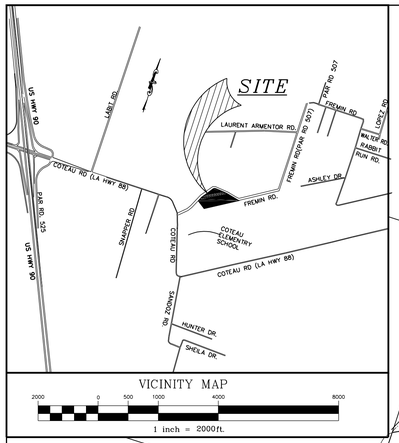

Parcel# 0100120000
Donald George Armentor
7112 Fremin Rd.
New Iberia, LA 70560

Parcel# 0101940000
Huey P. Fitch
c/o 402 Henkle St.
Jeanerette, LA 70544

Parcel# 0102270000
Charles H. Barthelemy, Jr.
1809 Laurent Armentor Rd
New Iberia, LA 70560

Parcel# 0103071010
Leonard P. LeBlanc
1803 Laurent Armentor Rd
New Iberia, LA 70560

Parcel# 0101218510
Kenneth Wayne Daigle
1709 Laurent Armentor Rd #9
New Iberia, LA 70560

Parcel# 0103071010
Leonard P. LeBlanc
1803 Laurent Armentor Rd
New Iberia, LA 70560

Parcel# 0100562000
Donny A. Bourgeois, Sr.
1617 Laurent Armentor Rd
New Iberia, LA 70560

Parcel# 0100120000
Donald George Armentor
7112 Fremin Rd.
New Iberia, LA 70560

Fd. Buggy Axle
0.82'N08°28'57"W
from corner

44.94'
N62°54'47"E

N 62°54'47" E 695.09'

F.I.R.

S00°01'58"W 691.83'

F.I.R. 0.65' S09°27'27"E FROM TRUE CORNER

342.89'

181.75'

F.I.P.

184.11'

D.I.P.

N 62°54'47" E 306.98'

F.I.P.

2066.42'

EXISTING DITCH

Parcel# 0104279990
Alton Joseph Romero, Jr.
4306 Bares Rd
Abbeville, LA 70510

UNPLATTED REMAINDER OF TRACT
MCLAIN INVESTMENTS, LLC
P.O. BOX 80064
LAFAYETTE, LA 70598-0064

F.I.R.

N 62°52'38" E 212.82'

N 62°54'27" E 320.88'

F.I.P.

Parcel#0102049000
Michael Fremin Freyou
c/o 614 Broussard St.
New Iberia, LA 70560

Parcel#010201900 Tract 6 & 7
John Paul Fremin
405 Julia St.
New Iberia, LA 70560

S27°03'01"E 333.56'

Parcel# 0103521000
Donald Joseph Menard
7312 Fremin Rd
New Iberia, LA 70560

N62°54'27"E 362.95'

S00°01'58"W 694.68'

46.70'
N58°57'58"E

Parcel# 0103120000
Thelma R. LeBlanc Living Trust
2818 Coteau Rd
NEw Iberia, LA 70560

N00°45'34"E 902.41'

EXISTING DITCH

R=70.00'
AL=72.33'
CB=S64°53'11"W
CH=69.15'

EXISTING DRAINAGE DITCH

S85°30'45"E 257.40'

R=670.00'
L=102.73'
CB=N81°07'13"W
CH=102.63

S76°43'40"E 380.09'

R=720.00'
AL=137.90'
CB=S29°47'55"W
CH=137.68'

N24°18'43"E 78.87'

FREMIN RD. (60.0' R/W)

N35°17'07"E 324.14'

C1 C2

68.93'

150.00'

38.47'

82.09'

147.05'

95.07'

10' UTILITY & DRAINAGE SERVITUDE

7817 7813 7811 7809 7805 7803

2 83,246 sq.ft.

3 50,444 sq.ft.

4 47,658 sq.ft.

5 47,368 sq.ft.

6 44,595 sq.ft.

7 33,992 sq.ft.

8 40,369 sq.ft.

7905

N36°02'13"W 397.54'

S31°02'02"E 455.08'

N31°02'02"W 493.84'

S31°02'02"E 440.84'

N27°27'59"W 354.98'

S24°08'13"E 287.42'

15' UTILITY SERVITUDE

304.11'

N54°31'06"W 268.10'

100.00' 100.00' 100.00' 100.00' 100.00'

200.00'

S58°57'58"W 1004.11'

Parcel# 0102049000
Michael Fremin Freyou
c/o 614 Broussard St.
New Iberia, LA 70560

S58°57'58"W 551.44'

F.I.BAR 0.87'
N08°54'00"E
FROM CORNER

591.10'

S58°57'58"W

SEC 25 T-11-S, R-5-E
SEC 30, T-11-S, R-6-E

EXISTING DITCH

N00°40'34"E 561.11'

SEC 25
SEC 36

L=261.78' R=650.00'

F.I.R.

