UTILITY EASEMENT NOTE:

LOTS 2 THROUGH 30 HAVE A 10' FRONT UTILITY EASEMENT
LOTS 31 THROUGH 43 HAVE A 15' FRONT UTILITY EASEMENT

ZONING NOTE:

CURRENT ZONING: RS-1 (RESIDENTIAL)

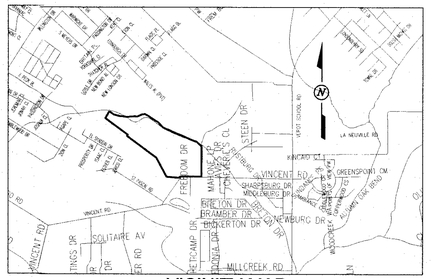
SETBACKS:

ZONING: RS-1
FRONT: 20'
SIDE: 5'
REAR: 10'

TYPICAL UTILITY NICHE AT 15' EASEMENT (NOT TO SCALE)

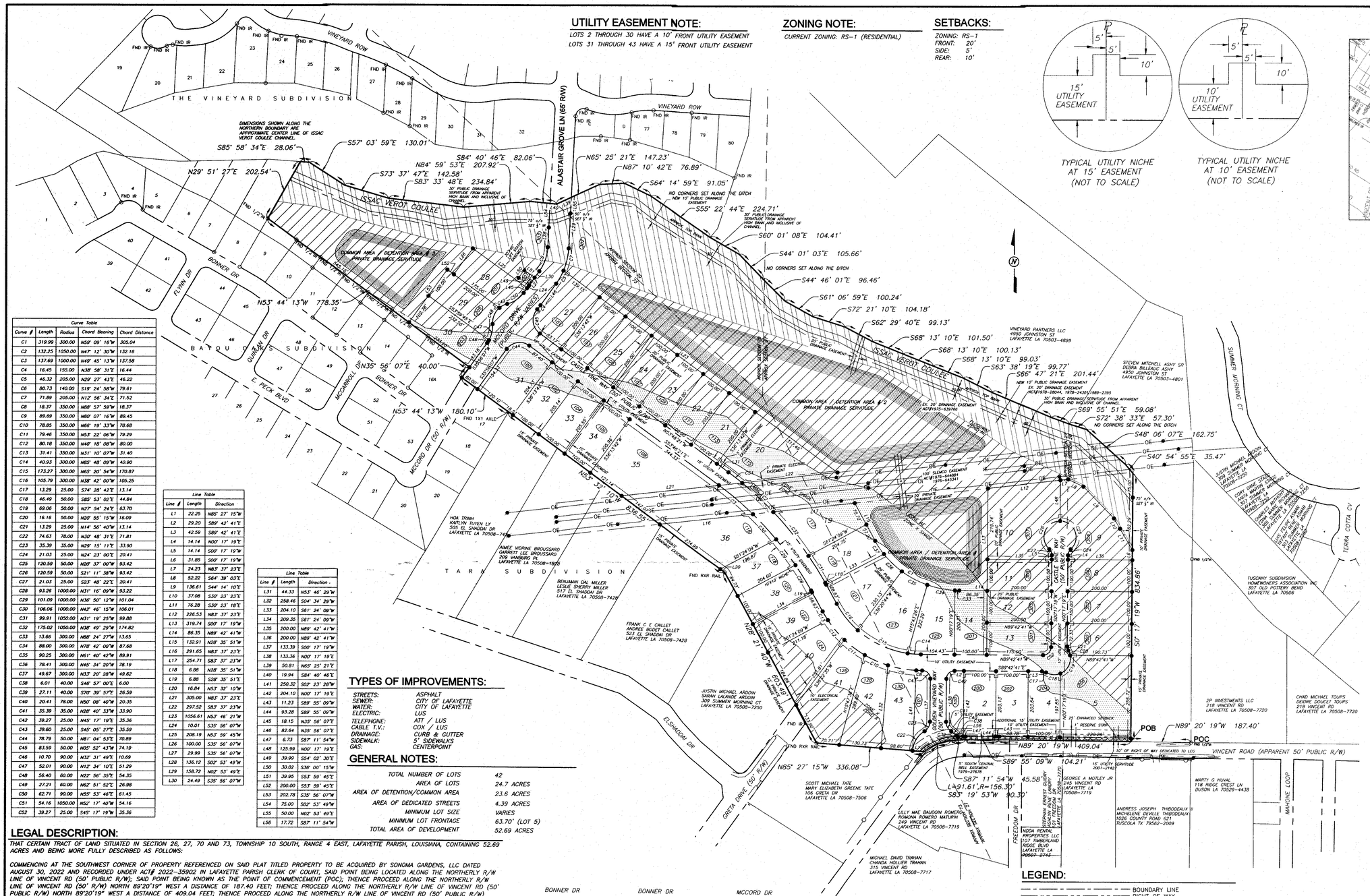
TYPICAL UTILITY NICHE AT 10' EASEMENT (NOT TO SCALE)

