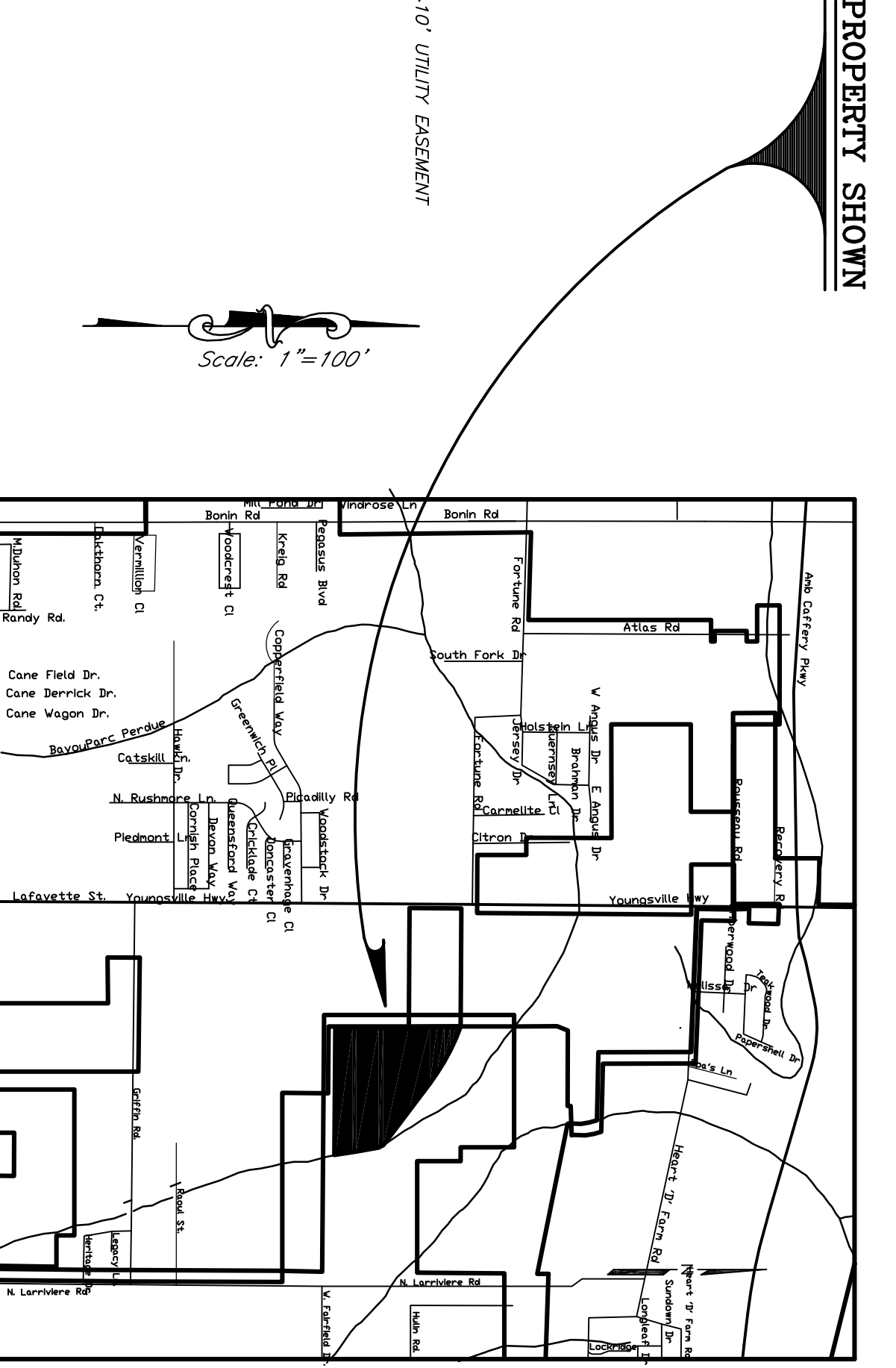
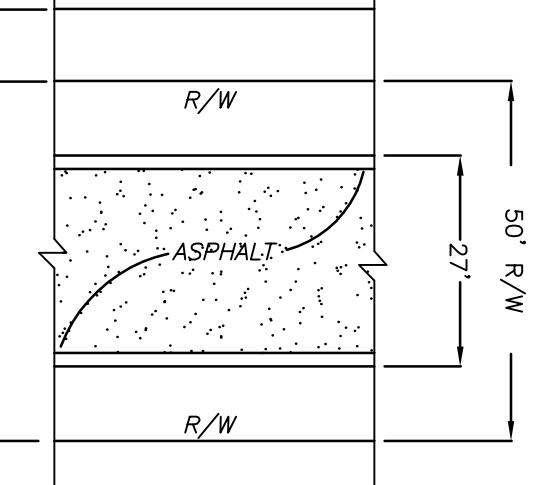
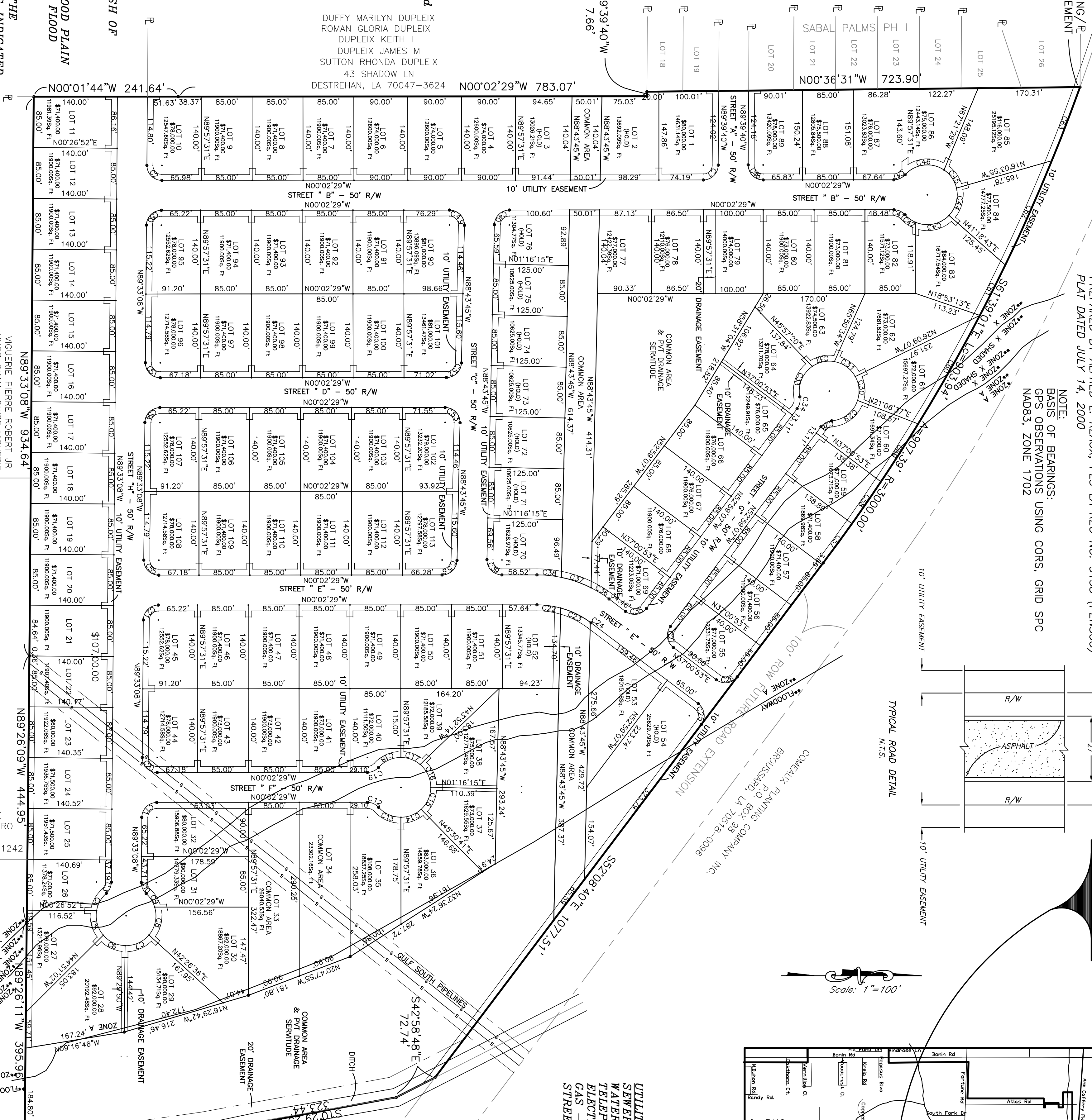
THIS PROPERTY HAS BEEN DETERMINED TO BE LOCATED IN THE FOLLOWING ZONE (X), (X SHSD), (ZONE A) & FLOODWAY AS INDICATED BY THE REVISED PRELIMINARY FLOOD INSURANCE RATE MAP FOR THE PARISH OF LAFAYETTE, LOUISIANA, MAP NUMBER 22055C0276J REVISED PRELIMINARY DATE SEPTEMBER 6, 2011

