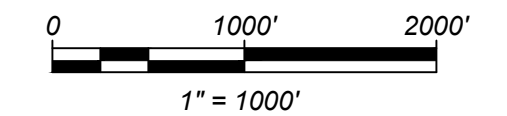


## VICINITY MAP



### LEGEND:

- |        |   |
|--------|---|
| C/L    | CHAINLINK   |
| CICB   | CURB INLET CATCH BASIN  |
| DI     | DROP INLET  |
| FD     | FLOOD   |
| IP     | IRON PIPE   |
| IR     | IRON ROD  |
| P.O.B. | POINT OF BEGINNING  |
| P.O.C. | POINT OF COMMENCEMENT   |
| RCP    | REINFORCED CONCRETE PIPE  |
| R.O.W. | RIGHT OF WAY  |
| ⊕      | LIGHT POLE  |
| ⊖      | POWER POLE  |
| ⦿      | GUY ANCHOR  |
| ⚡      | FIRE HYDRANT  |
| ⊕      | CLEANOUT  |
| ⊕      | SIGN  |
| ⊕      | BOLLARD   |
| ⊕      | STORM DRAIN MANHOLE   |
| ⊕      | WATER METER   |
| ⊕      | WATER VALVE   |
| ⊕      | TELEPHONE PEDESTAL  |
| ⊕      | CATCH BASIN   |
| ⊕      | SEWER MANHOLE   |
| ⊕      | SEE PROPERTY OWNER INFORMATION TABLES. THESE ARE NOT LOT NUMBERS. |

### MINIMUM LOT FRONTAGE:

TRACT A: 998.94' (SHADOW BLUFF DRIVE)  
TRACT B: 100.19' (SHADOW BLUFF DRIVE)

### MINIMUM LOT SIZE:

TRACT A: 6.00 ACRES (261,360.00 sqft)  
TRACT B: 4.00 ACRES (172,298.57 sqft)

### NUMBER OF LOTS:

TWO (2)

### TOTAL ACREAGE:

TRACT A: 6.00 ACRES (261,360.00 sqft)  
TRACT B: 4.00 ACRES (172,298.57 sqft)  
TOTAL ACREAGE: 10.00 ACRES (433,658.57 sqft)

### FLOOD ZONE CLASSIFICATION:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM PANEL #22055C0100 DATED DECEMBER 21, 2018, TRACT A AND A PORTION OF TRACT B IS LOCATED IN FLOOD ZONE X, WHICH IS NOT CONSIDERED A SPECIAL FLOOD HAZARD AREA, AND A PORTION OF TRACT B IS LOCATED IN FLOOD ZONE AE, WHICH IS THE ZONE ASSOCIATED WITH PROPERTY SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD HAZARD AND IS 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.
- FLOOD ZONE LINES HAVE BEEN DIGITIZED BY REFERENCE TO THE LAFAYETTE PARISH TAX ASSESSOR MAPPING APPLICATION AND THE FEMA FIRM PANEL.