LOCATION OF PROPERTY



VICINITY MAP

0 2000' 4000'
SCALE: 1" = 2000'



Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	319.99	300.00	N59° 09' 16"W	305.04
C2	132.25	1050.00	N47° 12' 30"W	132.16
C3	137.69	1000.00	N49° 45' 13"W	137.58
C4	16.45	155.00	N38° 58' 31"E	16.44
C5	46.32	205.00	N29° 27' 43"E	46.22
C6	80.73	140.00	S19° 24' 58"W	79.61
C7	71.89	205.00	N12° 56' 34"E	71.52
C8	18.37	350.00	N88° 57' 59"W	18.37
C9	89.69	350.00	N80° 07' 16"W	89.45
C10	78.85	350.00	N66° 19' 33"W	78.68
C11	79.46	350.00	N53° 22' 06"W	79.29
C12	80.18	350.00	N40° 18' 08"W	80.00
C13	31.41	350.00	N31° 10' 07"W	31.40
C14	40.93	300.00	N85° 48' 09"W	40.90
C15	173.27	300.00	N65° 20' 54"W	170.87
C16	105.79	300.00	N38° 42' 00"W	105.25
C17	13.29	25.00	S74° 28' 42"E	13.14
C18	46.49	50.00	S85° 53' 02"E	44.84
C19	69.06	50.00	N27° 54' 24"E	63.70
C20	16.16	50.00	N20° 55' 15"W	16.09
C21	13.29	25.00	N14° 56' 40"W	13.14
C22	74.63	78.00	N30° 48' 31"E	71.81
C23	35.39	35.00	N29° 15' 11"E	33.90
C24	21.03	25.00	N24° 23' 00"E	20.41
C25	120.59	50.00	N20° 37' 00"W	93.42
C26	120.59	50.00	S21° 11' 38"W	93.42
C27	21.03	25.00	S23° 48' 22"E	20.41
C28	93.26	1000.00	N31° 16' 09"W	93.22
C29	101.09	1000.00	N36° 50' 12"W	101.04
C30	106.06	1000.00	N42° 46' 15"W	106.01
C31	99.91	1050.00	N31° 19' 25"W	99.88
C32	175.02	1050.00	N38° 49' 29"W	174.82
C33	13.66	300.00	N88° 24' 27"W	13.65
C34	88.00	300.00	N78° 42' 00"W	87.68
C35	90.25	300.00	N61° 40' 42"W	89.91
C36	78.41	300.00	N45° 34' 20"W	78.19
C37	49.67	300.00	N33° 20' 28"W	49.62
C38	6.01	40.00	S46° 57' 00"E	6.00
C39	27.11	40.00	S70° 39' 57"E	26.59
C40	20.41	78.00	N50° 08' 40"W	20.35
C41	35.39	35.00	N28° 40' 33"W	33.90
C42	39.27	25.00	N45° 17' 19"E	35.36
C43	39.60	25.00	S45° 05' 27"E	35.59
C44	78.79	50.00	N81° 04' 53"E	70.89
C45	83.59	50.00	N05° 52' 43"W	74.19
C46	10.70	90.00	N32° 31' 49"E	10.69
C47	52.01	90.00	N12° 34' 10"E	51.29
C48	56.40	60.00	N22° 56' 35"E	54.35
C49	27.21	60.00	N62° 51' 52"E	26.98
C50	62.71	90.00	N55° 53' 46"E	61.45
C51	54.16	1050.00	N52° 17' 40"W	54.16
C52	39.27	25.00	S45° 17' 19"W	35.36

