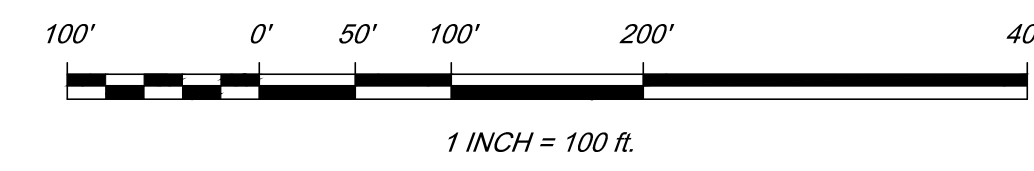


FINAL PLAT OF SURVEY SHOWING  
**GREYFORD ESTATES**

(GATED RESIDENTIAL SUBDIVISION)

LOCATED IN SECTION 80, TOWNSHIP 10 SOUTH, RANGE 4 EAST  
LAFAYETTE PARISH, LOUISIANA

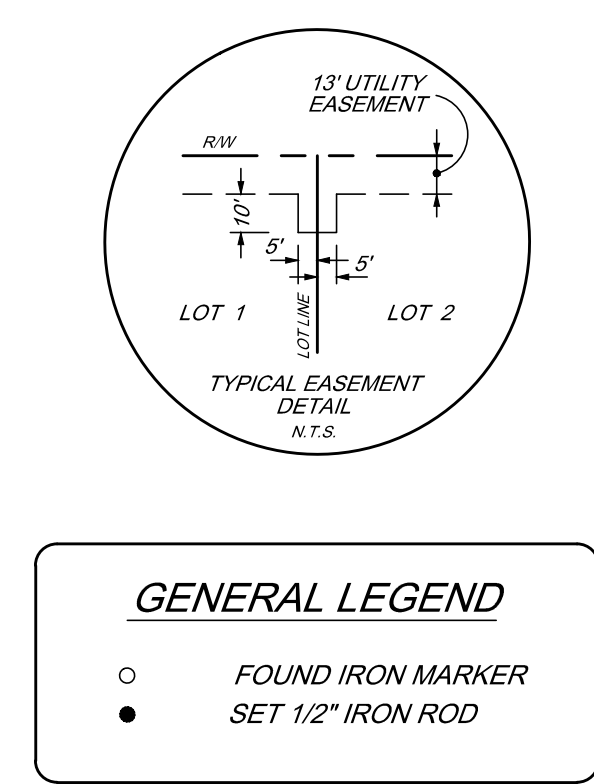


NO.	BEARING	DISTANCE
L1	N 27°21'18" E	23.44'
L2	S 27°12'22" W	25.00'
L3	N 27°12'22" E	25.00'
L4	S 52°36'02" W	45.52'
L5	S 87°07'10" W	62.05'
L6	N 62°48'48" W	53.26'
L7	N 29°43'24" W	45.68'
L8	N 15°11'42" E	23.91'
L9	N 16°29'58" E	55.32'
L10	N 26°48'47" E	50.00'
L11	S 30°06'01" W	19.40'
L12	S 62°56'20" E	35.84'
L13	N 08°31'36" W	34.16'