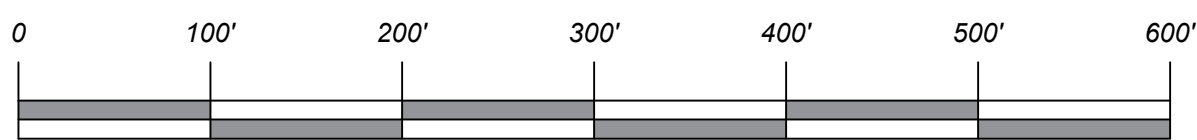
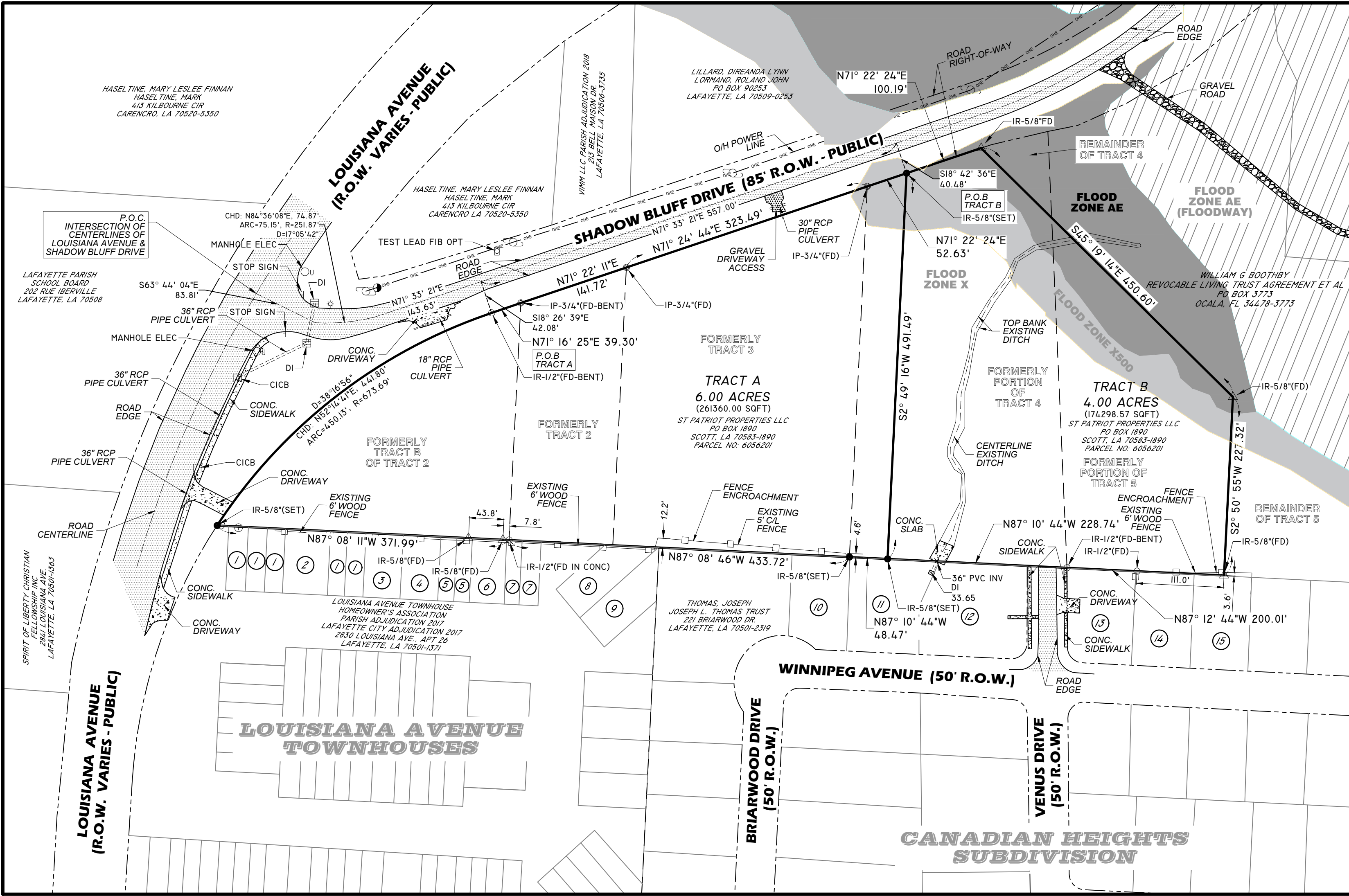
### ZONING CLASSIFICATION:

THIS PROPERTY RESIDES IN A CH-1 (COMMERCIAL MIXED 1) ZONING DISTRICT.