NO ATTEMPT HAS BEEN MADE BY COMEAUX ENGINEERING & CONSULTING, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THOSE FURNISHED BY THE OWNER OR HIS/HER REPRESENTATIVE.

POINT OF BEGINNING/R POINT OF COMMENCEMENT

REFERENCE PLAT SHOWING PROPERTY OF COMEAUX PLANTING COMPANY, INC. PREPARED BY ALFRED L. REAUX, PLS LA REG NO. 3156 (PENSCO) PLAT DATED JULY 14, 2000

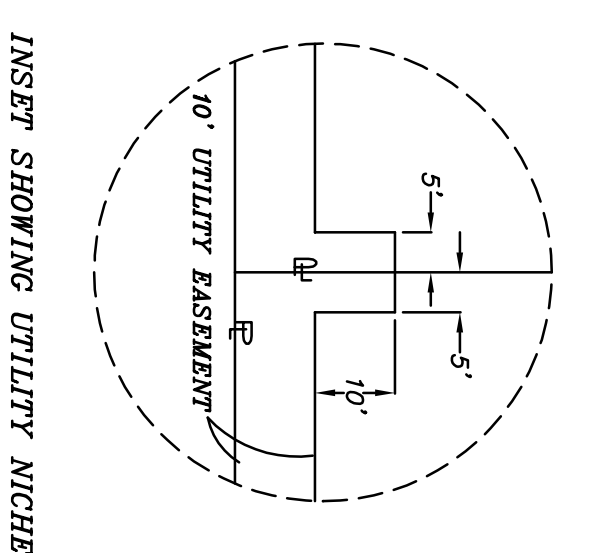
NOTE: OF BEARINGS: BASIS OBSERVATIONS USING CORN, GRID SPC NAD83, ZONE 1702



UTILITIES: WATER - CITY OF BROUSSARD TELEPHONE - AT&T ELECTRIC - ENERGY GAS - CENTERPOINT STREETS & DRAINAGE - ASPH, CURB & CUTTER

LEGEND
EASEMENT LINE
R/W LINE
OVERHEAD ELECTRIC
UNDERGROUND TELEPHONE
MUNICIPAL NUMBER

GRAPHIC SCALE 1"=2000'



OWNER/DEVELOPER
SABAL PALMS-BROUSSARD, LLC
C/O STEVE ASH
4530 JOHNSTON ST
LAFAYETTE, LOUISIANA 70503
PH. 337-984-2110
FAX 337-988-6339

ENGINEER/SURVEOR
COMEAUX ENGINEERING & CONSULTING
A PROFESSIONAL CORPORATION
WALTER S. COMEAUX, III, P.E., P.L.S.
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BROUSSARD, LOUISIANA 70518
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FAX 337-837-2217

SABAL PALMS PHASE II

A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRAPHIC SCALE 1"=100'

PRELIMINARY PLAT - NOT FOR RECORDATION

2013198_preliminary_7-08-14.DWG

JOB# 2013198

CLASS C SURVEY
DATE: NOVEMBER 7, 2013



COMEAUX ENGINEERING & CONSULTING
A PROFESSIONAL CORPORATION
P.O. BOX 452
BROUSSARD, LOUISIANA 70518

PRELIMINARY PLAT OF
SABAL PALMS PHASE II
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
LOCATED IN SECTION 5, T-11-S, R-5-E
CITY OF BROUSSARD
LAFAYETTE PARISH, LOUISIANA