CURVE TABLE									
NO.	RADIUS	LENGTH	BEARING	DISTANCE	NO.	RADIUS	LENGTH	BEARING	DISTANCE
C1	225.00'	147.75'	N 43°49'57" W	145.11'	C34	742.07'	192.40'	S 55°21'59" W	191.86'
C2	275.00'	181.89'	N 43°58'05" W	178.59'	C35	25.00'	49.50'	N 60°28'48" E	41.80'
C3	175.00'	138.27'	N 85°42'51" W	135.62'	C36	440.68'	211.41'	N 17°20'45" E	207.13'
C4	125.00'	100.07'	N 85°34'44" W	97.42'	C37	380.68'	237.05'	S 13°38'26" W	233.24'
C5	125.00'	86.94'	N 42°43'10" W	85.20'	C38	25.00'	25.57'	S 33°29'46" E	24.47'
C6	325.00'	113.45'	N 12°47'38" W	112.87'	C39	25.00'	35.91'	N 76°03'15" E	32.90'
C7	25.00'	26.18'	N 32°47'38" W	25.00'	C40	125.00'	124.99'	N 63°32'51" E	119.85'
C8	25.00'	50.62'	S 59°11'42" W	42.41'	C41	25.00'	19.09'	N 70°18'43" E	18.63'
C9	440.71'	229.14'	S 16°04'58" W	226.57'	C42	50.00'	240.51'	S 06°13'54" W	67.17'
C10	380.71'	259.74'	N 11°50'48" E	256.65'	C43	25.00'	26.18'	N 65°58'03" W	25.00'
C11	25.00'	23.97'	N 35°19'21" W	23.07'	C44	75.00'	74.19'	S 55°41'38" W	71.20'
C12	25.00'	39.27'	N 72°12'22" E	35.36'	C45	275.00'	95.99'	S 12°47'38" E	95.51'
C13	25.00'	21.03'	N 03°06'14" E	20.41'	C46	75.00'	52.16'	S 42°43'10" E	51.12'
C14	50.00'	24.19'	S 82°47'38" E	66.67'	C47	75.00'	60.04'	S 85°34'44" E	58.45'
C15	25.00'	21.03'	S 51°18'04" W	20.41'	C48	225.00'	51.76'	N 78°04'41" E	51.65'
C16	25.00'	39.27'	S 17°47'38" E	35.36'	C49	25.00'	25.01'	N 56°00'42" E	23.98'
C17	792.07'	205.36'	N 55°21'59" W	204.78'	C50	25.00'	21.03'	N 03°15'37" E	20.41'
C18	893.43'	233.90'	N 55°26'20" W	233.23'	C51	50.00'	241.19'	S 62°38'42" E	66.67'
C19	777.39'	135.68'	N 67°58'20" W	135.51'	C52	25.00'	21.03'	S 51°26'59" W	20.41'
C20	1128.14'	112.63'	N 70°04'42" W	112.60'	C53	25.00'	42.78'	S 21°40'12" E	37.78'
C21	25.00'	25.77'	S 83°15'00" W	24.65'	C54	225.00'	30.55'	S 66°48'20" E	30.53'
C22	25.00'	21.03'	S 29°37'22" W	20.41'	C55	325.00'	165.56'	S 48°19'21" E	163.77'
C23	50.00'	241.19'	N 36°16'56" W	66.67'	C56	25.00'	35.47'	S 74°22'28" E	32.57'
C24	25.00'	21.03'	N 77°48'45" E	20.41'	C57	225.00'	78.54'	N 74°58'47" E	78.14'
C25	25.00'	50.31'	N 03°55'56" W	42.24'	C58	225.00'	125.01'	S 79°06'13" E	123.41'
C26	1128.14'	181.06'	N 56°59'03" W	180.86'	C59	25.00'	21.03'	S 87°16'55" E	20.41'
C27	775.00'	142.73'	N 57°39'46" W	142.53'	C60	50.00'	241.19'	S 26°48'47" W	66.67'
C28	75.00'	109.10'	S 75°23'22" W	99.73'	C61	25.00'	21.03'	N 39°05'32" W	20.41'
C29	125.00'	181.83'	N 75°23'22" E	166.22'	C62	175.00'	97.23'	N 79°06'13" W	95.98'
C30	625.00'	151.94'	S 57°39'46" E	151.73'	C63	175.00'	61.09'	S 74°58'47" W	60.77'
C31	1078.14'	308.74'	S 62°39'46" E	308.67'	C64	25.00'	39.27'	S 19°58'47" W	35.36'
C32	827.39'	144.41'	S 67°56'20" E	144.22'	C65	175.00'	114.92'	S 43°48'57" E	112.86'
C33	943.43'	246.99'	S 55°26'20" E	246.28'	C66	50.00'	90.12'	N 44°03'21" W	78.41'