### 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.

## SECTION III T9S - R5E LAFAYETTE PARISH, LA.



SCALE: 1" = 100'

### LEGAL DESCRIPTIONS (METES & BOUNDS):

TRACT A:  
That certain tract or parcel of land being Tract A containing 6.00 acres described as being situated in Section 111, 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 12/06/2023 being more particularly described as follows:

Commencing at the intersection of centerlines of Louisiana Avenue and Shadow Bluff Drive, being the POINT OF COMMENCEMENT (P.O.C.), proceed along the centerline of Shadow Bluff Drive S 63° 44' 04" E for a distance of 83.81 feet to a point on centerline and the beginning of a non-tangential curve; Said curve turning to the left through an angle of 17° 05' 42", having a radius of 251.87 feet, and whose long chord bears N 84° 36' 08" E for a distance of 74.87 feet to a point on centerline; thence, N 71° 22' 24" E for a distance of 141.72 feet to a point on centerline; thence, N 71° 24' 44" E for a distance of 323.49 feet to a point on centerline; thence, N 71° 22' 24" E for a distance of 52.63 feet to a set five-eighth-inch iron rod; Thence, leaving said right-of-way, S 02° 49' 16" W for a distance of 491.49 feet to a set five-eighth-inch iron rod; Thence, N 87° 10' 44" W for a distance of 48.47 feet to a set five-eighth-inch iron rod; Thence, N 87° 08' 46" W for a distance of 433.72 feet to a one-half-inch iron rod found in concrete; Thence, N 87° 08' 11" W for a distance of 371.99 feet to a five-eighth-inch iron rod set along the Easterly right-of-way of Louisiana Avenue and at the beginning of a non-tangential curve; Said curve turning to the right through an angle of 38° 16' 56", having a radius of 673.69 feet, and whose long chord bears N 52° 14' 41" E for a distance of 441.80 feet to a point of intersection with a non-tangential line, that intersection being the POINT OF BEGINNING of Tract A (P.O.B.-TRACT A), together with all improvements situated thereon.

From the POINT OF BEGINNING for Tract A (P.O.B.-TRACT A), proceed along the Southerly right-of-way of Shadow Bluff Drive N 71° 16' 25" E for a distance of 39.30 to a found three-quarter-inch iron pipe; Thence, N 71° 22' 11" E for a distance of 141.72 feet to a found three-quarter-inch iron pipe; Thence, N 71° 24' 44" E for a distance of 323.49 feet to a found three-quarter-inch iron pipe; Thence, N 71° 22' 24" E for a distance of 52.63 feet to a set five-eighth-inch iron rod; Thence, leaving said right-of-way, S 02° 49' 16" W for a distance of 491.49 feet to a set five-eighth-inch iron rod; Thence, N 87° 10' 44" W for a distance of 48.47 feet to a set five-eighth-inch iron rod; Thence, N 87° 08' 46" W for a distance of 433.72 feet to a one-half-inch iron rod found in concrete; Thence, N 87° 08' 11" W for a distance of 371.99 feet to a five-eighth-inch iron rod set along the Easterly right-of-way of Louisiana Avenue and at the beginning of a non-tangential curve; Said curve turning to the right through an angle of 38° 16' 56", having a radius of 673.69 feet, and whose long chord bears N 52° 14' 41" E for a distance of 441.80 feet to a point of intersection with a non-tangential line, that intersection being the POINT OF BEGINNING of Tract A (P.O.B.-TRACT A), together with all improvements situated thereon.

### TRACT B:

That certain tract or parcel of land being Tract B containing 4.00 acres described as being situated in Section 111, 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 12/06/2023 being more particularly described as follows:

Commencing at the intersection of centerlines of Louisiana Avenue and Shadow Bluff Drive, being the POINT OF COMMENCEMENT (P.O.C.), proceed along the centerline of Shadow Bluff Drive S 63° 44' 04" E for a distance of 83.81 feet to a point on centerline and the beginning of a non-tangential curve; Said curve turning to the left through an angle of 17° 05' 42", having a radius of 251.87 feet, and whose long chord bears N 84° 36' 08" E for a distance of 74.87 feet to a point on centerline; thence, N 71° 22' 24" E for a distance of 141.72 feet to a point on centerline; thence, N 71° 24' 44" E for a distance of 323.49 feet to a point on centerline; thence, N 71° 22' 24" E for a distance of 52.63 feet to a set five-eighth-inch iron rod; Thence, leaving said right-of-way, S 02° 49' 16" W for a distance of 491.49 feet to a set five-eighth-inch iron rod; Thence, N 87° 10' 44" W for a distance of 48.47 feet to a set five-eighth-inch iron rod; Thence, N 87° 08' 46" W for a distance of 433.72 feet to a one-half-inch iron rod found in concrete; Thence, N 87° 08' 11" W for a distance of 371.99 feet to a five-eighth-inch iron rod set along the Easterly right-of-way of Louisiana Avenue and at the beginning of a non-tangential curve; Said curve turning to the right through an angle of 38° 16' 56", having a radius of 673.69 feet, and whose long chord bears N 52° 14' 41" E for a distance of 441.80 feet to a point of intersection with a non-tangential line, that intersection being the POINT OF BEGINNING of Tract A (P.O.B.-TRACT A), together with all improvements situated thereon.

