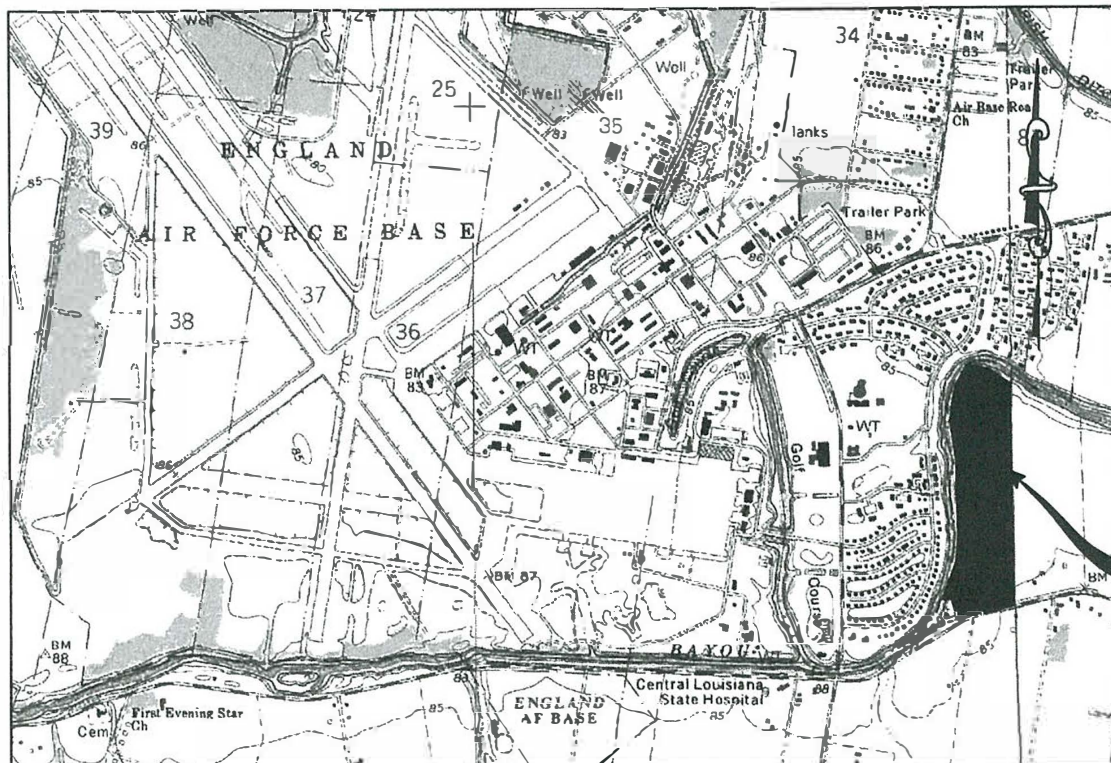


BRAME
Box 1

BAYOU FIELDS SUBDIVISION

(LOTS 1-39)

LOCATED IN SECTION 55, TOWNSHIP 4 NORTH, RANGE 2 WEST & IN SECTION 83, TOWNSHIP 4
NORTH, RANGE 1 WEST, LOUISIANA MERIDIAN, SOUTHWEST LAND DISTRICT,
RAPIDES PARISH, LOUISIANA



VICINITY MAP

SCALE: N.T.S.