Line Table		
Line #	Length	Direction
L1	22.25	N85° 27' 15"W
L2	29.20	S89° 42' 41"E
L3	42.59	S89° 42' 41"E
L4	14.14	N00° 17' 19"E
L5	14.14	S00° 17' 19"W
L6	31.85	S00° 17' 19"W
L7	24.23	N83° 37' 23"E
L8	52.22	S64° 39' 03"E
L9	136.61	S44° 14' 10"E
L10	37.08	S30° 23' 23"E
L11	76.28	S30° 23' 18"E
L12	226.53	N83° 37' 23"E
L13	319.74	S00° 17' 19"W
L14	86.35	N89° 42' 41"W
L15	132.91	N28° 35' 51"W
L16	291.65	N83° 37' 23"E
L17	254.71	S83° 37' 23"W
L18	6.88	N28° 35' 51"W
L19	6.88	S28° 35' 51"E
L20	16.84	N53° 32' 10"W
L21	305.00	N83° 37' 23"E
L22	297.52	S83° 37' 23"W
L23	1056.61	N53° 46' 21"W
L24	10.01	S35° 56' 07"W
L25	208.19	N53° 59' 45"W
L26	100.00	S35° 56' 07"W
L27	29.99	S35° 56' 07"W
L28	136.12	S02° 53' 49"W
L29	158.72	N02° 53' 49"E
L30	24.49	S35° 56' 07"W

Line Table		
Line #	Length	Direction
L31	44.33	N53° 46' 29"W
L32	258.46	S04° 34' 29"W
L33	204.10	S61° 24' 09"W
L34	209.35	S61° 24' 09"W
L35	200.00	N89° 42' 41"W
L36	200.00	N89° 42' 41"W
L37	133.39	S00° 17' 19"W
L38	133.36	N00° 17' 19"E
L39	50.81	N65° 25' 21"E
L40	19.94	S84° 40' 46"E
L41	250.32	S02° 23' 28"W
L42	204.10	N00° 17' 19"E
L43	11.23	S89° 55' 09"W
L44	93.28	S89° 55' 09"W
L45	18.15	N35° 56' 07"E
L46	82.64	N35° 56' 07"E
L47	6.73	S87° 11' 54"W
L48	125.99	N00° 17' 19"E
L49	39.99	S54° 02' 30"E
L50	30.02	S36° 00' 15"W
L51	39.95	S53° 59' 45"E
L52	200.00	S53° 59' 45"E
L53	202.78	S35° 56' 07"W
L54	75.00	S02° 53' 49"W
L55	50.00	N02° 53' 49"E
L56	17.72	S87° 11' 54"W

TYPES OF IMPROVEMENTS:

STREETS:	ASPHALT
SEWER:	CITY OF LAFAYETTE
WATER:	CITY OF LAFAYETTE
ELECTRIC:	LUS
TELEPHONE:	ATT / LUS
CABLE T.V.:	COX / LUS
DRAINAGE:	CURB & GUTTER
SIDEWALK:	5' SIDEWALKS
GAS:	CENTERPOINT

GENERAL NOTES:

TOTAL NUMBER OF LOTS	42
AREA OF LOTS	24.7 ACRES
AREA OF DETENTION/COMMON AREA	23.6 ACRES
AREA OF DEDICATED STREETS	4.39 ACRES
MINIMUM LOT SIZE	VARIES
MINIMUM LOT FRONTAGE	63.70' (LOT 5)
TOTAL AREA OF DEVELOPMENT	52.69 ACRES