From the POINT OF BEGINNING for Tract B (P.O.B.-TRACT B), proceed along the Southerly right-of-way of Shadow Bluff Drive N 71° 22' 24" E for a distance of 100.19 feet to a found five-eighth-inch iron rod; Thence, leaving said right-of-way, S 45° 19' 14" E for a distance of 450.60 feet to a found five-eighth-inch iron rod; Thence, S 02° 50' 55" W for a distance of 227.32 feet to a found five-eighth-inch iron rod; Thence, N 87° 12' 44" W for a distance of 200.01 feet to a found one-half-inch iron rod; Thence, N 87° 10' 44" W for a distance of 228.74 feet to set five-eighth-inch iron rod; Thence, N 02° 49' 16" E for a distance of 491.49 feet to the POINT OF BEGINNING for Tract B (P.O.B.-TRACT B), together with all improvements situated thereon.

### OWNER:

SAINT PATRIOT PROPERTIES, LLC  
C/O MARK HARRIS  
PO BOX 1890  
SCOTT, LA 70583-1890  
337-288-2323

### DEVELOPER/APPLICANT:

LAFAYETTE PUBLIC LIBRARY  
C/O INTERIM LIBRARY DIRECTOR SARAH MOORE  
PO BOX 3427  
LAFAYETTE, LA 70502  
337-261-5754

### SURVEYOR:

RYAN J. FUSELIER, P.E., P.L.S.  
150 BELLE TERRE DR.  
EUNICE, LA 70535  
337-466-0684

### ADJACENT PROPERTY OWNERS: (FOR THOSE WHOSE INFORMATION COULD NOT FIT WITHIN PARCEL)

- |   |   |   |
|---|---|---|
| 1 FRANK, WILLIAM (ESTATE)<br>207 VINEYOND DR.<br>LAFAYETTE, LA 70501-6577                                     | 8 SIMIEN, BRENDA<br>1/2 RUE ARGENTEUILL<br>LAFAYETTE, LA 70506-3726                                   | 15 WOODS, HARVEY EARL (ESTATE)<br>WOODS, CAROLYN BLANTON<br>520 WINNIPEG AVE.<br>LAFAYETTE, LA 70501-2345 |
| 2 FAULK, MICHELL ELIZABETH<br>2830 LOUISIANA AVE., APT 82<br>LAFAYETTE, LA 70501-1372                         | 9 BROUSSARD, BARBARA ANN JENKINS<br>2830 LOUISIANA AVE., APT 34<br>LAFAYETTE, LA 70501-1371           |   |
| 3 POTIER, NATALIE MARIE<br>2830 LOUISIANA AVE., APT 78<br>LAFAYETTE, LA 70501-1372                            | 10 POWELL, MONA BERNARD<br>606 WINNIPEG AVE.<br>LAFAYETTE, LA 70501-2347                              |   |
| 4 TATMAN, MICHAEL R.<br>TATMAN, JEANETTE L.<br>2830 LOUISIANA AVE., APT 78<br>LAFAYETTE, LA 70501-1372        | 11 GREEN, DANIEL<br>291 FELIX RD.<br>BREAUX BRIDGE, LA 70517-7259                                     |   |
| 5 ADEGAYO, STEVENSON<br>2830 LOUISIANA AVE., APT 74<br>LAFAYETTE, LA 70501-1372                               | 12 DOFFONEY, DONALD RAY<br>DOFFONEY, MARY LYNN LAWYER<br>PO BOX 40006<br>LAFAYETTE, LA 70504-0806     |   |
| 6 LANDRY, DAVID BRAD<br>2830 LOUISIANA AVE., APT 11<br>LAFAYETTE, LA 70501-1370                               | 13 BERNARD, RONALD JOSEPH<br>BERNARD, KELLY A. DUJON<br>522 WINNIPEG AVE.<br>LAFAYETTE, LA 70501-2345 |   |
| 7 ADAMS, DANA LEWIS<br>ADAMS, JOHN QUINCY (ESTATE)<br>2830 LOUISIANA AVE., APT 70<br>LAFAYETTE, LA 70501-1372 | 14 WOODS, HARVEY EARL (ESTATE)<br>520 WINNIPEG AVE.<br>LAFAYETTE, LA 70501-2345                       |   |

