Curve Table				
Curve #	Radius	Length	Chord Bearing	Chord Distance
C1	350.00'	57.29'	S59°19'30"W	57.22
C2	350.00'	74.59'	S70°07'10"W	74.45
C3	350.00'	70.82'	S82°01'19"W	70.70
C4	350.00'	13.80'	S88°56'54"W	13.80
C5	25.00'	39.27'	N45°04'40"E	35.36
C6	25.00'	39.37'	N45°02'17"W	35.43
C7	750.00'	2.72'	S89°49'05"E	2.72
C8	750.00'	70.09'	N87°02'12"W	70.07
C9	300.00'	101.86'	N72°36'04"E	101.37
C10	300.00'	40.58'	N86°12'11"E	40.55
C11	25.00'	39.27'	S44°55'20"E	35.36
C12	25.00'	39.27'	N45°04'40"E	35.36
C13	25.00'	39.27'	S44°55'20"E	35.36
C14	25.00'	39.27'	N45°04'40"E	35.36
C15	700.00'	72.45'	S86°57'25"E	72.42
C16	25.00'	39.27'	S44°55'20"E	35.36
C17	25.00'	39.27'	S45°04'40"W	35.36
C18	25.00'	39.27'	N44°55'20"W	35.36
C19	25.00'	39.27'	N45°04'40"E	35.36
C20	25.00'	39.27'	N45°04'40"E	35.36
C21	25.00'	39.27'	S44°55'20"E	35.36
C22	25.00'	39.27'	S45°04'40"W	35.36
C23	25.00'	39.27'	N44°55'20"W	35.36
C24	350.00'	163.83'	N76°56'50"E	162.34
C25	350.00'	186.22'	N48°17'44"E	184.03
C26	300.00'	156.14'	N47°57'50"E	154.38
C27	350.00'	131.84'	S43°50'41"W	131.06
C28	300.00'	190.25'	S51°13'15"W	187.07
C29	300.00'	109.79'	S79°52'21"W	109.18

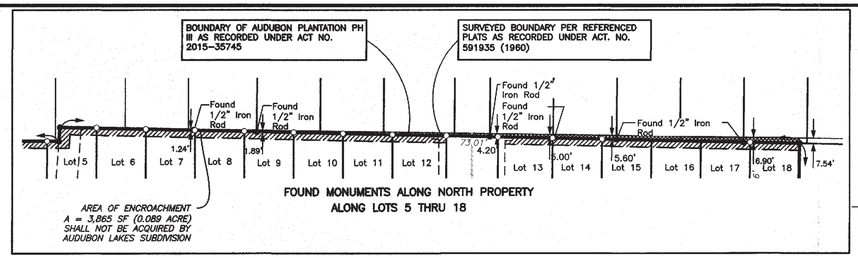
Parcel Table		
Parcel #	SQ.FT.	ACRES
1	12,390	0.284
2	10,408	0.239
3	9,176	0.211
4	8,883	0.204
5	9,865	0.226
6	10,107	0.232
7	10,003	0.230
8	9,899	0.227
9	9,806	0.225
10	9,713	0.223
11	9,615	0.221
12	10,223	0.235
13	10,116	0.232
14	9,205	0.211
15	9,104	0.209

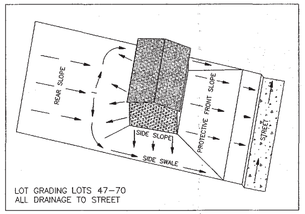
Parcel Table		
Parcel #	SQ.FT.	ACRES
16	9,004	0.207
17	8,903	0.204
18	8,889	0.204
19	12,602	0.289
20	12,600	0.289
21	11,200	0.257
22	11,200	0.257
23	9,616	0.221
24	9,100	0.209
25	9,100	0.209
26	9,100	0.209
27	9,100	0.209
28	9,796	0.225
29	9,123	0.209
30	9,206	0.211