LEGAL DESCRIPTION:

THAT CERTAIN TRACT OF LAND SITUATED IN SECTION 26, 27, 70 AND 73, TOWNSHIP 10 SOUTH, RANGE 4 EAST, LAFAYETTE PARISH, LOUISIANA, CONTAINING 52.69 ACRES AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PROPERTY REFERENCED ON SAID PLAT TITLED PROPERTY TO BE ACQUIRED BY SONOMA GARDENS, LLC DATED AUGUST 30, 2022 AND RECORDED UNDER ACT# 2022-35902 IN LAFAYETTE PARISH CLERK OF COURT, SAID POINT BEING LOCATED ALONG THE NORTHERLY R/W LINE OF VINCENT RD (50' PUBLIC R/W); SAID POINT BEING KNOWN AS THE POINT OF COMMENCEMENT (POC); THENCE PROCEED ALONG THE NORTHERLY R/W LINE OF VINCENT RD (50' R/W) NORTH 89°20'19" WEST A DISTANCE OF 187.40 FEET; THENCE PROCEED ALONG THE NORTHERLY R/W LINE OF VINCENT RD (50' PUBLIC R/W) NORTH 89°20'19" WEST A DISTANCE OF 409.04 FEET; THENCE PROCEED ALONG THE NORTHERLY R/W LINE OF VINCENT RD (50' PUBLIC R/W) SOUTH 89°55'09" WEST DISTANCE OF 104.21 FEET; THENCE PROCEED ALONG THE NORTHERLY R/W LINE OF VINCENT RD (50' PUBLIC R/W) SOUTH 87°11'54" WEST A DISTANCE OF 45.58 FEET; THENCE PROCEED ALONG THE NORTHERLY R/W LINE OF VINCENT RD (50' PUBLIC R/W) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 156.30 FEET, ARC DISTANCE OF 91.61 FEET, CHORD BEARING OF SOUTH 66°32'29" WEST A DISTANCE OF 90.30 FEET; THENCE PROCEED NORTH 85°27'15" WEST A DISTANCE OF 336.08 FEET TO A FOUND RXR RAIL; THENCE PROCEED NORTH 28°21'40" WEST A DISTANCE OF 603.49 FEET TO A FOUND RXR RAIL; THENCE PROCEED NORTH 53°32'10" WEST A DISTANCE OF 836.55 FEET TO A FOUND 1X1 AXLE; THENCE PROCEED NORTH 53°44'13" WEST A DISTANCE OF 180.10 FEET; THENCE PROCEED ALONG THE WESTERLY R/W LINE OF MCCORD DR (60' R/W) NORTH 35°56'07" EAST A DISTANCE OF 40.00 FEET; THENCE PROCEED NORTH 53°44'13" WEST A DISTANCE OF 778.35 FEET; THENCE PROCEED NORTH 29°51'27" EAST A DISTANCE OF 202.54 FEET; THENCE PROCEED SOUTH 85°58'34" EAST A DISTANCE OF 28.06 FEET; THENCE PROCEED SOUTH 57°03'59" EAST A DISTANCE OF 130.01 FEET; THENCE PROCEED SOUTH 73°37'47" EAST A DISTANCE OF 142.58 FEET; THENCE PROCEED SOUTH 83°33'48" EAST A DISTANCE OF 234.84 FEET; THENCE PROCEED NORTH 84°59'53" EAST A DISTANCE OF 207.92 FEET; THENCE PROCEED SOUTH 84°40'46" EAST A DISTANCE OF 82.06 FEET; THENCE PROCEED NORTH 65°25'21" EAST A DISTANCE OF 147.23 FEET; THENCE PROCEED NORTH 87°10'42" EAST A DISTANCE OF 76.89 FEET; THENCE PROCEED SOUTH 64°14'59" EAST A DISTANCE OF 91.05 FEET; THENCE PROCEED SOUTH 55°22'44" EAST A DISTANCE OF 224.71 FEET; THENCE PROCEED SOUTH 60°01'08" EAST A DISTANCE OF 104.41 FEET; THENCE PROCEED SOUTH 44°01'03" EAST A DISTANCE OF 105.66 FEET; THENCE PROCEED SOUTH 44°46'01" EAST A DISTANCE OF 96.46 FEET; THENCE PROCEED SOUTH 61°06'59" EAST A DISTANCE OF 100.24 FEET; THENCE PROCEED SOUTH 72°21'10" EAST A DISTANCE OF 104.18 FEET; THENCE PROCEED SOUTH 62°29'40" EAST A DISTANCE OF 99.13 FEET; THENCE PROCEED SOUTH 68°13'10" EAST A DISTANCE OF 101.50 FEET; THENCE PROCEED SOUTH 68°13'10" EAST A DISTANCE OF 100.13 FEET; THENCE PROCEED SOUTH 68°13'10" EAST A DISTANCE OF 99.03 FEET; THENCE PROCEED SOUTH 63°38'19" EAST A DISTANCE OF 99.77 FEET; THENCE PROCEED SOUTH 66°47'21" EAST A DISTANCE OF 201.44 FEET; THENCE PROCEED SOUTH 69°55'51" EAST A DISTANCE OF 59.08 FEET; THENCE PROCEED SOUTH 72°38'33" EAST A DISTANCE OF 57.30 FEET; THENCE PROCEED SOUTH 48°06'07" EAST A DISTANCE OF 162.75 FEET; THENCE PROCEED NORTH 40°54'55" EAST A DISTANCE OF 35.47 FEET; THENCE PROCEED SOUTH 01°17'19" WEST A DISTANCE OF 834.68 FEET; THENCE PROCEED NORTH 53°44'13" WEST A DISTANCE OF 180.10 FEET TO THE POINT OF BEGINNING (POB).