ADJACENT PROPERTY OWNERS		
<b>DEL MAR SOUTH SUBD.</b>	<b>VILLE-MARIE SUBD.</b>	
LOT 43 GARY A. GUDRY 4314 US HWY. 167 LAURENCE, LA 70555	LOT 89 ROBERT K. RIVERS 760 CRESTLAWN DR. LAFAYETTE, LA 70503	LOT 99 HEIDI DASH 3708 W. WILLOW ST. SCOTT, LA 70583
LOT 38 CHRISTOPHER J. PHASECKI 111 BELLAIR PARK DR. LAFAYETTE, LA 70503	LOT 84 TAYLOR J. HARGROVE 111 RUE RODEAU LAFAYETTE, LA 70503	LOT 94 ADAM M. ENGLISH 603 BELLEVERDRE AVE. LAFAYETTE, LA 70503
LOT 25 JASON A. SANCHEZ 207 SANTA CRUZ LAFAYETTE, LA 70503	LOT 85 ROBERT K. RIVERS 111 RUE RODEAU LAFAYETTE, LA 70503	LOT 98 SHAWN L. ANDERSON 111 MULLROCK DR. LAFAYETTE, LA 70508
LOT 24 BRIAN P. LEGER 259 SANTA CRUZ LAFAYETTE, LA 70503	LOT 86 GARY T. DARCE, JR. 109 RUE RODEAU LAFAYETTE, LA 70503	LOT 96 TAMMY K. WINCH 103 RUE ALBAIN LAFAYETTE, LA 70503
LOT 23 & 22 CHRISTOPHER HORAPPE 207 SANTA CRUZ LAFAYETTE, LA 70503	LOT 87 BRYAN A. MULLINBACH 105 RUE RODEAU LAFAYETTE, LA 70503	LOT 95 JAYME RUSSO 103 RUE ALBAIN LAFAYETTE, LA 70503
LOT 11 & 8 FREDERICK W. SCHOEFFLER 115 SANTA CRUZ LAFAYETTE, LA 70503	LOT 88 JAYSON G. JOHNSON 103 RUE RODEAU LAFAYETTE, LA 70503	LOT 93 SHERI R. FREDERICK 3402 ROBLEY DR. LAFAYETTE, LA 70503

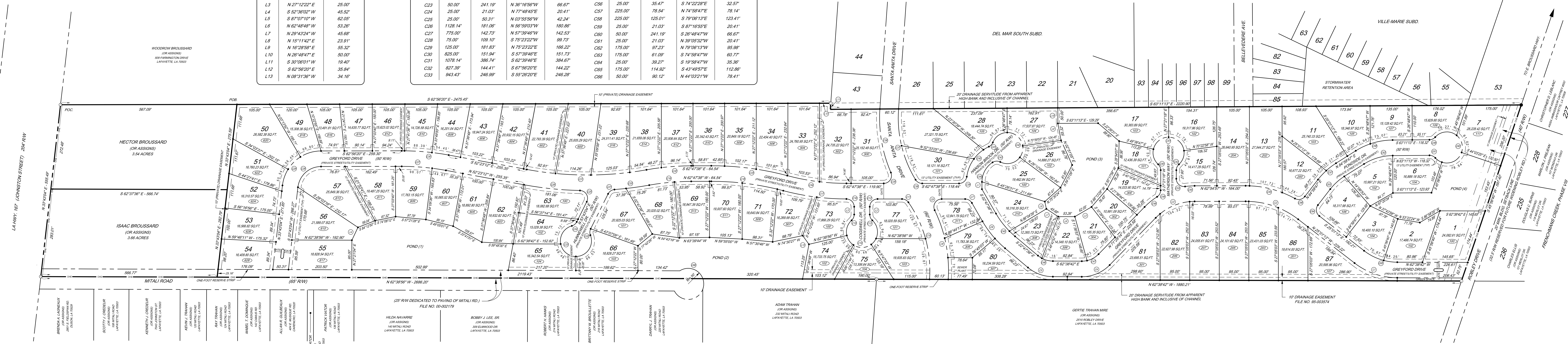
UTILITY COMPANIES	
<b>ELECTRIC - SLEMCO</b> 3420 NE EVANGELINE THRUWAY LAFAYETTE, LA (337) 895-5394	<b>PHONE - BELLSOUTH</b> 221 VENTURE WAY, STE B LAFAYETTE, LA (337) 279-6547
<b>WATER - LAFAYETTE UTILITIES SYSTEM</b> 1210 WALKER ROAD LAFAYETTE, LA (337) 291-5885	<b>GAS - CENTERPOINT ENERGY</b> 2500 HIGHWAY 14 NEW IBERIA, LA (337) 373-5242
<b>SEWER - LAFAYETTE UTILITIES SYSTEM</b> 1210 WALKER ROAD LAFAYETTE, LA (337) 291-5861	



BEARINGS ARE ORIENTED TO REFERENCE DWG. #1



WAYNE M. LABICHE & ASSOC., LLC  
LAND SURVEYORS  
117 EMILE VERRET  
NEW IBERIA, LA 70560-4650  
PHONE: 384-7695  
FAX: 389-4480



