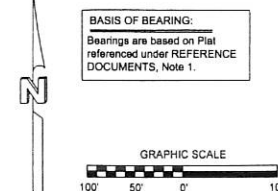
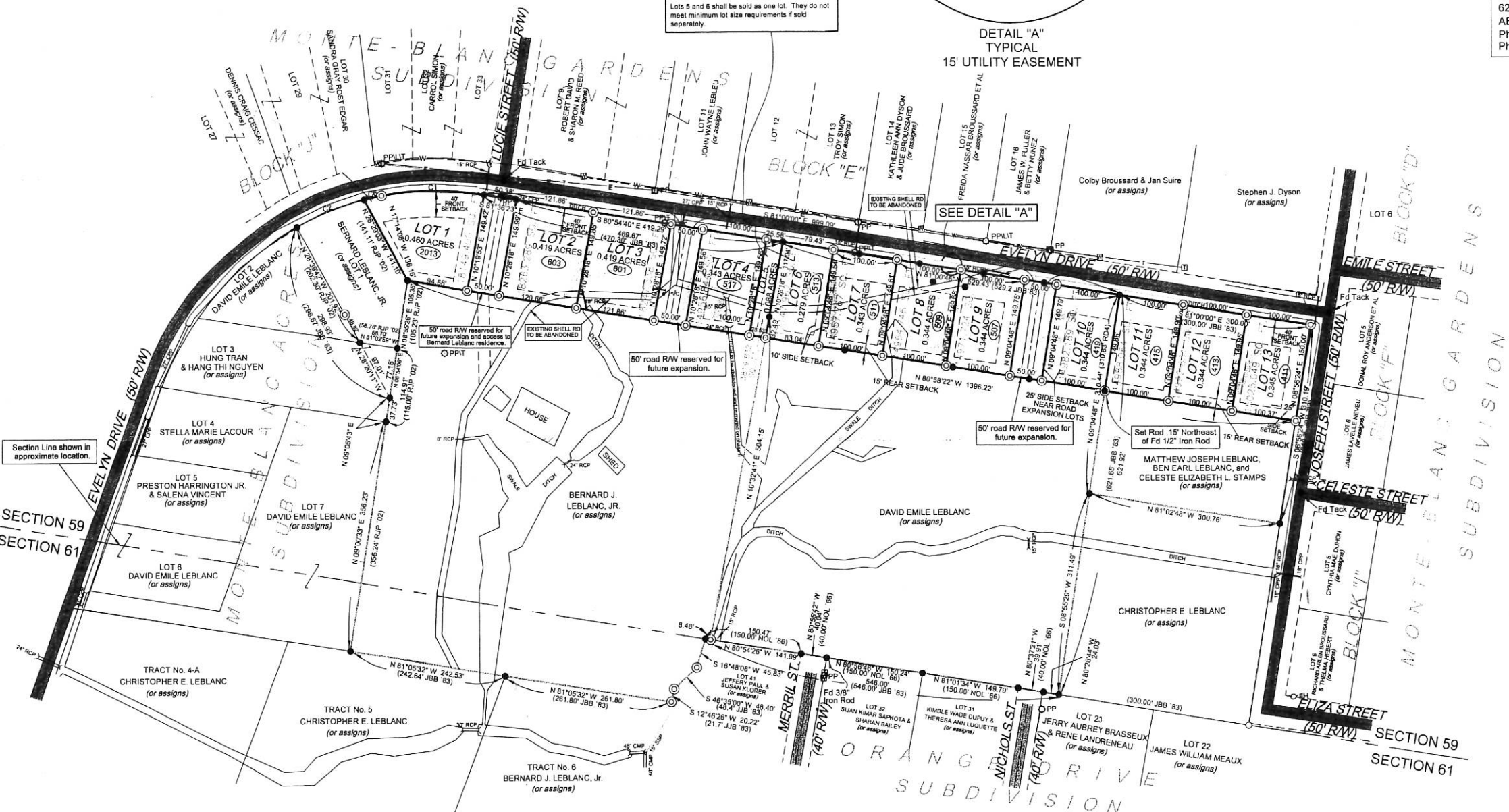
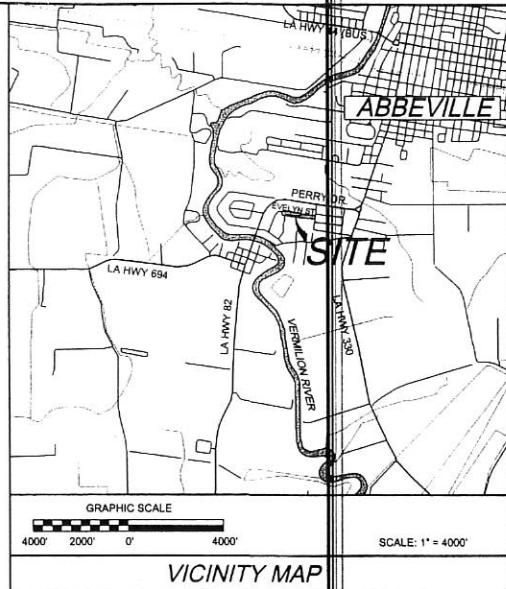


