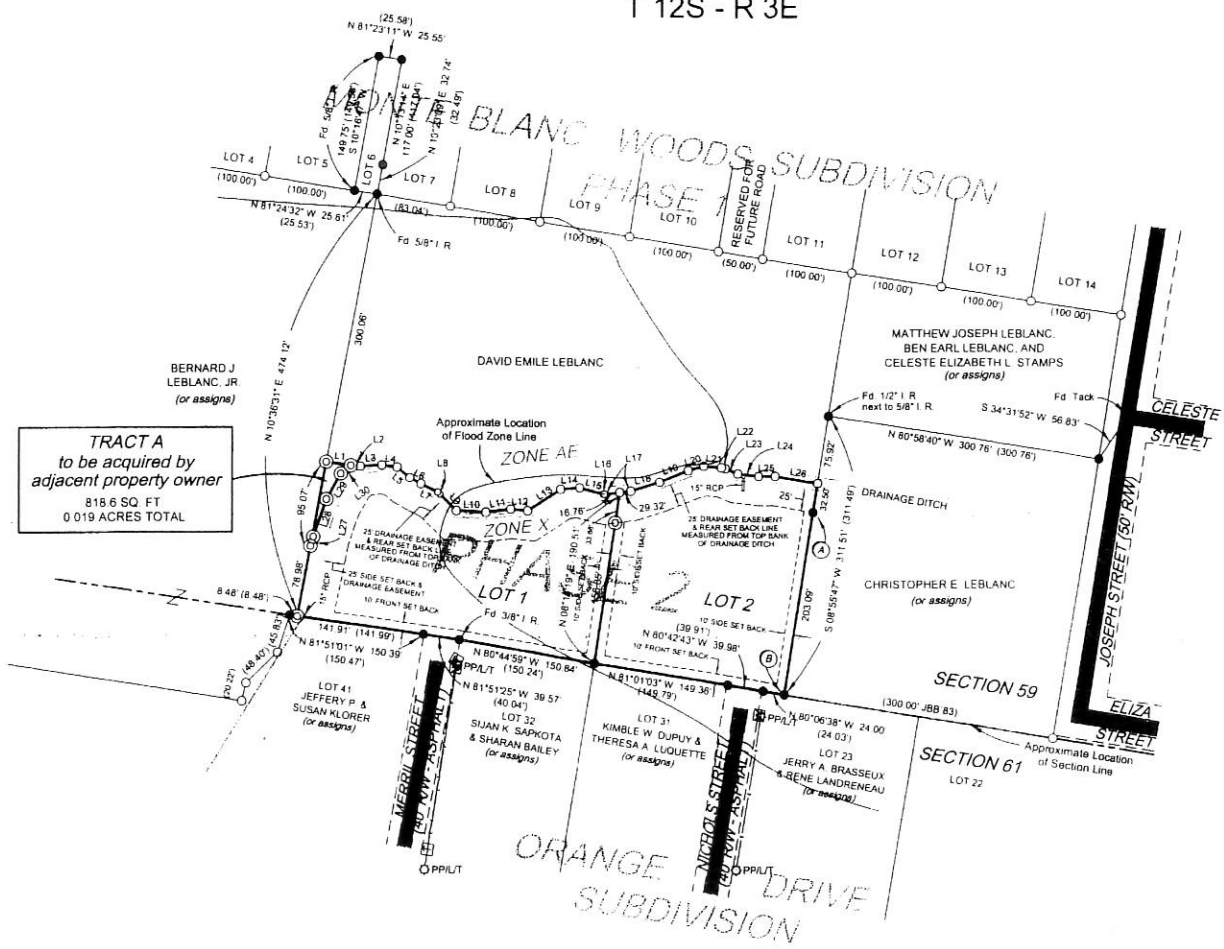
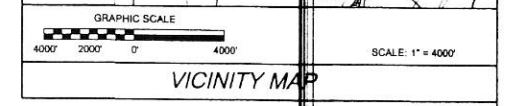
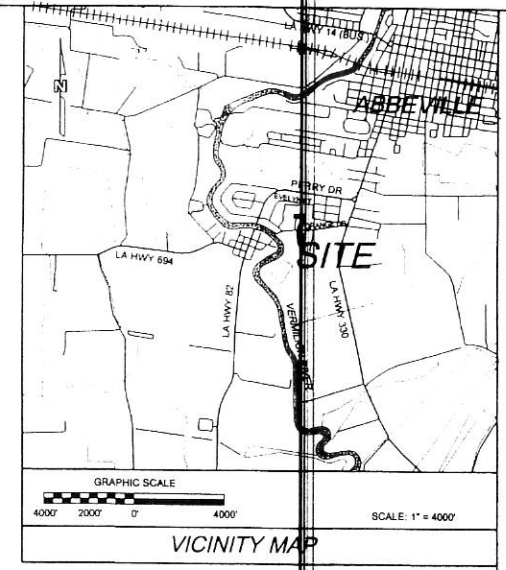
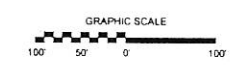


