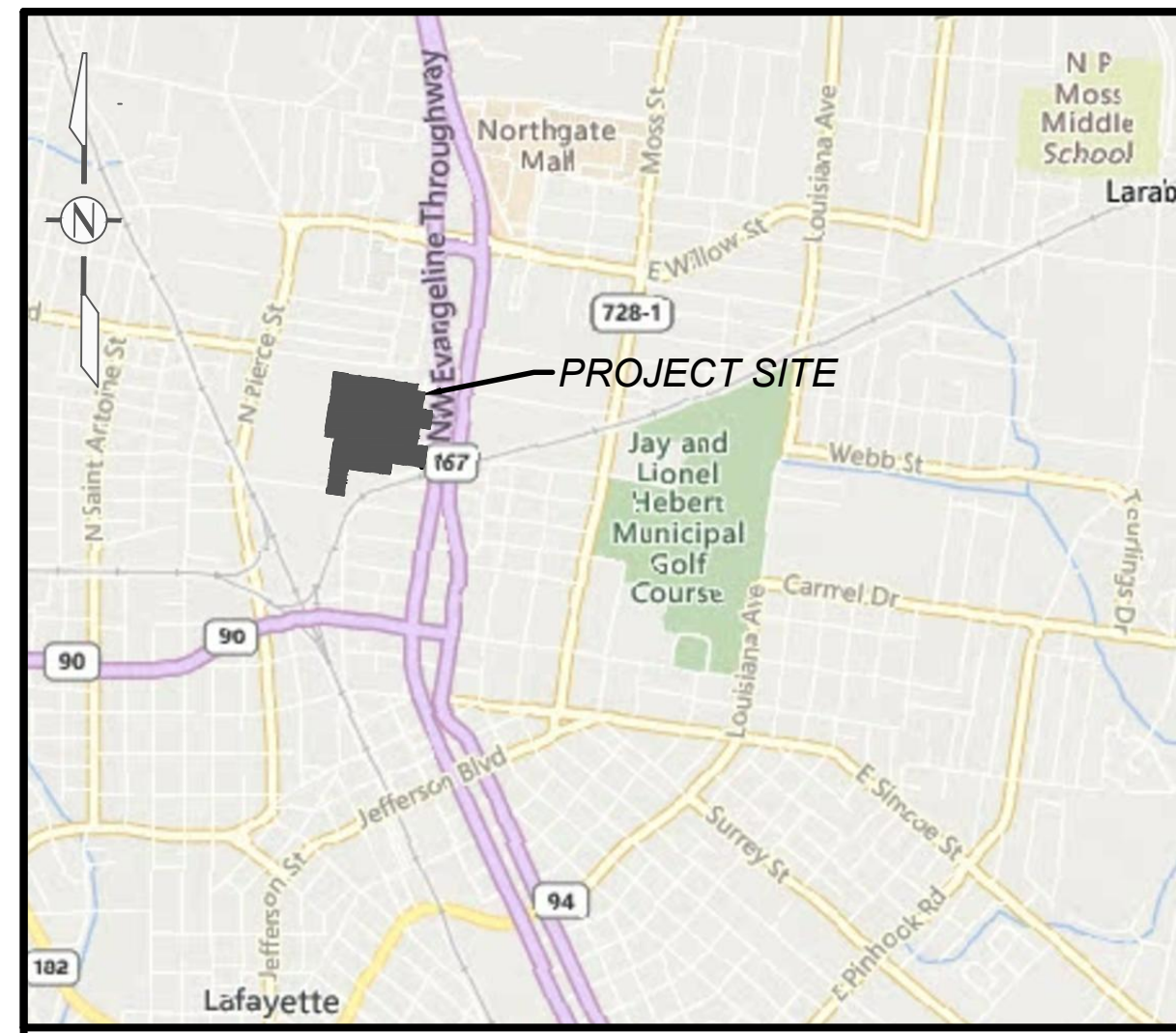
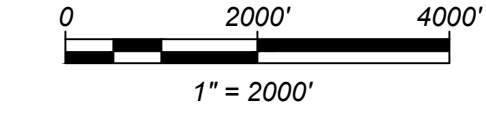


SECTION 24 & 26
T9S - R4E
LAFAYETTE PARISH, LA.