**STANDARD NOTES**

- NO ABSTRACT HAS BEEN MADE BY THIS SURVEYOR TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, OR OTHER BURDENS ON THIS PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT.
- THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "B" SURVEY (RESIDENTIAL AREAS) AS STIPULATED IN THE LOUISIANA ADMINISTRATIVE CODE, TITLE 46, PART LXI.
- THIS SURVEY IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AS STIPULATED IN PUBLICATION, TITLE 46 PROFESSIONAL & OCCUPATIONAL STANDARDS - PART LXI - SUB-PART 1 RULES - DATED 1-20-93.
- THIS PROPERTY IS LOCATED IN ZONE "X" (NON-FLOOD) AS SHOWN ON FLOOD INSURANCE RATE MAP BEARING COMMUNITY PANEL NUMBER 22055C0069G & 22055C0069S G, DATED JANUARY 19, 1996. REVISED PRELIMINARY FLOOD MAP PANEL 22055C0168 J, DATED SEPTEMBER 06, 2011 ALSO SHOWS THIS PROPERTY TO BE LOCATED IN ZONE "X" (NON-FLOOD).
- THE PRIVATE STREETS ARE NOT TO BE MAINTAINED BY LAFAYETTE CONSOLIDATED GOVERNMENT.
- COMMUNITY SEWER SYSTEM AND TREATMENT PLANT IS TO BE OWNED AND OPERATED BY LAFAYETTE UTILITY SYSTEM.

**REFERENCES:**  
IN PERFORMING THIS SURVEY REFERENCE WAS MADE TO THE FOLLOWING:

- BOUNDARY AND TOPOGRAPHIC SURVEY OF PROPERTY OWNED BY ISAAC AND HECTOR BROUSSARD, PREPARED BY DUBROC ENGINEERING, INC., DATED NOVEMBER 02, 2000.
- MAP OF SURVEY SHOWING PARTITION OF PROPERTY OWNED BY JAUBERT BROUSSARD HEIRS, PREPARED BY DANIEL DOMINGUE, RECORDED DECEMBER 27, 1994.
- FINAL PLAT OF SURVEY SHOWING DELMAR ESTATES SOUTH, PREPARED BY WAYNE M. LABICHE & ASSOCIATES, DATED NOVEMBER 08, 2005.
- FINAL PLAT OF VILLE-MARIE, PREPARED BY TIMOTHY L. COLLINS, DATED SEPTEMBER 12, 2006.

**GENERAL NOTES**

TOTAL AREA OF DEVELOPMENT - 52.00 ACRES  
TOTAL NUMBER OF LOTS - 87  
ZONING - NONE  
MINIMUM LOT SIZE - 10,981.09 SQ. FT.  
MINIMUM FRONTAGE - 33.72 FT.

**OWNER - DEVELOPER**  
CAPITALQUEST INDUSTRIES, LLC  
115 SANTA CRUZ DR.  
LAFAYETTE, LA 70503  
(337) 288-7803

**CERTIFICATION**  
I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND THAT NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES EXCEPT AS SHOWN.