T 12S - R 3E



BASIS OF BEARING
Horizontal Bearings are based on GPS Observations using Louisiana State Plane Coordinate System, Louisiana South Zone, NAD83 Datum, CORS ID SJB1

PNT	NORTHING (Y)	EASTING (X)
A	529 335.31	3,022 453.83
B	529 134.68	3,022 422.31



OWNER/DEVELOPERS
DAVID EMILE LEBLANC
6244 FIRST AVENUE NORTHWEST
SEATTLE WASHINGTON 98107
RES PH (206) 782-1660
MOBILE PH (206) 331-0287

OWNERS CERTIFICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT. I ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL ROADS AND ROAD RIGHT-OF-WAY, DRAINAGE, AND UTILITY EASEMENTS TO PUBLIC USE.
David Emile LeBlanc
DAVID EMILE LEBLANC

UTILITIES/CONTACTS/GENERAL INFORMATION	
TYPE OF DEVELOPMENT	SINGLE-FAMILY RESIDENTIAL
TOTAL NUMBER OF LOTS	2
TOTAL AREA OF DEVELOPMENT	2.371 ACRES
MINIMUM LOT FRONTAGE	213.34 FEET
MINIMUM LOT SQUARE FOOTAGE	48,247.7 SQ. FT.
SEWERAGE	INDIVIDUAL DISPOSAL SYSTEM (As approved by the La. Dept. of Health & Human Resources) (See GENERAL NOTES, Note 1) VERMILION PARISH HEALTH UNIT MS VICKY GRANGER TOLPS 401 SOUTH ST CHARLES ABBEVILLE, LA 70510 PH. (337) 853-1443
WATER	SOUTHEAST WATER DISTRICT #2 TONY RICHARD 417 TRAHAN STREET ABBEVILLE, LA 70510 PH. (337) 852-1072
ELECTRIC	ENTERGY TOM SMOAK 2623 CAMERON STREET LAFAYETTE, LA 70506 PH. (337) 272-3037
TELEPHONE	AT&T LOUISIANA TOM DIERMANN 221 VENTURE WAY STE B LAFAYETTE, LA 70507 PH. (337) 279-5047 FAX. (337) 279-7908
ROADS	EXISTING ASPHALT
DRAINAGE	EXISTING DRAINAGE DITCH

LINE	BEARING - DISTANCE
L1	S 81°26'33" E - 27.54'
L2	S 84°56'04" E - 10.71'
L3	N 86°50'22" E - 24.01'
L4	S 82°44'33" E - 16.94'
L5	S 50°47'22" E - 16.52'
L6	S 80°50'38" E - 14.12'
L7	S 63°38'27" E - 20.19'
L8	S 47°42'01" E - 3.82'
L9	S 45°14'19" E - 25.23'
L10	S 87°18'27" E - 32.55'
L11	N 81°50'22" E - 27.83'
L12	S 84°56'42" E - 18.61'
L13	N 56°24'37" E - 43.19'
L14	S 85°34'28" E - 21.35'
L15	N 75°15'07" E - 26.50'
L16	S 77°27'44" E - 1.52'
L17	N 83°10'11" E - 29.32'
L18	N 72°44'48" E - 33.01'
L19	N 68°12'50" E - 34.92'
L20	N 74°17'22" E - 17.53'
L21	S 86°15'43" E - 19.49'
L22	S 76°46'13" E - 4.57'
L23	S 67°50'31" E - 14.80'
L24	S 83°12'41" E - 23.56'
L25	N 89°45'21" E - 18.39'
L26	S 80°18'46" E - 47.91'
L27	N 16°25'48" E - 10.87'
L28	N 19°20'31" E - 44.05'
L29	N 29°30'07" E - 32.48'
L30	N 50°35'49" E - 14.34'

ALL NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENTS WITHIN SPECIAL FLOOD HAZARD AREAS SHALL COMPLY WITH THE PROVISIONS OF THE VERMILION PARISH FLOOD DAMAGE PREVENTION ORDINANCE LATEST EDITION. ADDITIONAL INFORMATION CAN BE OBTAINED FROM THE VERMILION PARISH FLOODPLAIN ADMINISTRATOR.