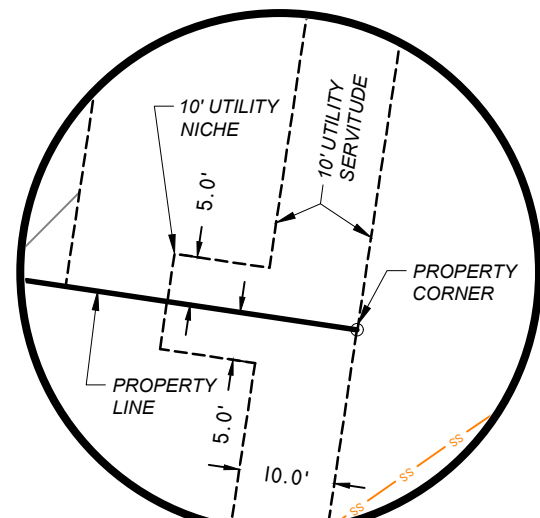
VICINITY MAP



LEGEND:

- C/L CHAINLINK
- FD FOUND
- IP IRON PIPE
- IR IRON ROD
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PCUL DRAIN PIPE CULVERT
- PSWP SEWER PUMP
- R.O.W. RIGHT OF WAY
- CALCULATED PROPERTY CORNER (CORNER NOT SET)
- ⊕ LIGHT POLE
- ⊖ POWER POLE
- ⊙ GUY ANCHOR
- ⊕ FIRE HYDRANT
- ⊖ CLEANOUT
- ⊙ SIGN
- ⊕ BOLLARD
- ⊖ PIPELINE MARKER
- ⊙ STORM DRAIN MANHOLE
- ⊕ WATER METER
- ⊖ WATER VALVE
- ⊙ TELEPHONE PEDESTAL
- ⊕ GAS METER
- ⊖ CATCH BASIN
- ⊙ SEWER MANHOLE
- - - SUBSURFACE WASTEWATER (SANITARY SEWER) LINE (SEE NOTE 4)
- - - SUBSURFACE WATER LINE (SEE NOTE 4)

LINE	BEARING	LENGTH
L1	N 08°31'00" E	49.96'
L2	N 81°29'00" W	4.50'
L3	N 08°31'00" E	5.50'
L4	N 81°29'00" W	30.25'
L5	N 08°31'00" E	56.25'
L6	S 08°31'00" W	12.79'



TYPICAL UTILITY SERVITUDE NICHE

SCALE: 1" = 20'

MINIMUM LOT FRONTAGE:

LOT 1-A: 165.26' (DONLON AVENUE)

MINIMUM LOT SIZE:

LOT 1-C: 0.49 ACRES (21,535.20 sqft)

NUMBER OF LOTS:

THREE (3)

TOTAL ACREAGE:

LOT 1-A: 8.76 ACRES (381,459.34 sqft)

LOT 1-B: 14.51 ACRES (632,153.42 sqft)

LOT 1-C: 0.49 ACRES (21,535.20 sqft)

TOTAL ACREAGE: 23.76 ACRES (1,035,147.96 sqft)

FLOOD ZONE CLASSIFICATION:

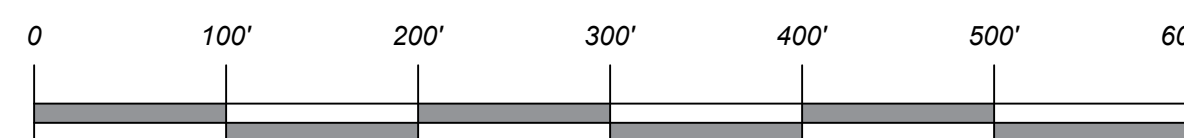
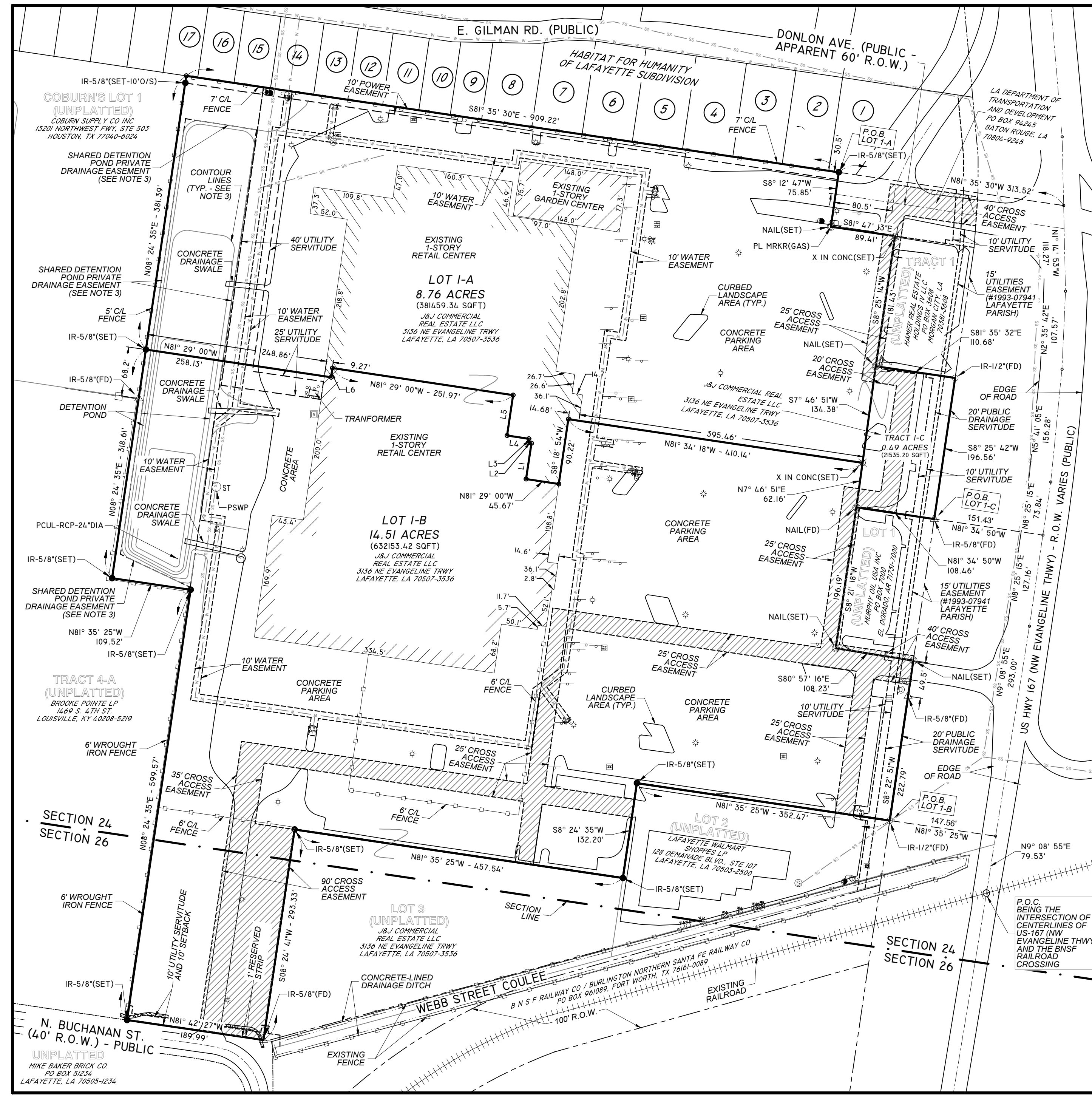
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL 22055C0160 DATED DECEMBER 21, 2018, THIS PROPERTY IS LOCATED IN FLOOD ZONE X, WHICH IS NOT CONSIDERED A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:

- THIS SURVEY DID NOT REQUIRE NOR DID IT INCLUDE ANY RESEARCH AND INVESTIGATION OF SERVITUDES OR EASEMENTS, THOSE SHOWN ARE AS PER REFERENCE MAPS.
- WITH THE EXCEPTION OF THOSE CONNECTED BY FOUND PROPERTY CORNERS, ADJACENT PROPERTY LINES HAVE BEEN DIGITIZED AS PER LAFAYETTE PARISH TAX ASSessor MAPPING APPLICATION.
- BOUNDARIES OF SHARED DETENTION POND EASEMENT ESTABLISHED AT THE 42-FOOT CONTOUR LINE AS SHOWN ON SHEET 10 OF THE WAL-MART STORE NO. 534 PROPOSED SUPERCENTER EXPANSION PROJECT DRAWINGS, SHEET TITLED "PROP. DRAINAGE/DETENTION", PREPARED BY HAROLD M. BARR, JR., P.E., DATED 10/29/99. DETENTION POND CONTOUR LINES SHOWN AS PER THIS DRAWING.
- SUBSURFACE WASTEWATER AND WATER LINE LOCATIONS SHOWN AS PER LAFAYETTE UTILITIES SYSTEM ENGINEERING DEPARTMENT UTILITY MAPS FOR 1229 NW EVANGELINE THWY DATED 7/5/2022.

BEARING BASIS:

BEARINGS BASED ON GRID NORTH AS PER THE LOUISIANA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE (1702). MEASUREMENTS IN US SURVEY FEET.



BAR SCALE: 1" = 100'

ADJACENT PROPERTY OWNERS:

- | | | |
|--|---|--|
| 1 HELAIRE, CHADLEY
HELAIRE, CHRISTA VINCENT
190 EDWIN ST.
SUNSET, LA 70568
(UNPLATTED) | 7 SMITH, LESLEY
140 E. GILMAN RD.
LAFAYETTE, LA 70501-3510 | 13 RUMLEY, GERALDINE YOUNGBLOOD
108 E. GILMAN RD.
LAFAYETTE, LA 70501-3510 |
| 2 BARTLE, MONICA DENISE
100 E. GILMAN RD.
LAFAYETTE, LA 70501-3510 | 8 CARHOLICHE, ARETHA H.
2550 TRUMPET LINE TERRACE
ALDIE, VA 22015-3445 | 14 WALTERS, GAYNELL RALLINE
108 E. GILMAN RD.
LAFAYETTE, LA 70501-3510 |
| 3 THEROT, WANDA JEAN
142 E. GILMAN RD.
LAFAYETTE, LA 70501-3510 | 9 LILLY, MARY ANNA
136 E. GILMAN RD.
LAFAYETTE, LA 70501-3510 | 15 WATSON, JAMES JOSEPH SR.
WATSON, FELICIA ANN FRENCH
108 E. GILMAN RD.
LAFAYETTE, LA 70501-3510 |
| 4 JOHNSON, BERNARD
PROPERTIES, LLC
101 HUNDRIST DR.
LAFAYETTE, LA 70501-3510 | 10 SCHULZ, VALERIE
108 E. GILMAN RD.
LAFAYETTE, LA 70501-3510 | 16 WILLIS, MARGARET NATASHA WILTZ
102 E. GILMAN RD.
LAFAYETTE, LA 70501-3510 |
| 5 PETERS, LATOYA CHARLENE
142 E. GILMAN RD.
LAFAYETTE, LA 70501-3510 | 11 JENKINS, SHENEKA RENEE
108 E. GILMAN RD.
LAFAYETTE, LA 70501-3510 | 17 ILLIS, COREY H'KREEN
108 E. GILMAN RD.
LAFAYETTE, LA 70501-3510 |
| 6 ALEXANDER, MARIO THOMAS
ET AL
142 E. GILMAN RD.
LAFAYETTE, LA 70501-3510 | 12 FLEGENCE, CHRISTINE APRIL
108 E. GILMAN RD.
LAFAYETTE, LA 70501-3510 | |

