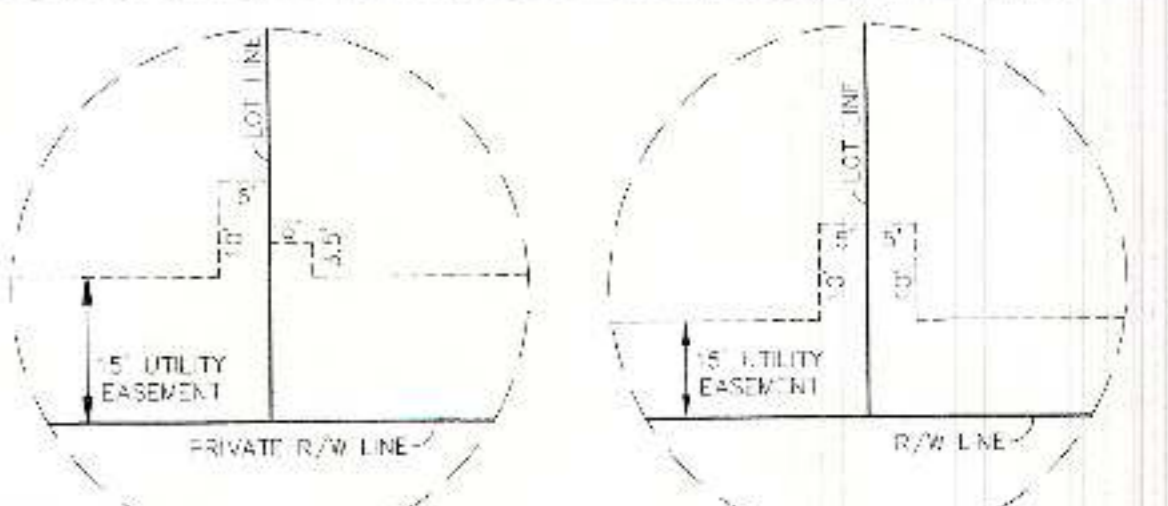


The utility easements and lines dedicated to the City of Broussard for its exclusive use and orderly development of public utilities. The City of Broussard may or may not allow third party utility providers to use these easements, and it is at the City's sole discretion. Third party utility providers have no rights until such time that the City gives them the authority to use same in writing. We the owner developers herein dedicate control and authority relative to the location and positioning of third party utility lines within the city easements. Any utility poles installed within this development that are to be dedicated to the third party provider shall be dedicated with expressed reservation that the city has free use of said poles for wireless communications and this right can be assigned to third parties. This approval of subdivision is conditioned on the above and supersedes any previous agreement between the developer, the City of Broussard and utility provider.

APPROVED FOR RECORDATION
 BROUSSARD CITY PLANNING DEPARTMENT
 DATE: 10/19/22
 MAYOR: [Signature]
 DATE: [Blank]



- LEGEND**
- SEWER MAN-HOLE
 - WATER VALVE
 - WATER METER
 - FIRE HYDRANT
 - HANDICAP SPACE
 - POWER POLE
 - GUY WIRE
 - LIGHT POLE
 - HANDICAP SIGN
 - DROP INLET
 - TREE
 - S.T.P. SEWER TREATMENT PLANT
 - S.C.O. SEWER CLEANOUT
 - URN MANHOLE
 - TELEPHONE MANHOLE
 - CENTERLINE OF ROAD
 - SET 1/2" ROD SET 1/2" IRON ROD
 - FND 1/2" ROD FOUND 1/2" IRON ROD
 - FND 1" PIPE FOUND 1" PIPE
 - PIPE GAS PIPELINE
 - OVERHEAD ELECTRIC
 - CHAIN LINK FENCE
 - WOOD FENCE
 - BARBED WIRE FENCE
 - CENTERLINE
 - C.A. COMMON AREA