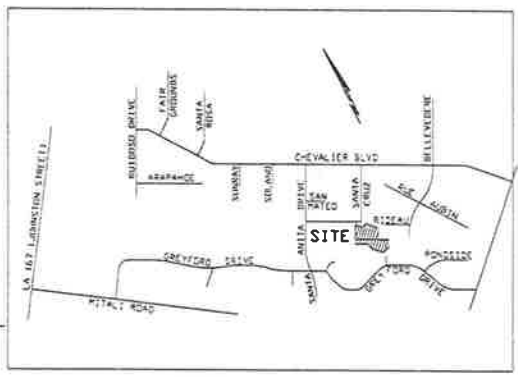
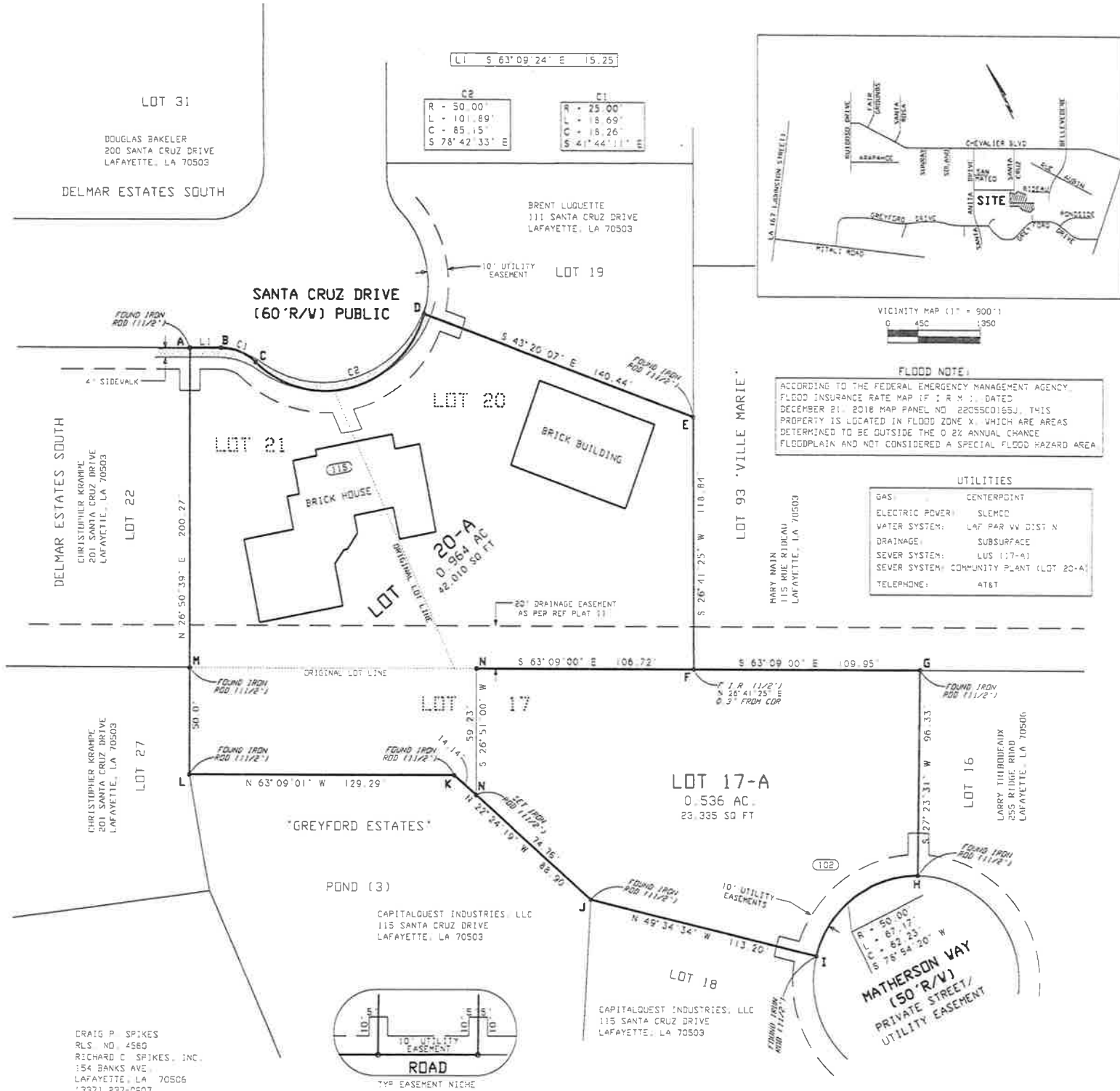
L.J. COMEAUX, JR., R.L.S.