NOTES

- THE DEVELOPMENT OF EACH LOT INDICATED HEREIN SHALL BE IN ACCORDANCE WITH THE BUILDING RESTRICTIONS AND PROTECTIVE COVENANTS RECORDED IN CONVEYANCE BOOK 2211, PAGE 410-419 RECORDS OF RAPIDES PARISH, LOUISIANA.
- BAYOU FIELDS IS LOCATED IN ZONES "B" AND "A8" PER THE FEMA FLOOD INSURANCE RATE MAPS FOR RAPIDES PARISH, LA., COMMUNITY PANEL No. 220145 0140 D, DATED SEPTEMBER 3, 1997. FLOOD ZONE SCALED FROM FEMA MAP.
- A SEARCH OF PUBLIC RECORDS FOR EXISTING RIGHTS OF WAY AND SERVITUDES WHICH MAY AFFECT TITLE TO THE PROPERTY HEREIN SURVEYED WAS NEITHER REQUESTED NOR MADE.
- NO TREES, SHRUBS OR PLANTS MAY BE PLANTED NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY RIGHT OF WAY OR SERVITUDE, SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE RIGHT OF WAY OR SERVITUDE WAS GRANTED.
- NO SEARCH WAS CONDUCTED FOR UNDERGROUND UTILITY OR DRAINAGE LINES.
- PORTIONS OF THIS PROPERTY MAY CONTAIN SOILS WHICH REQUIRE ADDITIONAL REINFORCING CONSIDERATIONS. THIS PLAT DOES NOT REPRESENT A SOIL ANALYSIS. BUILDER SHOULD OBTAIN SOIL BORINGS.
- SCHOOL DISTRICTS: ALEXANDRIA MIDDLE SCHOOL, BOLTON HIGH SCHOOL AND NORTH BAYOU RAPIDES ELEMENTARY.
- UTILITY PROVIDERS & FIRE PROTECTION: CITY OF ALEXANDRIA WATER, CITY OF ALEXANDRIA GAS, CLECO POWER LLC, AT&T & FIRE DISTRICT NO. 2
- BAYOU FIELDS SUBDIVISION IS LOCATED IN CLOSE PROXIMITY TO THE ALEXANDRIA INTERNATIONAL AIRPORT (AEX). NONE OF THE DEVELOPMENT IS LOCATED WITHIN A DNL 65 NOISE CONTOUR WHICH IS INCOMPATIBLE WITH RESIDENTIAL HOUSING AS DETERMINED IN ACCORDANCE WITH 14 CFR PART 150. DNL IS THE AVERAGE NOISE LEVEL OVER A 24-HOUR PERIOD EXCEPT THAT NOISES OCCURRING AT NIGHT (DEFINED AS 10:00 p.m. TO 7:00 a.m.) ARE ARTIFICIALLY INCREASED BY 10 DECIBELS (DB). THE ALEXANDRIA INTERNATIONAL AIRPORT WILL BE OPERATING SEVEN (7) DAYS A WEEK, TWENTY-FOUR (24) HOURS PER DAY. THREE HUNDRED SIXTY-FIVE (365) DAYS A YEAR.

RIGHT OF WAY & SERVITUDE DEDICATION

ON THIS THE 14th DAY OF October, 2022, BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, AND THE UNDERSIGNED COMPETENT WITNESSES, PERSONALLY CAME AND APPEARED HAROLD J. VERCHER, JR., AGENT FOR TRI V DEVELOPMENT, LLC, WHO DECLARES TRI V DEVELOPMENT, LLC TO BE THE OWNER OF THE TRACT OF LAND SHOWN HEREON AND DOES HEREBY DEDICATE AND APPROPRIATE FOR PUBLIC USE, THE RIGHTS OF WAY AND SERVITUDES SHOWN HEREON AS OUTLINED, FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE IMPROVEMENTS FOR THE PERPETUAL USE OF THE PUBLIC.

TRI V DEVELOPMENT, LLC

HAROLD J. VERCHER, JR.

DATE

10/14/2022

WITNESS

Amy Dodge
Amy Dodge

DATE

10/14/22

WITNESS

Jennifer Vercher
Jennifer Vercher

DATE

10/14/22

NOTARY PUBLIC

DATE

41197

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF L.R.S. 33:5051 AND THE SUBDIVISION REGULATIONS AND LAWS OF THE PARISH OF RAPIDES, STATE OF LOUISIANA, THAT THE HEREIN PLAT IS BASED ON AN ACTUAL SURVEY DONE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE CORNERS INDICATED HEREIN HAVE BEEN MARKED AND MONUMENTED IN THE FIELD AND THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED MEET THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS FOUND IN LOUISIANA ADMINISTRATIVE CODE, TITLE 46, LXI, CHAPTER 29, FOR CLASS "B" SURVEYS.

Cory C. Buller
Cory C. Buller

10-14-22

DEVELOPER:

TRI V DEVELOPMENT, LLC

- APPROVED AND ACCEPTED BY THE
RAPIDES AREA PLANNING COMMISSION

CHAIRMAN - (CRAIG SMITH)

DATE

10.10.22

- APPROVED AND ACCEPTED BY THE
PARISH OF RAPIDES

PARISH ENGINEER - (THOMAS C. DAVID, Jr.)