OWNER/DEVELOPER:

J&J COMMERCIAL REAL ESTATE LLC
C/O JOHN DEREK MOORE
3136 NE EVANGELINE THWY,
LAFAYETTE, LA 70507-3536
(337) 207-6493

SURVEYOR:

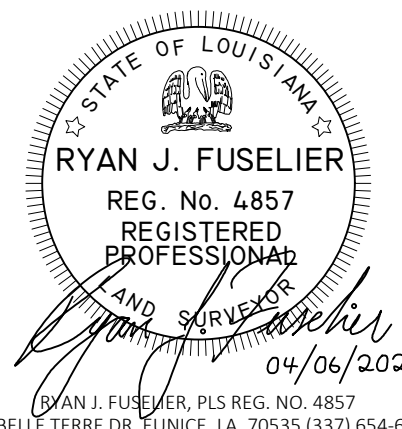
RYAN J. FUSELIER, P.E., P.L.S.
150 BELLE TERRE DR.
EUNICE, LA 70535
337-654-6403

UTILITY LEGEND:

- CABLE/INTERNET LUS FIBER
- ELECTRIC LUS
- GAS ATMOS ENERGY
- PHONE AT&T DISTRIBUTION
- SEWER LUS
- WATER LUS

SURVEY CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AS STIPULATED IN LAC TITLE 46, PART LXI, CHAPTER 209 BASED ON THE CURRENT SURVEY CLASSIFICATION "B - COMMERCIAL PROPERTIES AND HIGHER PRICED RESIDENTIAL PROPERTIES" AND NO ENCROACHMENTS EXIST OTHER THAN WHAT IS SHOWN.



LEGAL DESCRIPTIONS (METES & BOUNDS):

LOT 1-A:

That certain tract or parcel of land being Lot 1-A containing 8.76 acres described as being situated in Section 24, Township 9 South, Range 5 East, Lafayette Parish, Louisiana, and shown on the Map of Survey prepared by Ryan J. Fuselier, Registered Professional Land Surveyor, dated 04/06/2023, and being more particularly described as follows:

Commencing at the intersection of centerlines of U.S. Highway 167 (NW Evangeline Thruway) and the BNSF Railroad, being the POINT OF COMMENCEMENT (P.O.C.), continue along the centerline of U.S. Highway 167 (NW Evangeline Thruway) N 09° 08' 55" E for a distance of 372.53 feet; then, N 08° 25' 15" E for a distance of 201.00 feet; then, N 05° 41' 05" E for a distance of 156.28 feet; then, N 02° 35' 42" E for a distance of 107.57 feet; then, N 01° 14' 53" W for a distance of 118.27 feet; then, leaving said centerline, N 81° 35' 30" W for a distance of 313.52 feet to a five-eighths inch iron rod set along the Northerly right-of-way of Donlon Avenue, being the Northeast corner of the herein described tract and the POINT OF BEGINNING FOR LOT 1-A (P.O.B. - LOT 1-A);

From the POINT OF BEGINNING FOR LOT 1-A (P.O.B. - LOT 1-A) and leaving said right-of-way, proceed S 08° 12' 47" W for a distance of 75.85 feet to a Nail set in concrete along the Southerly right-of-way of Donlon Avenue;

Then, continuing along said right-of-way, S 81° 47' 13" E for a distance of 89.41 feet to an "X" etched in concrete;

Then, leaving said right-of-way, S 08° 25' 14" W for a distance of 181.43 feet to a Nail set in concrete;

Then, S 07° 46' 51" W for a distance of 134.38 feet to an "X" etched in concrete;

Then, N 81° 34' 18" W for a distance of 395.46 feet to a point of intersection with an outside corner of an exterior wall along the Easterly side of a retail building;

Then, continuing along said exterior wall, N 81° 34' 18" W for a distance of 14.68 feet to an inside corner of said exterior wall;