**LEGAL DESCRIPTION:**  
THAT CERTAIN PARCEL OF LAND BEING 52.00 ACRES SITUATED IN SECTION 80, TOWNSHIP 10 SOUTH, RANGE 4 EAST, SOUTHWESTERN LAND DISTRICT, PARISH OF LAFAYETTE, LOUISIANA, SAID PARCEL BEING FURTHER DESCRIBED AS FOLLOWS:  
COMMENCING AT THE POINT OF INTERSECTION WITH THE SOUTHWESTERLY CORNER FOR THE PROPERTY OF WOODROW BROUSSARD OR ASSIGNS AND THE EASTERLY RIGHT-OF-WAY FOR HIGHWAY 167, PROCEED ALONG THE SOUTHERLY PROPERTY LINE FOR WOODROW BROUSSARD OR ASSIGNS, SOUTH 63 DEGREES, 07 MINUTES, 19 SECONDS EAST A DISTANCE OF 807.09 FEET TO A POINT AND CORNER, SAID POINT BEING THE POINT OF BEGINNING, THENCE SOUTH 63 DEGREES, 07 MINUTES, 19 SECONDS EAST A DISTANCE OF 1908.35 FEET TO A POINT AND CORNER, THENCE SOUTH 29 DEGREES, 55 MINUTES, 03 SECONDS WEST A DISTANCE OF 1840 FEET TO A POINT AND CORNER, THENCE SOUTH 63 DEGREES, 22 MINUTES, 11 SECONDS EAST A DISTANCE OF 2220.90 FEET TO A POINT AND CORNER AT THE WESTERLY RIGHT-OF-WAY FOR ROBLEY DRIVE, THENCE ALONG THE WESTERLY RIGHT-OF-WAY FOR ROBLEY DRIVE, SOUTH 45 DEGREES, 45 MINUTES, 42 SECONDS WEST A DISTANCE OF 87.40 FEET TO A POINT AND CORNER, THENCE NORTH 62 DEGREES, 49 MINUTES, 40 SECONDS WEST A DISTANCE OF 1880.21 FEET TO A POINT AND CORNER, THENCE NORTH 62 DEGREES, 49 MINUTES, 40 SECONDS WEST A DISTANCE OF 3119.43 FEET TO A POINT AND CORNER, THENCE NORTH 33 DEGREES, 32 MINUTES, 06 SECONDS EAST A DISTANCE OF 568.38 FEET TO A POINT BEING THE POINT OF BEGINNING.

PROJECT: GREYFORD ESTATES SUBDIVISION  
LAFAYETTE, LA

DATE	REVISION	BY

DRAWN BY: DDM  
CHK BY: LJC  
DATE: 11/03/16  
SCALE: AS SHOWN  
SHEET: 3 OF 42  
DRAWING NO. PLAT



**FLOOD NOTE:**  
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM), DATED DECEMBER 21, 2016 MAP PANEL NO. 220550165J, 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.

**UTILITIES**

GAS	CENTERPOINT
ELECTRIC POWER	SLEMCO
WATER SYSTEM	LAF PAR WW DIST N
DRAINAGE	SUBSURFACE
SEWER SYSTEM	LUS (17-A)
SEWER SYSTEM	COMMUNITY PLANT (LOT 20-A)
TELEPHONE	AT&T

**NOTES**

MINIMUM LOT SIZE:	23,335 SQ. FT.
MINIMUM LOT FRONTAGE:	67.17'
TOTAL AREA:	1,500 AC.
MUNICIPAL NUMBERS:	0
LIMITS OF DEDICATION:	A-B-C-D-E-F-G-H-I-J-K-L-A
TOTAL NUMBERS OF LOTS:	2
CURRENT ZONING:	NONE

OWNER/APPLICANT	OWNER
FREDERICK & DIEDRE SOEUFFLER 115 SANTA CRUZ DRIVE LAFAYETTE, LA 70503 337-288-7802	CAPITALQUEST INDUSTRIES, LLC 115 MAYARD DRIVE LAFAYETTE, LA 70503 225-625-4925
<b>LOTS 20 &amp; 21</b>	<b>LOT 17</b>

I CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED MEETS THE "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS C SURVEY, AS ADOPTED BY THE LA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS (LAC TITLE 46:XXI CH. 29).

**REFERENCE PLAT:**  
1) PLAT BY L. J. COMEAUX, JR., RLS OF DELMAR ESTATES SOUTH: 10-05-2004 (2005-5059C)  
2) PLAT BY L. J. COMEAUX, JR., RLS OF GREYFORD ESTATES: DATED 11-03-2016 (2017-2233)

I CERTIFY THAT THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION & CONTROL.

BOUNDARY LINE ADJUSTMENT PLAT SHOWING THE REDIVISION OF LOTS 20 & 21 OF DELMAR ESTATES SOUTH AND LOT 17 OF GREYFORD ESTATES INTO 2 LOTS TO BE KNOWN AS

**LOT 20-A OF DELMAR ESTATES SOUTH**  
(A RESIDENTIAL DEVELOPMENT)

AND

**LOT 17-A OF GREYFORD ESTATES**  
(A RESIDENTIAL DEVELOPMENT)

SECTION 80, T 10 S - R 4 E  
LAFAYETTE PARISH, LOUISIANA

SCALE: 1" = 30' DATE: JANUARY 16, 2023