DATE

10.13.22

- APPROVED AND ACCEPTED BY THE
RAPIDES PARISH POLICE JURY

PARISH PUBLIC WORKS DIRECTOR - (CORY ASHMORE)

DATE

10.18.22

- APPROVED AND ACCEPTED BY THE
RAPIDES PARISH POLICE JURY

PRESIDENT - (CRAIG SMITH)

DATE

10.18.22

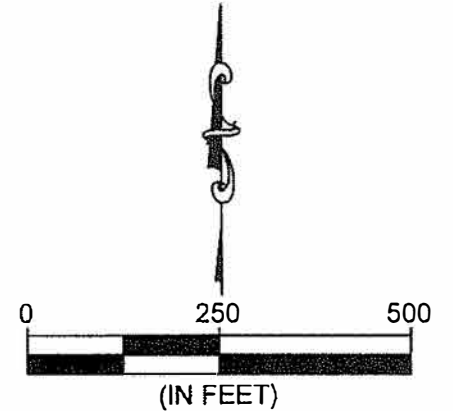
FOR:	TRI V DEVELOPMENT, LLC
AT REQUEST:	SAME
PROJECT:	21-100 FP
DATE:	10/14/22
REVISED:	N/A

Monceaux
Buller
& Associates, LLC
civil engineers & land surveyors
610 Desoto Street Alexandria, LA 71301

BAYOU FIELDS SUBDIVISION

(LOTS 1-39)

LOCATED IN SECTION 55, TOWNSHIP 4 NORTH, RANGE 2 WEST & IN SECTION 83, TOWNSHIP 4 NORTH, RANGE 1 WEST, LOUISIANA MERIDIAN, SOUTHWEST LAND DISTRICT, RAPIDES PARISH, LOUISIANA



NOW OR FORMERLY
ENGLAND ECONOMIC
& INDUSTRIAL
DEVELOPMENT
DISTRICT

NOW OR FORMERLY
CECIL R. MATHEWS,
ET AL

LEGEND:

 JURISDICTIONAL WETLANDS

SHADED AREA REPRESENTS THE APPROXIMATE LOCATION OF JURISDICTIONAL WETLANDS PER THE JURISDICTIONAL DETERMINATION PREPARED BY PITTMAN ENVIRONMENTAL SERVICES, LLC AND DETERMINATION LETTER FROM THE U.S. ARMY CORPS OF ENGINEERS DATED, AUGUST 1, 2022.

GENERAL NOTES:

1. NO ATTEMPT HAS BEEN MADE BY MONCEAUX BULLER & ASSOCIATES, LLC TO VERIFY TITLE, ACTUAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
2. OWNERSHIP OF THE BED OF BAYOU RAPIDES (AREA BELOW THE ORDINARY LOW WATER STAGE) IS VESTED IN THE STATE OF LOUISIANA. THE LAND LYING BETWEEN THE ORDINARY LOW AND ORDINARY HIGH STAGE OF THE WATER OF BAYOU RAPIDES IS SUBJECT TO A RIGHT OF PUBLIC USE AS PROVIDED BY LOUISIANA CIVIL CODE ARTICLE 456.

BASIS OF BEARING:

NAD 83, GRID NORTH, NORTH ZONE

REFERENCE PLATS:

CERTIFICATE OF SURVEY FOR HAROLD J. VERCHER, JR. BY WILLIAM J. WOOD, JR. DATED SEPTEMBER 25, 2015.



NOW OR FORMERLY
FIRST BETHLEHEM
BAPTIST CHURCH

LA HWY 496

FOR:	TRI V DEVELOPMENT, LLC
AT REQUEST:	SAME
PROJECT:	21-100 FP
DATE:	10/14/22
REVISED:	N/A

Monceaux
Buller
& Associates, LLC
civil engineers & land surveyors
610 Desoto Street Alexandria, LA 71301

BAYOU FIELDS SUBDIVISION

(LOTS 1-39)

LOCATED IN SECTION 55, TOWNSHIP 4 NORTH, RANGE 2 WEST & IN SECTION 83, TOWNSHIP 4 NORTH, RANGE 1 WEST, LOUISIANA MERIDIAN, SOUTHWEST LAND DISTRICT, RAPIDES PARISH, LOUISIANA