Parcel Table		
Parcel #	SQ.FT.	ACRES
31	9,680	0.222
32	9,210	0.211
33	9,258	0.213
34	9,307	0.214
35	9,355	0.215
36	9,403	0.216
37	9,452	0.217
38	10,047	0.231
39	9,192	0.211
40	10,456	0.240
41	10,505	0.241
42	9,232	0.212
43	9,269	0.213
44	9,306	0.214
45	9,343	0.214

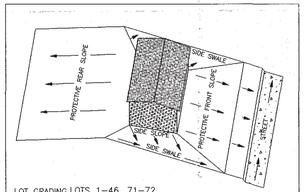
Parcel Table		
Parcel #	SQ.FT.	ACRES
46	11,657	0.268
47	9,616	0.221
48	8,515	0.195
49	8,515	0.195
50	8,515	0.195
51	8,515	0.195
52	9,616	0.221
53	9,616	0.221
54	8,515	0.195
55	8,515	0.195
56	8,516	0.195
57	8,516	0.195
58	9,616	0.221
59	9,616	0.221
60	8,515	0.195

Parcel Table		
Parcel #	SQ.FT.	ACRES
61	8,515	0.195
62	8,515	0.195
63	8,515	0.195
64	9,616	0.221
65	9,616	0.221
66	8,515	0.195
67	8,515	0.195
68	8,515	0.195
69	8,515	0.195
70	9,616	0.221
71	18,068	0.415
72	118,762	2.726

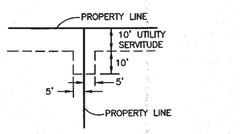




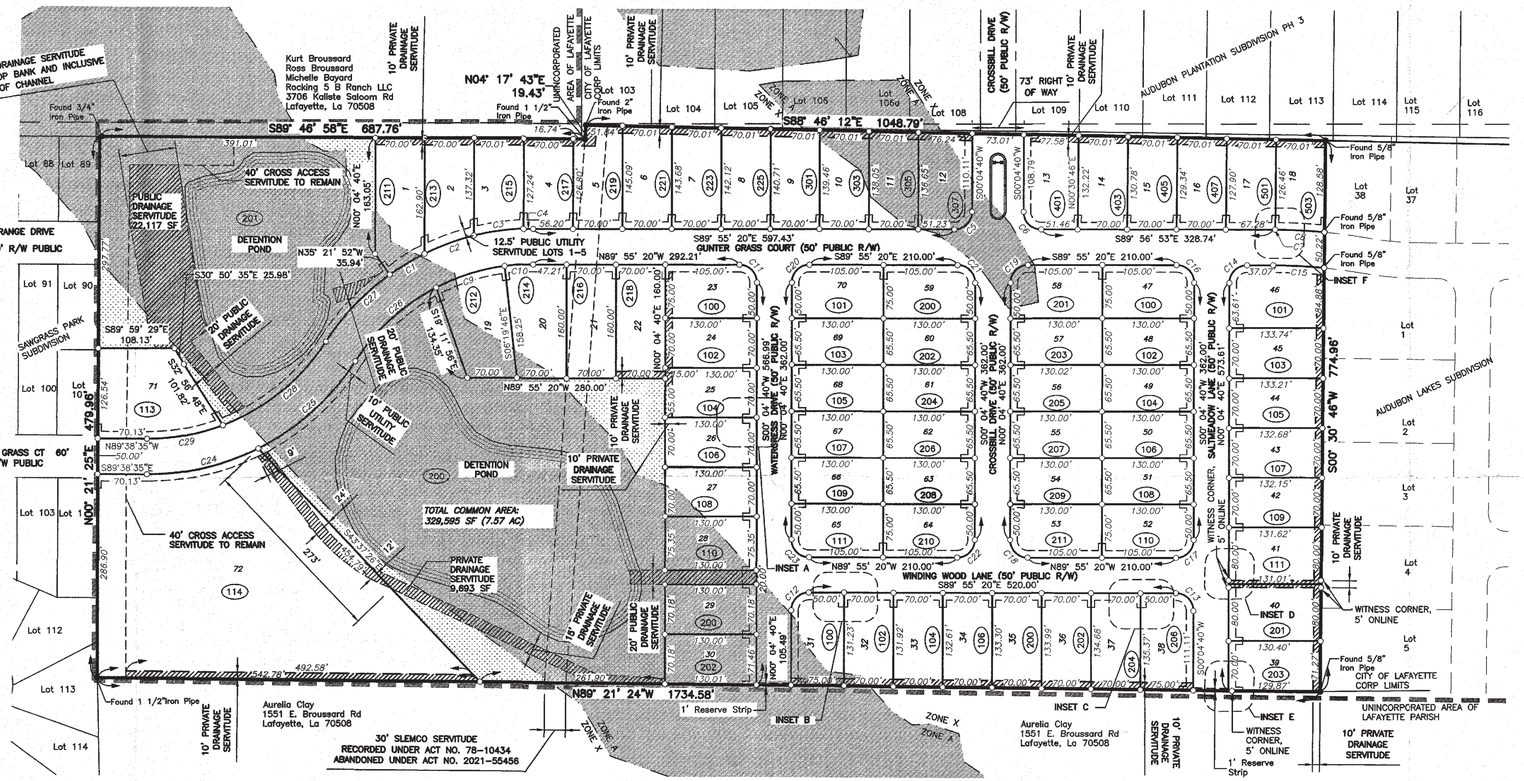
LOT GRADING LOTS 47–70
ALL DRAINAGE TO STREET