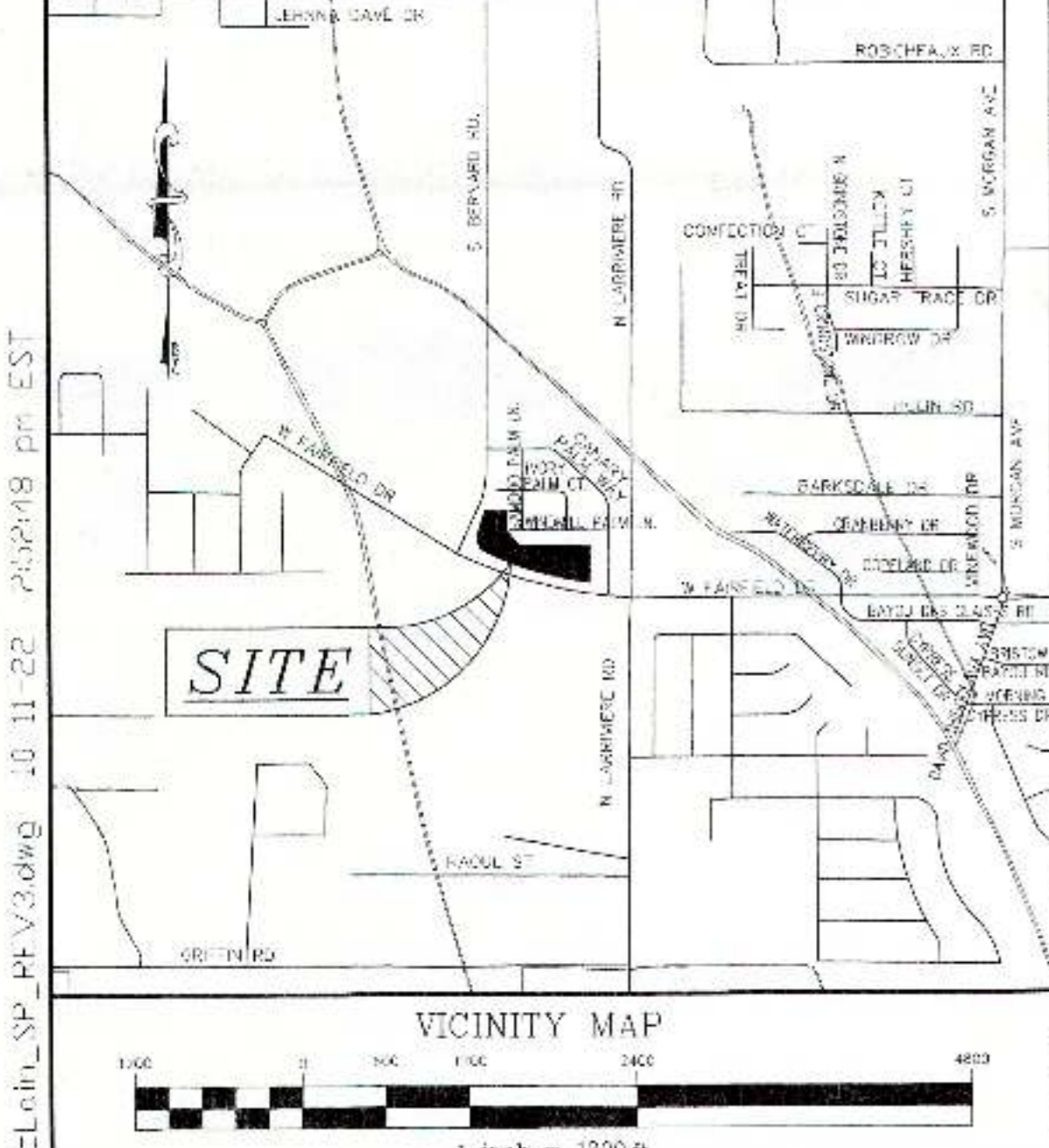
Copy of Original Filed with the Lafayette Parish Clerk of Court's Office
 Act # 2022-00041521
 On 10/19/22

A FINAL MAP OF SURVEY SHOWING A RESUBDIVISION OF COMMERCIAL LOT 1, SABAL PALMS, PH. 111-A, CREATING SABAL POINT (A RESIDENTIAL & COMMERCIAL DEVELOPMENT) STREET ADDRESS: W. FAIRFIELD DR. S. BERNARD RD.

LOCATED IN THE CITY OF BROUSSARD SECTION 5, T-11-S, R-5-E; LAFAYETTE PARISH, LOUISIANA

PREPARED BY: ANDRE E. MONTAGNET, P.E. 18881, P.L.S. 4484

MONTAGNET AND DOMINGUE, INC.
 136 CLARA VON DRIVE
 LAFAYETTE, LOUISIANA 70503
 Phone: (337) 981-2130 Fax: (337) 981-3282
 DATE: JULY 29, 2022 SCALE: 1"=40'
 REVISED: SEPTEMBER 28, 2022 9/28/22



NOTES:
 BEARINGS ARE BASED ON THE LOUISIANA COORDINATE SYSTEM OF 1983 (CONS 96), SOUTH ZONE.
 THIS SURVEY WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION BASED ON STANDARDS FOR CLASS C SURVEYS IN ACCORDANCE WITH THE APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
 THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED: DECEMBER 21, 2018 (ZONES X & X500) Panel No. 22050C0275 J.
 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.
 WATER AND SEWER MAINS SHOWN ARE TO BE PUBLIC, BUT DRAINAGE WILL NOT BE MAINTAINED BY THE CITY OF BROUSSARD.
 FENCES ARE NOT PERMITTED TO BE CONSTRUCTED ACROSS ANY PUBLIC UTILITY EASEMENT.

REQUIRED SETBACKS

FRONT	15'
SIDE	ZERO AND 6'
REAR	15'
--- SIDE SETBACK LINE	

TYPES OF IMPROVEMENTS

WATER	CITY OF BROUSSARD
SEWER	CITY OF BROUSSARD
ELECTRIC	REL. SOUTH
TELEPHONE	OPEN DITCH (EXISTING)
DRAINAGE	EXISTING ASPHALT
ROADWAY	CENTRIFUGAL
GAS	

GENERAL NOTES:
 TOTAL NUMBER OF LOTS: 19 COMMERCIAL/19 RESIDENTIAL
 TOTAL AREA OF DEVELOPMENT: 4.247 ACRES
 MINIMUM FRONTAGE: 25.00'
 MINIMUM LOT SIZE: 3,375 SQ. FT.
 MUNICIPAL ADDRESS:

OWNER
 COPLAN, LLC
 C/O STEVEN HEBERT
 106 SAINT NAZARE RD.
 BROUSSARD, LA 70518
 (337) 280-1312

APPLICANT
 BILLEAUD COMPANIES, LLC
 C/O STEVEN HEBERT
 106 ST. NAZARE RD.
 BROUSSARD, LA 70518
 (337) 280-1312