SEE SHEET 4 FOR CONTINUATION



LINE	BEARING	DISTANCE
L1	N 14°29'04" W	59.45'
L2	N 11°07'54" E	50.95'
L3	N 11°07'54" E	26.50'
L4	N 01°10'34" W	8.87'
L5	N 00°00'00" W	47.20'
L6	N 14°29'04" W	67.78'
L7	S 76°55'04" W	35.00'
L8	S 77°00'49" W	36.76'
L9	S 00°52'50" E	30.70'
L10	S 77°00'49" W	34.74'
L11	S 77°00'49" W	30.68'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	920.15'	204.07'	203.65'	S 68°40'53" W
C2	120.00'	53.65'	53.20'	S 01°40'35" E
C3	450.00'	103.04'	102.82'	S 04°34'18" W
C4	25.00'	38.76'	34.99'	N 45°35'16" W
C5	25.00'	39.78'	35.72'	N 44°24'44" E
C6	650.55'	111.43'	111.29'	N 00°26'43" W
C7	650.55'	67.11'	67.08'	N 07°25'01" E
C8	320.00'	62.17'	62.07'	N 05°33'57" E
C9	200.00'	50.56'	50.43'	N 07°14'32" W



LEGEND:

- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- SET 1/2" IRON ROD
- ◆ FOUND PK NAIL
- △ CALCULATED CORNER
- D&U = DRAINAGE AND UTILITY

FOR:	TRI V DEVELOPMENT, LLC
AT REQUEST:	SAME
PROJECT:	21-100 FP
DATE:	10/14/22
DESIGNED:	AL JA

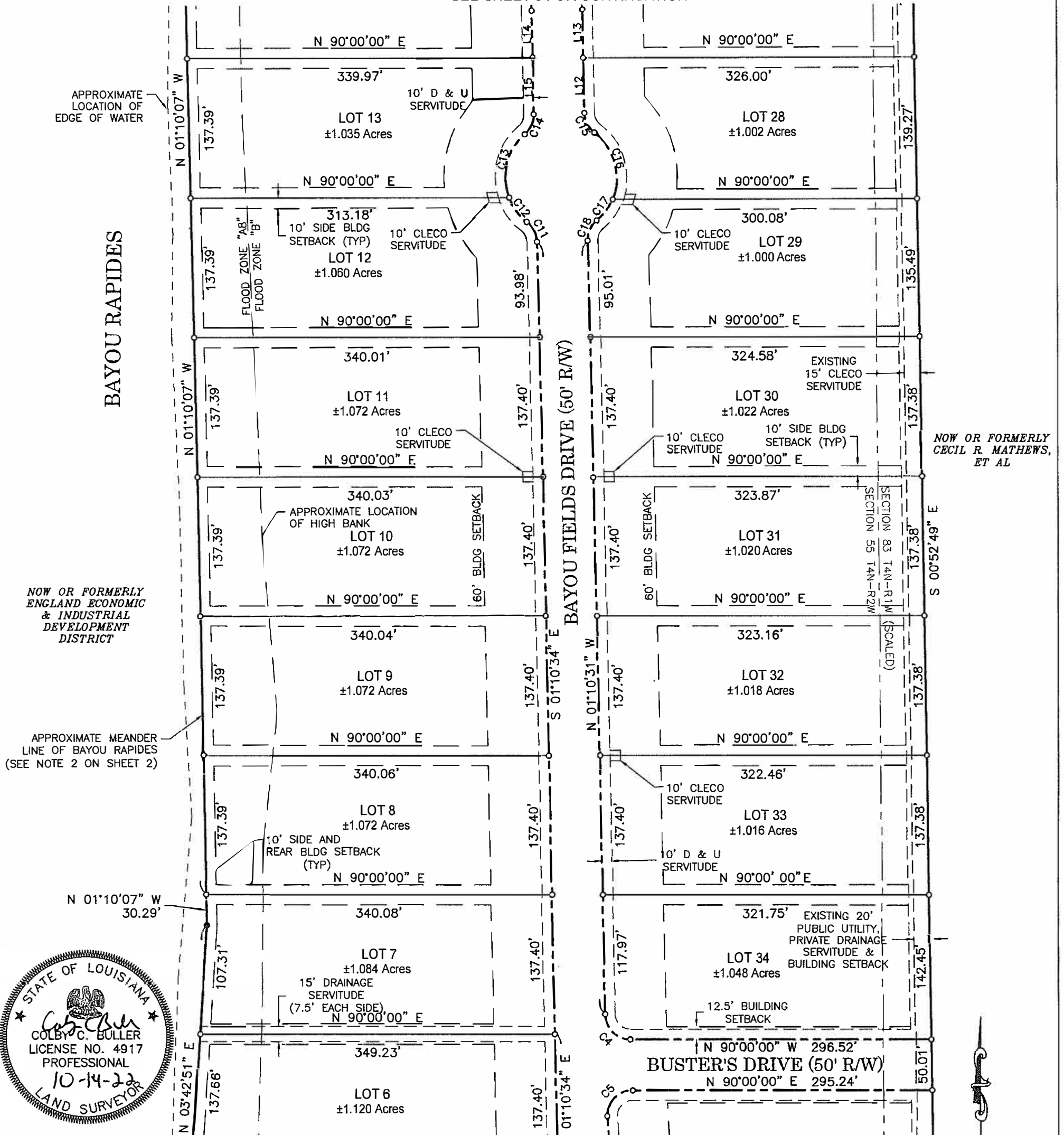
Monceaux
Buller
 & Associates, LLC
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 610 Desoto Street Alexandria, LA 71301