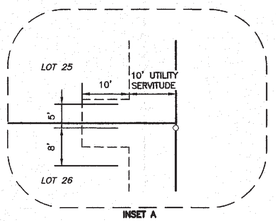


LOT GRADING LOTS 1–46, 71–72
DRAINAGE BOTH TO STREET & REAR LOT LINE

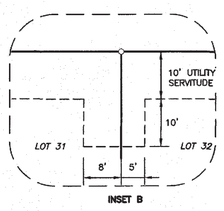


TYPICAL UTILITY NICHE
NOT TO SCALE

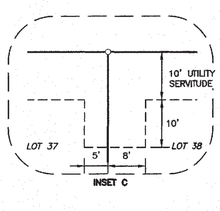




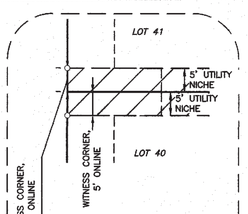
INSET A



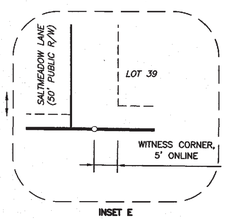
INSET B



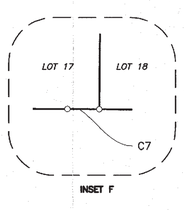
INSET C



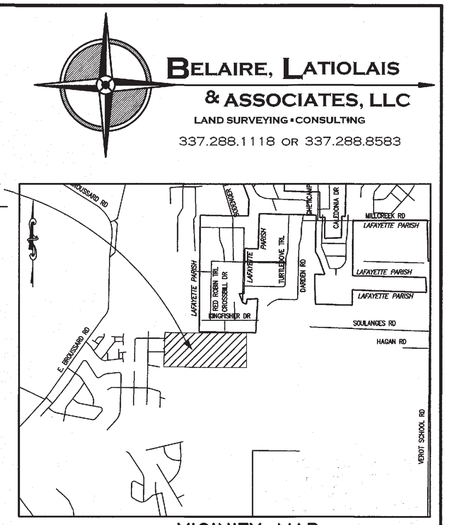
INSET D



INSET E



INSET F



VICINITY MAP
N.T.S.