BONNER DR		
1	ALLYSON FOX PHARR MARK R PHARR III 101 BONNER DR LAFAYETTE LA 70508-7458	
2	KEVIN REEVE DUCK JANA STACY DUCK 103 BONNER DR LAFAYETTE LA 70508-7458	
3	COURTNEY COLLIER SCHUYLER LOGAN COLLIER 105 BONNER DR LAFAYETTE LA 70508-7458	
4	CARMEN BERGERON MOSING 2875 VILLERE ST MANDEVILLE LA 70448-4924	
5	APRIL MURPHY DIPPEL PARKER W DIPPEL 109 BONNER DR LAFAYETTE LA 70508-7458	
6	JEREMY J LABORDE NICOLE CASCIO LABORDE 111 BONNER DR LAFAYETTE LA 70508-7458	
7	ROBERT A MORROW SUE MCCULLOUGH MORROW 113 BONNER DR LAFAYETTE LA 70508-7458	
8	LORI V MCCARTHY LORI ANN VINING MCCARTHY 115 BONNER DR LAFAYETTE LA 70508-7458	
9	EDGAR R MARTIEN JR ANNETTE BOURQUE MARTIEN 102 MILL VALLEY RUN LAFAYETTE LA 70508-7028	

BONNER DR		
11	MICHAEL PAUL BERGERON PHYLLIS MENARD BERGERON 121 BONNER DR LAFAYETTE LA 70508-7458	
12	DONALD LEE CARL JAYNE HARTLEY CARL 123 BONNER DR LAFAYETTE LA 70508-7458	
13	JAMES G DIEHL BETTY RAINE DIEHL 125 BONNER DR LAFAYETTE LA 70508-7458	
14	MARTELLE J. CASTILLE JR CHRISTINE FLEGANCE CASTILLE 127 BONNER DR LAFAYETTE LA 70508-7458	
15	MICHAEL LAWRENCE MATHERNE 129 BONNER DR LAFAYETTE LA 70508-7458	
16	ERIC CHARLES ELLIOTT MICHELLE COMEAUX ELLIOTT 131 BONNER DR LAFAYETTE LA 70508-7458	