BAYOU FIELDS SUBDIVISION

(LOTS 1-39)

LOCATED IN SECTION 55, TOWNSHIP 4 NORTH, RANGE 2 WEST & IN SECTION 83, TOWNSHIP 4 NORTH, RANGE 1 WEST, LOUISIANA MERIDIAN, SOUTHWEST LAND DISTRICT, RAPIDES PARISH, LOUISIANA

SEE SHEET 5 FOR CONTINUATION



LEGEND:

- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- SET 1/2" IRON ROD
- ◊ FOUND PK NAIL
- Δ CALCULATED CORNER

D&U = DRAINAGE AND UTILITY

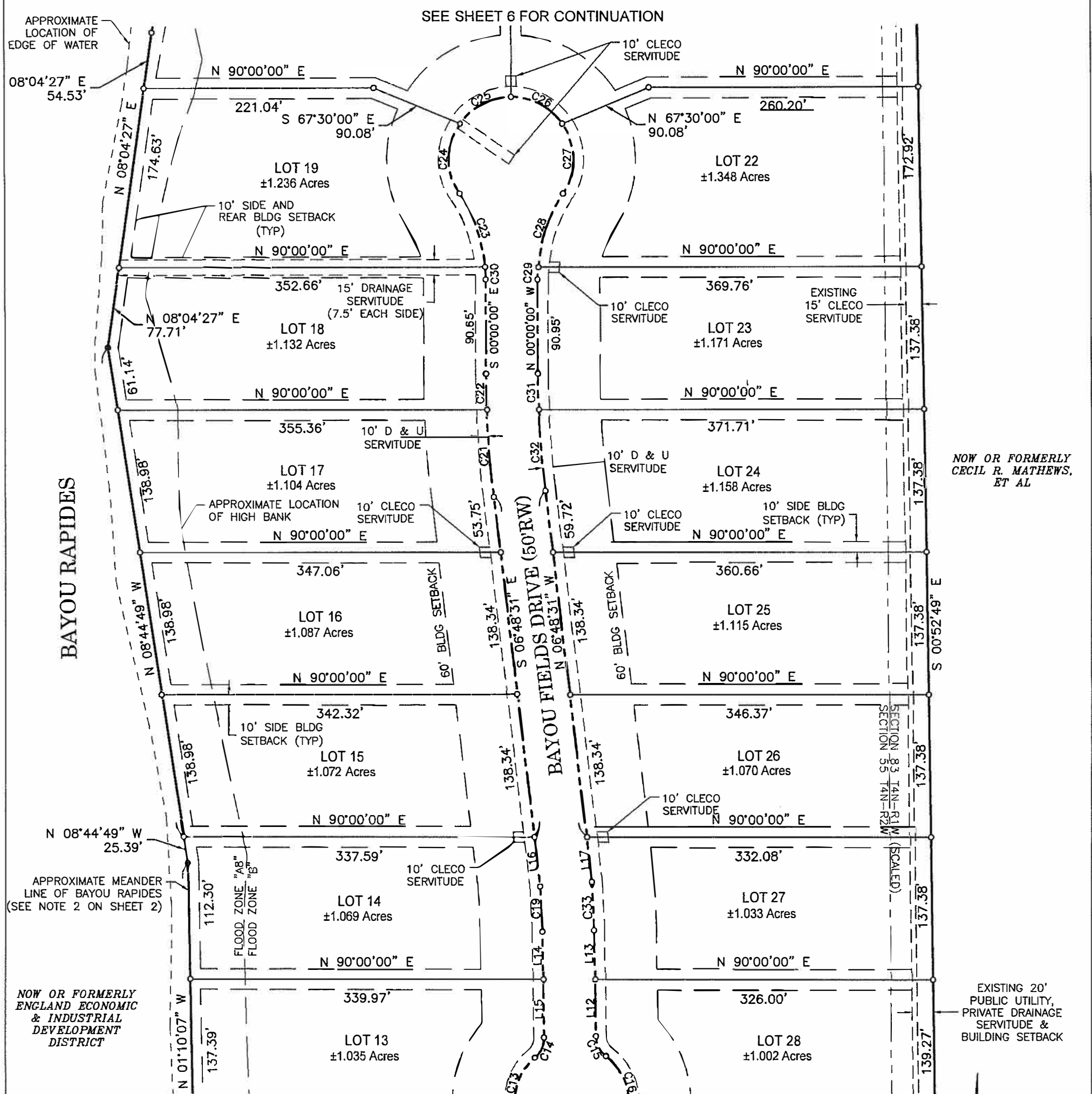
LINE	BEARING	DISTANCE
L12	N 01°10'33" W	54.88'
L13	N 01°10'33" W	47.21'
L14	S 01°10'34" E	46.19'
L15	S 01°10'34" E	55.91'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C11	25.00'	22.39'	21.65'	N 26°50'06" W
C12	55.00'	30.41'	30.02'	N 36°39'20" W
C13	55.00'	68.12'	63.85'	N 14°39'45" E
C14	25.00'	22.39'	21.65'	N 24°28'59" E
C15	25.00'	22.39'	21.65'	S 26°50'05" E
C16	55.00'	72.41'	67.20'	S 14°46'43" E