BELAIRE, LATIOLAIS & ASSOCIATES, LLC
LAND SURVEYING • CONSULTING
337.288.1118 OR 337.288.8583

SAWGRASS PARK SUBDIVISION PH 1

Lot 88 Paul Dubois
Andrea Guidry
209 Range Dr
Lafayette, La 70508

Lot 89 Jordan Esquivel
211 Range Dr
Lafayette, La 70508

Lot 90 Tina Matheson
210 Range Dr
Lafayette, La 70508

Lot 91 Connie Horton
208 Range Dr
Lafayette, La 70508

Lot 100 Hayley Melancon
Kevin Webre
109 Gunter Grass Ct
Lafayette, La 70508

Lot 101 John Beough
111 Gunter Grass Ct
Lafayette, La 70508

Lot 102 William Hotard
Candace Jackson
110 Gunter Grass Ct
Lafayette, La 70508

Lot 103 Alexis Doiga
108 Gunter Grass Ct
Lafayette, La 70508

Lot 112 Cedric & Amanda McDonald
109 Grays Cv
Lafayette, La 70508

Lot 113 Bobby & Brittany Abshire
110 Grays Cv
Lafayette, La 70508

Lot 114 Zachary & Hali Veillon
108 Grays Cv
Lafayette, La 70508

AUDUBON LAKES SUBDIVISION

Lot 38 Bay Point Construction LLC
1044 Hebert LN
Saint Martinville, LA 70582

Lot 37 Billy & Billie Mick
514 Pear Tree Cir.
Broussard, LA 70518

Lot 1 Audubon Lakes Development LLC
1000 Kidder Rd.
Carencro, LA 70520

Lot 2 Brennan & Kelly Leleux
105 Santander Dr.
Youngsville, LA 70592

Lot 3 Sai Chennamsetty
Suguna Veeramachineni
102 Fernridge Dr.
Lafayette, LA 70508

Lot 4 Audubon Lakes Development LLC
1000 Kidder Rd.
Carencro, LA 70520

Lot 5 Audubon Lakes Development LLC
1000 Kidder Rd.
Carencro, LA 70520

AUDUBON PLANTATION SUBDIVISION PH 3

Lot 103 Tyler & Lori Chapman
310 Torrenova Circle
Lafayette, La 70508

Lot 104 Bolgiano Custom Homes, LLC
901 E. Broussard Rd.
Lafayette, La 70508

Lot 105 Christopher & Shannon Quebedeau
207 Kingfisher Dr.
Lafayette, LA 70508

Lot 107 Jack & Stephanie Goodwin
304 Barkhill Dr.
Lafayette, LA 70508

Lot 108 Fakher AsFour
Samah Zeidan
201 Kingfisher Dr.
Lafayette, LA 70508

Lot 109 Marcus & Karla Schmitz
115 Kingfisher Dr.
Lafayette, LA 70508

Lot 110 Marcus & Karla Schmitz
115 Kingfisher Dr.
Lafayette, LA 70508

Lot 111 Tramaine & Alisha Leday
101 Everglades Dr
Lafayette, La 70508

Lot 112 Tramaine & Alisha Leday
101 Everglades Dr
Lafayette, La 70508

Lot 113 Ricky & Chan Nguyen
107 Kingfisher Dr
Lafayette, LA 70508

Lot 114 Mike King
102 Flagstone Ct.
Lafayette, La 70503

Lot 115 Olivia Rae Farms LLC
300 Rue Beauregard Ste A
Lafayette, La 70508

Lot 116 Matthew & Kathryn Deggs
101 Kingfisher Dr.
Lafayette, LA 70508

APPROVED
LAFAYETTE PLANNING AND ZONING COMMISSION
BY _____
CHAIRPERSON OR DIRECTOR

*Approval of this plat shall not be deemed to constitute an acceptance of any street or other public improvements on the plat. Acceptance of public improvements shall remain with the local government having jurisdiction.

LOT AREA DETERMINATION	
TOTAL NUMBER OF LOTS	72
MINIMUM LOT AREA	0.195 ACRES (1,430 SQ.FT.)
TOTAL AREA	30.85 ACRES (1,343,655 S.F.)
COMMON AREA	7.57 ACRES (329,595 SQ.FT.)