MCCORD DR		
17	KIM M BOUSTANY 209 MCCORD DR LAFAYETTE LA 70508-7501	
18	BYRON KENT PICKERING MELISSA SUSAN GOOD PICKERING 102 MCCORD DR LAFAYETTE LA 70508-7477	
19	DANIEL EDWARD KIBURZ LAURA LAMBERT KIBURZ 100 MCCORD DR LAFAYETTE LA 70508-7477	
53	DAVID KELLY STINSON VERONICA L STINSON 101 MCCORD DR LAFAYETTE LA 70508-7476	

OPEN SPACE CALCULATIONS:

52.69 ACRES

20% OPEN SPACE

REQUIRED:	459,035.28	SQ FT	
PROVIDED:			
SIDEWALKS:	31,425.00	SQ FT	
STORMWATER MANAGEMENT:	335,412.00	SQ FT	
GREEN AREA:	692,604.00	SQ FT	
	1,059,441.00	SQ FT	46.1%

LEGEND:

- BOUNDARY LINE
- RIGHT OF WAY
- OE — OVERHEAD ELECTRICAL
- EASEMENT LINE
- CENTERLINE OF DITCH
- TOP BANK
- FENCE LINE
- D — DRAIN LINE
- FOUND CORNER
- SET 1" IRON ROD
- POWER POLE
- FLOODWAY
- ZONE AE & A
- ZONE X SHADED
- APPROX. SECTION LINE
- AREA DEDICATED TO LCG
- 204 — MUNICIPAL ADDRESS
- 2 — LOT NUMBER

DATE	DESCRIPTION	BY
	REVISED	

REFERENCE PLATS:

1. FINAL PLAT OF TARA SUBDIVISION LOCATED IN SECTIONS 73, 74, & 34, T 10 S – R 4 E, BEING A PORTION OF LOTS 3 – IDA VEROT, LOUISIANA PARISH, LOUISIANA SURVEYED BY CPS ENGINEERING AND LAND SURVEYING, INC. DATED DECEMBER 19, 2008. ACT#2009-10286
2. A MAP OF SURVEY SHOWING PROPERTY AND IMPROVEMENTS TO BE ACQUIRED BY VINEYARD PARTNERS, LLC LOCATED IN SECTION 26, T-10-S, R-4-E, LAFAYETTE PARISH, LOUISIANA, PREPARED BY A.E. MONTAGNET DATED JANUARY 24, 2017. ACT#2017-10335
3. FINAL PLAT EAST BAYOU OAKS – EXTENSION 2 PREPARED BY RODNEY NAYLOR DATED OCTOBER 2, 1994. ACT#1997-20671
4. PROPERTY TO BE ACQUIRED BY SONOMA GARDENS, LLC, LOCATED IN SECTION 26, 27, 70 & 73, T-10-S, R-4-E, LAFAYETTE PARISH, LOUISIANA, PREPARED BY PAUL L MIERS ENGINEERING, LLC DATED AUGUST 30, 2022.
5. PROPERTY TO BE TRANSFERRED BY SONOMA GARDENS, LLC, LOCATED IN SECTION 27 T-10-S, R-4-E LAFAYETTE PARISH, LOUISIANA, PREPARED BY PAUL L MIERS ENGINEERING, LLC DATED OCTOBER 12, 2022.
6. PROPERTY TO BE TRANSFERRED BY SONOMA GARDENS, LLC, LOCATED IN SECTION 73 T-10-S, R-4-E, LAFAYETTE PARISH, LOUISIANA, PREPARED BY PAUL L MIERS ENGINEERING, LLC DATED NOVEMBER 30, 2022.