### UTILITY LEGEND:

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

### REFERENCE MAPS:

- PLAT OF SURVEY SHOWING TRACT B OF TRACT 2, TRACTS 2, 3, 4 AND PORTION OF TRACT 5, CONTAINING 10.00 ACRES, LOCATED IN SECTION 111, T 9 S - R 5 E, LAFAYETTE PARISH, LOUISIANA, PREPARED BY MICHAEL P. MAYEUX, P.L.S., DATED JULY 5, 2007, FILE NO. 2007-00041513, LAFAYETTE PARISH CLERK OF COURT, LAFAYETTE, LOUISIANA.
- PLAT OF SURVEY SHOWING PROPERTY OF MIKE MUNRO, LOCATED IN SECTION 111, T 9 S - R 5 E, LAFAYETTE PARISH, LOUISIANA, PREPARED BY EDMOND E. DUPRE, JR., LAND SURVEYOR, DATED OCTOBER 10, 1989, FILE NO. 1991-00019546, LAFAYETTE PARISH CLERK OF COURT, LAFAYETTE, LOUISIANA.
- PLAT OF SURVEY SHOWING PROPERTY OF AND UNDIVIDED ONE HALF INTEREST TO BE ACQUIRED BY MIKE MUNRO, LOCATED IN SECTION 111, T 9 S - R 5 E, BEING TRACT B OF TRACT 2 OF THE HIERS OF JEFFERSON CAFFERY, LAFAYETTE PARISH, LOUISIANA, PREPARED BY EDMOND E. DUPRE, JR., LAND SURVEYOR, DATED AUGUST 1, 1989, FILE NO. 1989-00028952, LAFAYETTE PARISH CLERK OF COURT, LAFAYETTE, LOUISIANA.

### 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 29" BASED ON THE CURRENT SURVEY CLASSIFICATION "B - COMMERCIAL PROPERTIES AND HIGHER PRICED RESIDENTIAL PROPERTIES" AND NO ENCROACHMENTS EXIST OTHER THAN WHAT IS SHOWN.



RYAN J. FUSELIER, PLS REG. NO. 4857  
150 BELLE TERRE DR. EUNICE, LA. 70535 (337) 466-0684

SHEET NUMBER 01	
BOUNDARY SURVEY	
DESIGNED BY	DATE
W.R.L. E.L. SCALE 1" = 100'	SURVEY DATE 12/07/2023 PREPARED BY 1 OF 1
MAP OF SURVEY PREPARED FOR THE LAFAYETTE PUBLIC LIBRARY SHOWING THE SUBDIVISION OF TRACT B OF TRACT 2, TRACTS 2 & 3, & PORTIONS OF TRACTS 4 & 5 INTO TRACTS A & B, HAVING 6.00 AND 4.00 ACRES, RESPECTIVELY (COMMERCIAL) SECTION III, TOWNSHIP 9 SOUTH, RANGE 5 EAST, LAFAYETTE PARISH, LOUISIANA	
Ryan J. Fuselier P.E., P.L.S. 150 Belle Terre Dr. Eunice, La 70535 ryanj@fuselic.com 337-464-0405	
FUSELIER SURVEYING + MAPPING RY FUSELIER & ASSOCIATES LLC PLS REG. #14107750, TX10354583	