N47°23'12"E 231.29'

D.I.R.

S58°57'58"W 743.18'

UNPLATTED REMAINDER OF TRACT
MCLAIN INVESTMENTS, LLC
P.O. BOX 80064
LAFAYETTE, LA 70598-0064

RESERVED FOR FUTURE
PUBLIC ROAD R/W

COTEAU RD (HWY 88) R/W VARIES

GRID N: 564065.884
GRID E: 3097001.751
LATITUDE: 30°02'59.250"
LONGITUDE: 91°54'51.818"

F.I.R.

R/W LINE

FREMIN RD. (60' R/W)

R/W LINE

COTEAU RD (HWY 88)

8.55'

32.86'

32.86'

31.12'

DIST. F.I.R.

TYPICAL UTILITY SERVITUDE NICHE

10' 5'

LOT LINE

15' UTILITY SERVITUDE

10' UTILITY & DRAINAGE SERVITUDE

R/W LINE

NOTES:

"THIS SURVEY WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION BASED ON STANDARDS FOR CLASS C SURVEYS IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

THIS PROPERTY NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO THE EFFECTIVE F.E.M.A. FLOOD INSURANCE RATE MAP DATED: DECEMBER 2, 2011 (ZONE X) Panel No. 22045C0025E.

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.

REFERENCE NOTES:

REFERENCE PLAT BY R.B. MARIE– DATED FEBRUARY 23, 1967 RECORDED ACT 138662 COB 504–523

REFERENCE PLAT BY E. LEO REDDOCH RECORDED ACT 84–10572

REFERENCE PLAT BY R.B. MARIE DATED AUGUST 13, 1974 RECORDED SHOWING PARTITION OF LAURENT ARMENTOR ESTATE

PLAT BY STEPHEN J LANGLINAIS DATED FEBRUARY 12, 1982 SHOWING PARTITION OF JOSEPH REMERO ESTATE

DRIVEWAY CULVERT CHART:

LOTS 2 THRU 4 – 15" DIA RCP
LOTS 5 THRU 8 – 36" DIA RCP

CULVERTS TO BE SET PER GRADE AND ELEVATION SHOWN ON RECORD CONSTRUCTION PLANS. GRADES TO BE SET BY SURVEYOR OR ENGINEER.

TYPES OF IMPROVEMENTS

WATER	COTEAU WATER DISTRICT 3
SEWER	INDIVIDUAL SEWER TREATMENT PLANT
ELECTRIC	ENTERGY
TELEPHONE	BELL SOUTH
DRAINAGE	OPEN DITCH
ROADWAY	EXISTING ASPHALT
ZONING CLASSIFICATION	R–1

GENERAL NOTES

TOTAL NUMBER OF LOTS	7
TOTAL AREA OF DEVELOPMENT	7.98 ACRES
MINIMUM FRONTAGE	107.73' (LOT 4)
MINIMUM LOT SIZE	33,992 Sq. Ft. (LOT 7)
	MUNICIPAL ADDRESS

C1	C2
R=70.00'	R=70.00'
AL=25.71'	AL=46.62'
CB=S45°48'20"W	CB=S75°24'24"W
CH=25.56'	CH=45.77'

OWNER/APPLICANT

MCLAIN INVESTMENTS, LLC
ATTN: BRYAN MCLAIN
P.O. BOX 80064
LAFAYETTE, LA 70598–0064
(337)839–1616

ESTATE OF LOUISIANA
A. E. MONTAGNET
License No. 4484
PROFESSIONAL
LAND SURVEYOR

DATE	DESCRIPTIONS	BY
4/12/17	COMBINED LOT 1 & 2, NOW LOT 2	AEM
3/24/17	ADD DRAIN SERV & CULV CHART	AEM

REVISIONS

A FINAL MAP OF SURVEY SHOWING
THE RIDGE ESTATES
(A SINGLE–FAMILY RESIDENTIAL DEVELOPMENT)
STREET ADDRESS: FREMIN RD.
NEW IBERIA, LA 70560
LOCATED IN SECTIONS 25 & 36, T–11–S, R–5–E; IBERIA PARISH, LOUISIANA

PREPARED BY: _____
ANDRE' E. MONTAGNET
P. L. S. NO. 4484
C. E. NO. 18687

MONTAGNET AND DOMINGUE, INC.
136 CLARA VON DRIVE
LAFAYETTE, LOUISIANA 70503
Phone: (337)981–2130 Fax: (337)981–3282
DATE: APRIL 25, 2016 SCALE: 1"=100'
LATEST REVISION OF MARCH 24, 2017

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

MCLAIN_8LOTS_BLA.dwg 41217 101150

F:\CAD\DWG\14ALT\PROJ\cnclain1.dwg MCLAIN\BLA\PS TIE ALL.DWG 3/7 2017