FLOOD NOTE:

THIS PROPERTY IS LOCATED FLOOD WAY AREA, ZONE AE (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, BASE FLOOD ELEVATIONS DETERMINED); ZONE A (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED); ZONE X SHADED (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD); AND ZONE X UNSHADED (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN); OUTSIDE THE AREA OF THE 500 YEAR FLOOD PLAIN AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP FOR LAFAYETTE PARISH, LOUISIANA, EFFECTIVE FIRM MAP NO. 22055C0170J DATED DECEMBER 21, 2018.

"ANY STRUCTURE, ENCLOSED ON THREE OR MORE SIDES, BUILT OR PLACED ON PROPERTY IN THE ONE HUNDRED 100 YEAR FLOOD ZONE (1% ANNUAL CHANCE FLOODPLAIN; FLOOD ZONES A, AE,) AS DEPICTED ON THIS PLAT SHALL BE ELEVATED SO AS TO ENSURE THE LOWEST FLOOR OF SUCH STRUCTURE AND ALL ELECTRICAL/MECHANICAL EQUIPMENT IS LOCATED AT A MINIMUM OF ONE FOOT (1') ABOVE THE BASE FLOOD ELEVATION HEIGHT FOR THE AREA AT THAT TIME."

"NO DEVELOPMENT SHALL TAKE PLACE IN THE MAPPED FLOODWAY WITHOUT AN ENGINEER'S CERTIFICATE OF NO RISE INCLUDING THE SUPPORTING TECHNICAL DATA, WHICH IS TO BE APPROVED BY PUBLIC WORKS."

REFERENCE BEARING:

BEARINGS AND DISTANCES ARE BASED ON GPS OBSERVATIONS WITH THE FOLLOWING CRITERIA:
COORDINATE SYSTEM:US STATE PLANE
1983 ZONE: LOUISIANA SOUTH 1702
PROJECT DATUM: NAD 1983 (CORS96)
VERTICAL DATUM: NAVD 88
GEOID MODEL: GEOID012A
COORDINATE UNITS: US FT.
DIST. AND ELEV. UNITS: US FT.

LOMR-F NOTE:

THE LOTS AFFECTED BY SPECIAL FLOOD HAZARD AREAS A & AE, AS SHOWN ON THIS PLAT, HAVE BEEN CLEARED OF THE FEDERAL REQUIREMENT FOR THE LENDER TO REQUIRE FLOOD INSURANCE COVERAGE FOR THE PROPERTY THROUGH FEMA CASE NUMBERS 24-06-1105A (ZONE A) AND 24-06-1104A (ZONE AE).

OWNER:

SONOMA GARDENS LLC
C/O CLIFF GUIDRY
104 S. JEFFERSON ST.
BROUSSARD, LA 70518
337-962-3274

DEVELOPER:

SONOMA GARDENS LLC
C/O CLIFF GUIDRY
104 S. JEFFERSON ST.
BROUSSARD, LA 70518
337-962-3274

PLAT

SEE PLAT FILING CABINET
#2024-21979

STATE OF LOUISIANA
Travis P Laurent
REG. No. 4992
PROFESSIONAL 7-8-24
LAND SURVEYOR

I hereby declare that this plat is representative of 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.P.E.L.S. and conforming to a Class C Survey described therein.

TRAVIS P LAURENT, REG NO. 4992

FINAL PLAT OF
SONOMA GARDENS
"A RESIDENTIAL DEVELOPMENT"

SECTION 26, 27, 70, 73, T10S, R4E
LAFAYETTE PARISH, LOUISIANA

DATE OF PLAT:
JUNE 3, 2024

APPROVED
LAFAYETTE CITY-PARISH 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.

0 75' 150' 300'
SCALE: 1" = 150'

PAUL L. MIERS ENGINEERING, LLC
CIVIL ENGINEERS — LAND SURVEYORS
104 WESTMARK BLVD, SUITE 2A
PHONE (337) 981-7792
LAFAYETTE, LOUISIANA 70506
FAX(337) 981-7797

BPN 4771
SPN
FILE D
DWG