SETBACK LINES
1) FRONT SETBACK LINES-10 FEET (10')
2) REAR SETBACK LINES-25 FEET (25') (ESTABLISHED FROM TOP BANK OF DRAINAGE DITCH)
3) SIDE SETBACK LINES-10 FEET (10') (ESTABLISHED FROM SIDE BOUNDARY LINES) EXCEPT, LOT 1-WEST BOUNDARY LINE SIDE SETBACK-25 FEET (25') (ESTABLISHED FROM TOP BANK OF DRAINAGE DITCH)

FLOOD ZONE INFORMATION
This property is located partially in Zone AE, BASE FLOOD ELEVATION OF 10.6 FEET N.A.V.D. and partially in Zone X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, in accordance with Vermilion Parish Flood Insurance Rate Map, Community Number 220221, Map Number 22115C0335F, Effective Date of January 19, 2011, Index dated January 19, 2011.

REFERENCE DOCUMENTS
1) Final Plat showing Survey and Subdivision of Monte Blanc Woods Subdivision Phase 1 belonging to Bernard J. LeBlanc, Jr., David Emile LeBlanc, Matthew Joseph LeBlanc, Ben Earl LeBlanc and Celeste Elizabeth L. Stamps prepared by Stephen J. Langlais, P.E., P.L.S. dated April 1, 2010, Revised May 5, 2012.

SUMMARY OF ACRES			
TRACT NUMBER	TOTAL ACREAGE	SQ. FOOTAGE	USABLE ACREAGE
LOT 1	1.108	48,247.7	0.763
LOT 2	1.244	54,206.6	0.811
TOTAL ACREAGE			2.352

EACH PROSPECTIVE HOMEOWNER MUST CONTACT THE VERMILION PARISH HEALTH UNIT, SANITARIAN SERVICES OFFICE TO COMPLETE AN APPLICATION FOR INSTALLATION OF INDIVIDUAL SEWAGE. THE APPLICATION WILL HELP TO DOCUMENT THE TYPE OF SEWER TREATMENT PLANT AND PROPER PLACEMENT ON PROPERTY.

STANDARD SURVEY NOTES
1) This plat represents my actual on the ground survey and meets the Standards of Practice for Property Boundary Surveys under a Class C Survey as stipulated in the Louisiana Administrative Code Title 46, Part LXI.
2) This survey plat does not include the research, investigation and locations of servitudes, rights-of-way, easements, or utilities on the property.
3) No attempt has been made by this surveyor to verify title or actual legal ownerships.

LEGEND

Set 5/8" Iron Rod	⊙
unless noted otherwise	
Found 1/2" Iron Rod	●
unless noted otherwise	
Calculated Point	○
unless noted otherwise	
Water Flushing Riser	⊞
Transformer	⊞
Power Pole w/light & Transformer	⊞
Telephone Box	⊞
Electric Line (overhead)	—
Reinforced Concrete Pipe	—
15" RCP	
Call Information	(100)

FINAL PLAT
Showing SURVEY & SUBDIVISION of
MONTE BLANC WOODS SUBDIVISION
PHASE 2
Said property is situated in Section 59, T12S-R3E, Parish of Vermilion, State of Louisiana.
Scale: 1" = 100' March 28, 2013

Surveyed by
S. J. LANGLAINIS & ASSOCIATES, INC.
Consulting Engineers - Land Surveyors
2413 Veterans Memorial Drive
Abbeville, Louisiana 70510
(337) 893-7643
sjlcompany@aol.com
Stephen J. Langlais
Stephen J. Langlais, P.E., P.L.S.
La. Surveyor's Reg. No. 4251

MONTE-BLANC WOODS SUBDIVISION
PHASE 2
 DAVID EMILE LEBLANC
 SEATTLE, WA 98107
 Ph. 206-782-1660 (RESIDENCE)
 Ph. 206-331-0287 (MOBILE)

S. J. LANGLAINIS & ASSOCIATES, INC.
 CONSULTING ENGINEERS - LAND SURVEYORS
 ABBEVILLE, LOUISIANA 70510
 Ph. (337) 893-7643
 sjlcompany@aol.com

DATE: MARCH 28, 2013