Then, continuing along said exterior wall, S 08° 18' 54" W for a distance of 90.22 feet to a point of intersection with an interior demising wall;

Then, leaving said exterior wall and continuing along said demising wall, proceed along the following courses and distances;

- N 81° 29' 00" W for a distance of 45.67 feet,
- N 08° 31' 00" E for a distance of 49.96 feet,
- N 81° 29' 00" W for a distance of 4.50 feet,
- N 08° 31' 00" E for a distance of 5.50 feet,
- N 81° 29' 00" W for a distance of 30.25 feet,
- N 08° 31' 00" E for a distance of 56.25 feet,
- N 81° 29' 00" W for a distance of 251.97 feet,
- S 08° 31' 00" W for a distance of 12.79 feet,
- N 81° 29' 00" W for a distance of 9.27 feet to a point of intersection with the Westerly exterior wall of the retail building;

Then, leaving said point of intersection, N 81° 29' 00" W for a distance of 248.86 feet to a set five-eighths inch iron rod;

Then, N 08° 24' 35" E for a distance of 381.39 feet to a point from which a five-eighths inch iron rod serving as an offset corner bears S 08° 24' 35" W for a distance of 10 feet;

Then, S 81° 35' 30" E for a distance of 909.22 feet to the POINT OF BEGINNING FOR LOT 1-A (P.O.B. - LOT 1-A), together with all improvements thereon.

LOT 1-B:

That certain tract or parcel of land being Lot 1-B containing 14.51 acres described as being situated in Sections 24 and 26, Township 9 South, Range 5 East, Lafayette Parish, Louisiana, and shown on the Map of Survey by Ryan J. Fuselier, Registered Professional Land Surveyor, dated 04/06/2023, and being more particularly described as follows:

Commencing at the intersection of centerlines of U.S. Highway 167 (NW Evangeline Thruway) and the BNSF Railroad, being the POINT OF COMMENCEMENT (P.O.C.), continue along the centerline of U.S. Highway 167 (NW Evangeline Thruway) N 09° 08' 55" E for a distance of 79.53 feet; then, leaving said centerline, N 81° 35' 25" W for a distance of 147.56 feet to a one-half-inch iron rod found along the Westerly right-of-way of U.S. Highway 167 (NW Evangeline Thruway), being the Southeast corner of the herein described tract and the POINT OF BEGINNING FOR LOT 1-B (P.O.B. - LOT 1-B);

From the POINT OF BEGINNING OF LOT 1-B (P.O.B. - LOT 1-B) and leaving said right-of-way, proceed N 81° 35' 25" W for a distance of 352.47 feet to a set five-eighths inch iron rod;

Then, S 08° 24' 35" W for a distance of 132.20 feet to set five-eighths inch iron rod;

Then, N 81° 35' 25" W for a distance of 457.54 feet to a set five-eighths inch iron rod;

Then, S 08° 24' 41" W for a distance of 293.33 feet to a five-eighths inch iron rod found along the Northerly right-of-way of North Buchanan Street;

Then, continuing along said right-of-way, N 81° 42' 27" W for a distance of 189.99 feet to a set five-eighths inch iron rod;

Then, leaving said right-of-way, N 08° 24' 35" E for a distance of 599.57 feet to a set five-eighths inch iron rod;

Then, N 81° 35' 25" W for a distance of 109.52 feet to a set five-eighths inch iron rod;

Then, N 08° 24' 35" E for a distance of 318.61 feet to a set five-eighths inch iron rod;

Then, S 81° 29' 00" E for a distance of 248.86 feet to a point of intersection with the Westerly exterior wall of a retail building and an interior demising wall;

Then, continuing along said interior demising wall, proceed along the following courses and distances:

- S 81° 29' 00" E for a distance of 9.27 feet,
- N 08° 31' 00" E for a distance of 12.79 feet,
- S 81° 29' 00" E for a distance of 251.97 feet,
- S 08° 31' 00" W for a distance of 56.25 feet,
- S 81° 29' 00" E for a distance of 30.25 feet,
- S 08° 31' 00" W for a distance of 5.50 feet,
- S 81° 29' 00" E for a distance of 4.50 feet,
- S 08° 31' 00" W for a distance of 49.96 feet,
- S 81° 29' 00" E for a distance of 45.67 feet to a point of intersection with the Easterly exterior wall of the retail building;

Then, leaving said demising wall and continuing along said exterior wall, N 08° 18' 54" E for a distance of 90.22 feet to an inside corner along said wall;

Then, S 81° 34' 18" E for a distance of 14.68 feet to an outside corner along said wall;

Then, leaving said exterior wall, S 81° 34' 18" E for a distance of 395.46 feet to an "X" etched in concrete;

Then, S 07° 46' 51" W for a distance of 62.16 feet to a Nail found in concrete;

Then, S 08° 21' 18" W for a distance of 196.19 feet to a Nail set in concrete;

Then, S 80° 57' 16" E for a distance of 108.23 feet to a Nail in concrete set along the Westerly right-of-way of U.S. Highway 167 (NW Evangeline Thruway);

Then, continuing along said right-of-way, S 08° 22' 51" W for a distance of 222.79 feet to the POINT OF BEGINNING FOR LOT 1-B (P.O.B. - LOT 1-B), together with all improvements thereon.

LOT 1-C:

That certain tract or parcel of land being Lot 1-C containing 0.49 acres described as being situated in Section 24, Township 9 South, Range 5 East, Lafayette Parish, Louisiana, and shown on the Map of Survey by Ryan J. Fuselier, Registered Professional Land Surveyor, dated 04/06/2023, and being more particularly described as follows:

Commencing at the intersection of centerlines of Highway 167 (NW Evangeline Thruway) and the BNSF Railroad, being the POINT OF COMMENCEMENT (P.O.C.), continue along the centerline of U.S. Highway 167 (NW Evangeline Thruway) N 09° 08' 55" E for a distance of 372.53 feet; then, N 08° 25' 15" E for a distance of 127.16 feet; then, leaving said centerline, N 81° 34' 50" W for a distance of 151.43 feet to a five-eighths inch iron rod found along the Westerly right-of-way of Highway 167 (NW Evangeline Thruway), being the Southeast corner of the herein described tract and the POINT OF BEGINNING FOR LOT 1-C (P.O.B. - LOT 1-C);

From the POINT OF BEGINNING FOR LOT 1-C (P.O.B. - LOT 1-C) and leaving said right-of-way, proceed N 81° 34' 50" W for a distance of 108.46 feet to a Nail found in concrete;

Then, N 07° 46' 51" E for a distance of 196.54 feet to a Nail set in concrete;

Then, S 81° 35' 32" E for a distance of 110.68 feet to a one-half-inch iron rod found along the Westerly right-of-way of Highway 167 (NW Evangeline Thruway);

Then, continuing along said right-of-way, S 08° 25' 42" W for a distance of 196.56 feet to the POINT OF BEGINNING FOR LOT 1-C (P.O.B. - LOT 1-C), together with all improvements thereon.

SHEET NUMBER
01

BOUNDARY SURVEY

REVISION DESCRIPTION
BY

DATE

R.J.F. E.L. 01/26/2023
SCALE 1" = 100'
SURVEY DATE 04/06/2023
SHEET 1 OF 1

DONLON PUGH ESTATE RESUBDIVISION OF LOT 1 INTO LOTS 1-A, 1-B & 1-C
SECTIONS 24 AND 26, TOWNSHIP 9 SOUTH, RANGE 4 EAST, LAFAYETTE PARISH, LOUISIANA (COMMERCIAL)

Ryan J. Fuselier, P.E., P.L.S.
150 Belle Terre Dr.
Eunice, La 70535
ryanfuselier@att.net
337-654-6403

FUSELIER SURVEYING & MAPPING LLC
RYAN J. FUSELIER, P.E., P.L.S. (10339581)