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PENDING FLOOD INSURANCE RATE MAP (FIRM), WITH AN EFFECTIVE DATE OF DECEMBER 21, 2018 MAP PANEL NO. 22055C0225J THIS PROPERTY IS LOCATED IN FLOOD ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND NOT CONSIDERED A SPECIAL FLOOD HAZARD AREA AND FLOOD ZONE A, WHICH IS A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

ANY STRUCTURE, ENCLOSED ON THREE OR MORE SIDES, BUILT ON PROPERTY WHICH IS SUBJECT TO INUNDATION BY THE ONE HUNDRED (100) YEAR FLOOD ZONE/1% ANNUAL CHANCE FLOOD AS DEPICTED ON THIS PLAT SHALL BE ELEVATED SO AS TO INSURE THE LOWEST FLOOR OF SUCH STRUCTURE IS LOCATED AT A MINIMUM OF ONE (1') FOOT ABOVE THE BASE FLOOD ELEVATION HEIGHT FOR THAT AREA AT THAT TIME."

ANY DEVELOPMENT THAT FILLS OR MODIFIES THE SPECIAL FLOOD HAZARD AREA MUST MITIGATE THE DEVELOPMENT VOLUMETRICALLY.

GENERAL NOTES

RESEARCH OF UTILITY AND OTHER SERVITUDES NOT INCLUDED IN THIS SURVEY.

BEARINGS ARE GRID ON THE LOUISIANA COORDINATE SYSTEM, SOUTH ZONE NAD 1983 (2011, EPOCH:2010) BASED ON GPS OBSERVATIONS.

SIDEWALKS ARE REQUIRED ALONG ALL PUBLIC STREETS.

OWNER/DEVELOPER

AUDUBON PARC, LLC
210 MAGNATE DRIVE
LAFAYETTE, LOUISIANA

UTILITIES

GAS:	CENTERPOINT
SEWER:	LAFAYETTE UTILITIES SYSTEM
WATER:	LAFAYETTE UTILITIES SYSTEM
ELECTRIC:	LAFAYETTE UTILITIES SYSTEM
TELEPHONE:	AT&T
CABLE T.V.:	COX

REFERENCE PLAT

1. REFERENCE PLAT OF SURVEY SHOWING DIVISION OF PRELIMINARY PROPERTY OF TRIPLE J LAND & INVESTMENT, LLC PREPARED BY CRAIG P. SPIKES, DATED MAY 16, 2017.

2. REFERENCE FINAL PLAT OF AUDUBON LAKES PREPARED BY JOHN H MILLER, PLS, DATED JUNE 22, 2021 AND RECORDED UNDER ACT #2021-30821.

3. REFERENCE PLAT OF TRACT TO BE ACQUIRED BY AUDUBON PARC, LLC PREPARED BY JOHN H MILLER, PLS, DATED JULY 2, 2020 AND RECORDED UNDER ACT #2020-24645.

LEGEND:

●	INDICATES 1/2" I. ROD FOUND (UNLESS OTHERWISE INDICATED)
○	INDICATES 5/8" I. ROD SET
(XXX)	INDICATES MUNICIPAL NUMBER
	INDICATES SERVITUDE LINE
	INDICATES CORPORATE LIMIT LINE
	INDICATES SECTION LINE
	INDICATES FLOOD LINE
	DRAINAGE SERVITUDE
	COMMON AREA
	FLOOD ZONE

PLAT

SEE PLAT FILING CABINET
2022-843

FINAL PLAT OF
AUDUBON PARC
(A RESIDENTAIL SUBDIVISION)

LOCATED IN
SECTION 3, T11S–R4E
LAFAYETTE PARISH, LOUISIANA
SCALE: 1" = 100' DATE: DECEMBER 10, 2021

100' 0' 100' 200'
GRAPHIC SCALE: 1" = 100'

KERRY M. SIMON
PROFESSIONAL LAND SURVEYOR
LA. REG. NO. 5195
102 LODGEPOLE CIRCLE
LAFAYETTE, LA 70508
CELL: 337-591-4994

I HERBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION AND GUIDANCE AND IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AS STIPULATED IN THE RULES OF PROFESSIONAL CONDUCT SET FORTH BY THE L.S.B.R.P.E.L.S. AND CONFORMING TO THE CLASS C SURVEY DESCRIBED THEREIN.