All interested parties should contact LOUISIANA ONE CALL (1-800-272-3020) to determine the location of any underground utilities which may exist on this property.



OWNERS/DEVELOPERS:  
BERNARD J. LEBLANC, JR.  
& DAVID LEBLANC  
621 EVELYN DRIVE  
ABBEVILLE, LA 70510  
Ph. (337) 893-7084 (Pete Residence)  
Ph. (206) 782-1860 (David Residence)



UTILITIES/CONTACTS/GENERAL INFORMATION	
TYPE OF DEVELOPMENT	SINGLE-FAMILY RESIDENTIAL
TOTAL NUMBER OF LOTS	13
TOTAL AREA OF DEVELOPMENT	4.931 ACRES
MINIMUM LOT FRONTAGE	100 FT.
MINIMUM LOT SQUARE FOOTAGE	14856.844 SQ. FT.
SEWERAGE	INDIVIDUAL DISPOSAL SYSTEM (As approved by the La. Dept. of Health & Human Resources) (See GENERAL NOTES, Note 1) Vermilion Parish Health Line VICKY GRANGER TOUPS 401 SOUTH ST. CHARLES ABBEVILLE, LA 70510 (337) 893-1443
WATER	SOUTHEAST WATER DISTRICT NO. 2 Tony Richard or Connie Segura 417 TRAHAN STREET Abbeville, LA 70510 PH (337) 892-1072
ELECTRIC	ENTERGY - (underground) Tom Smoak 2623 Cameron Street Lafayette, LA 70506 PH (337) 272-3037 FAX (337) 272-3063
TELEPHONE	BELL SOUTH TELECOMMUNICATIONS, CO. INC. Tom Dieman Room 300 - 901 Hugh Walla Road Lafayette, LA 70508 Ph. (337) 236-3287 Ph. (337) 254-6787
ROADS (EXISTING ASPHALT)	50' R/W - ASPHALT
DRAINAGE	Open Ditch

THIS DEVELOPMENT IS DESIGNED AND APPROVED WITH AN OPEN DITCH DRAINAGE SYSTEM, AND AS SUCH, THE INSTALLATION OF A SUB-SURFACE DRAINAGE SYSTEM IS PROHIBITED WITH THE EXCEPTION OF DRIVEWAY CULVERTS, UNLESS APPROVED BY THE VERMILION PARISH POLICE JURY.

The purchaser of a lot within the subdivision must comply with the requirements of the "Sewage Permitting System", Ordinance No. 98-0-13, of the Vermilion Parish Police Jury, effective November 1, 1998, and the State Board of Health requirements pertaining to "Individual Sewer Systems", as stated in Chapter XIII of the State Sanitary Code, latest version.

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, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS AND DEDICATE ALL ROADS AND ROAD RIGHTS-OF-WAY, DRAINAGE, AND UTILITY EASEMENTS TO PUBLIC USE.

*David Emile LeBlanc*  
DAVID EMILE LEBLANC  
BERNARD J. LEBLANC, JR.

- STANDARD SURVEY NOTES:
- 1) This plat represents the actual on the ground survey and meets the Minimum Standards 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 this 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	
Power Pole	○ PP
Power Pole with Transformer	○ PPT
Power Pole with Light and Transformer	○ PPLT
Telephone Pedestal	□
Gas Meter	⊗
Water Meter	⊕
Electric Line (Overhead)	—E—
Telephone Line (Overhead)	—T—
18" Reinforced Concrete Pipe	18" RCP
18" Corrugated Metal Pipe	18" CMP
15" Smooth Steel Pipe	15" SSP
18" Corrugated Plastic Pipe	18" CPP
Fire Hydrant	⊕
Lot Address	100' JBB '83
Call Information	100' NOL '66
John B. Benoit Plat (9-1-83)	
Call Information	

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	457.53'	160.31'	159.50'	N 89°10'44" E	20°04'34"
C2	457.53'	112.26'	111.97'	N 68°05'07" E	14°03'27"
C6	457.53'	27.62'	27.61'	N 77°24'42" E	03°27'31"

- REFERENCE DOCUMENTS
- 1) Plat showing Survey and division of the property of Evelyn Moore LeBlanc et al. prepared by John B. Benoit, P.L.S., dated September 1, 1993.
  - 2) Plat of Monte Blanc Acres, a Residential Subdivision, prepared by Richard J. Primeaux, P.L.S., dated December 12, 2002.
  - 3) Plat of Orange Drive Subdivision, prepared by Noy O. Lewis, R.L.S., dated August 18, 1966.
  - 4) Donation Inter Vivos by Evelyn Moore LeBlanc to David Emile LeBlanc, et al. recorded on September 30, 1983, under Entry No. 8306782, of the records of the Vermilion Parish Clerk of Court.
  - 5) Donation Inter Vivos by Evelyn Moore LeBlanc to Matthew

TABLE OF SETBACK LINES		
LOCATION	WIDTH	DESCRIPTION
FRONT, LOTS 1-13	40'	FROM ROAD R/W LINE OF EVELYN AND JOSEPH ST.
REAR, LOTS 1-13	15'	FROM REAR LOT LINES
ALL LOTS, SIDE	10'	FROM SIDE LOT LINES
LOTS 1, 2, 3, 4, 9, 10	25'	FROM SIDE LOT LINES ADJACENT TO ROAD EXPANSION LOTS
LOT 13	25'	FROM SIDE LOT LINES ADJACENT TO ROAD (JOSEPH STREET)

TABLE OF CULVERTS FOR EVELYN STREET		
LOCATION	LENGTH	DESCRIPTION
LOTS 4-13	20'	15" CPPS
50' Road Right-of-Ways	40'	15" CPPS

FLOOD ZONE INFORMATION  
This property is located partially in Flood Zone B, AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, and partially in Flood Zone A8, BASE FLOOD ELEVATION of 10.0 feet N.G.V.D., in accordance with Vermilion Parish Flood Insurance Rate Map, Community-Panel Number 220221 0275 D, Effective Date of May 15, 1985. Index dated May 4, 1992.

ADVISORY FLOOD ZONE INFORMATION  
This property is not located in any Advisory Flood Zone, in accordance with Vermilion Parish, FEMA Advisory Base Flood Elevation Map, Map Number LA-CC57, Dated March 16, 2006.

**FINAL PLAT**  
Showing SURVEY and SUBDIVISION of  
**MONTE BLANC WOODS SUBDIVISION**  
**PHASE I**  
belonging to  
**BERNARD J. LEBLANC JR, DAVID EMILE LEBLANC, MATTHEW JOSEPH LEBLANC, BEN EARL LEBLANC, and CELESTE ELIZABETH L. STAMPS**

Said property is situated in Section 59 & 61, T12S-R3E, Parish of Vermilion, State of Louisiana.  
Scale: 1" = 100'  
November 25, 2009  
Surveyed by  
S. J. LANGLINIS & ASSOCIATES, INC.  
Consulting Engineers - Land Surveyors  
2413 Veterans Memorial Drive  
ABBEVILLE, LA 70510



**MONTE-BLANC WOODS SUBDIVISION**  
**PHASE 1**  
BERNARD J. LEBLANC, JR. & DAVID LEBLANC  
621 EVELYN DRIVE  
ABBEVILLE, LA 70510

**S. J. LANGLINIS & ASSOCIATES, INC.**  
CONSULTING ENGINEERS - LAND SURVEYORS  
2413 VETERANS MEMORIAL DRIVE  
ABBEVILLE, LOUISIANA 70510  
Ph. (337) 893-7643  
SJJCompany@aol.com

N. BTL  
0-2009  
12-03-2009 03-30-2010 5-7-10  
10-10 5-26-10  
10-10 5-26-10  
10-10 5-26-10  
10-10 5-26-10