FOR:	TRI V DEVELOPMENT, LLC
AT REQUEST:	SAME
PROJECT:	21-100 FP
DATE:	10/14/22
REVISED:	N/A

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Buller
 & Associates, LLC
 civil engineers & land surveyors
 610 Desoto Street Alexandria, LA 71301

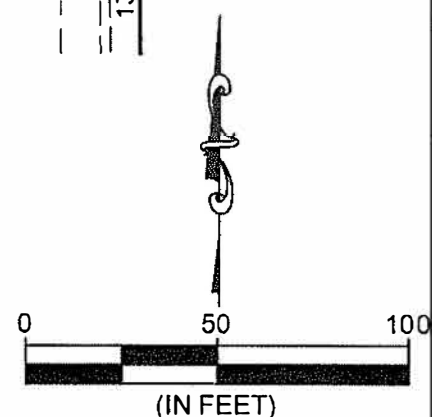
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D&U = DRAINAGE AND UTILITY

LINE	BEARING	DISTANCE
L16	S 06°48'31" E	48.06'
L17	N 06°48'31" W	43.39'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C19	950.00'	43.51'	43.51'	S 02°29'16" E
C20	25.00'	22.39'	21.65'	S 24°29'00" W
C21	1000.00'	84.27'	84.24'	S 04°23'59" E
C22	1000.00'	34.65'	34.65'	S 00°59'34" E
C23	150.00'	75.89'	75.08'	S 19°06'51" E
C24	60.00'	71.67'	67.48'	S 00°36'43" W
C25	60.00'	57.77'	55.57'	S 62°24'57" W
C26	60.00'	57.77'	55.57'	N 62°24'57" W
C27	60.00'	71.56'	67.40'	N 00°39'46" W
C28	150.00'	75.94'	75.13'	N 19°00'12" E
C29	150.00'	11.78'	11.78'	N 02°15'01" E
C30	150.00'	12.10'	12.09'	S 02°18'36" E
C31	950.00'	34.65'	34.65'	N 01°02'42" W



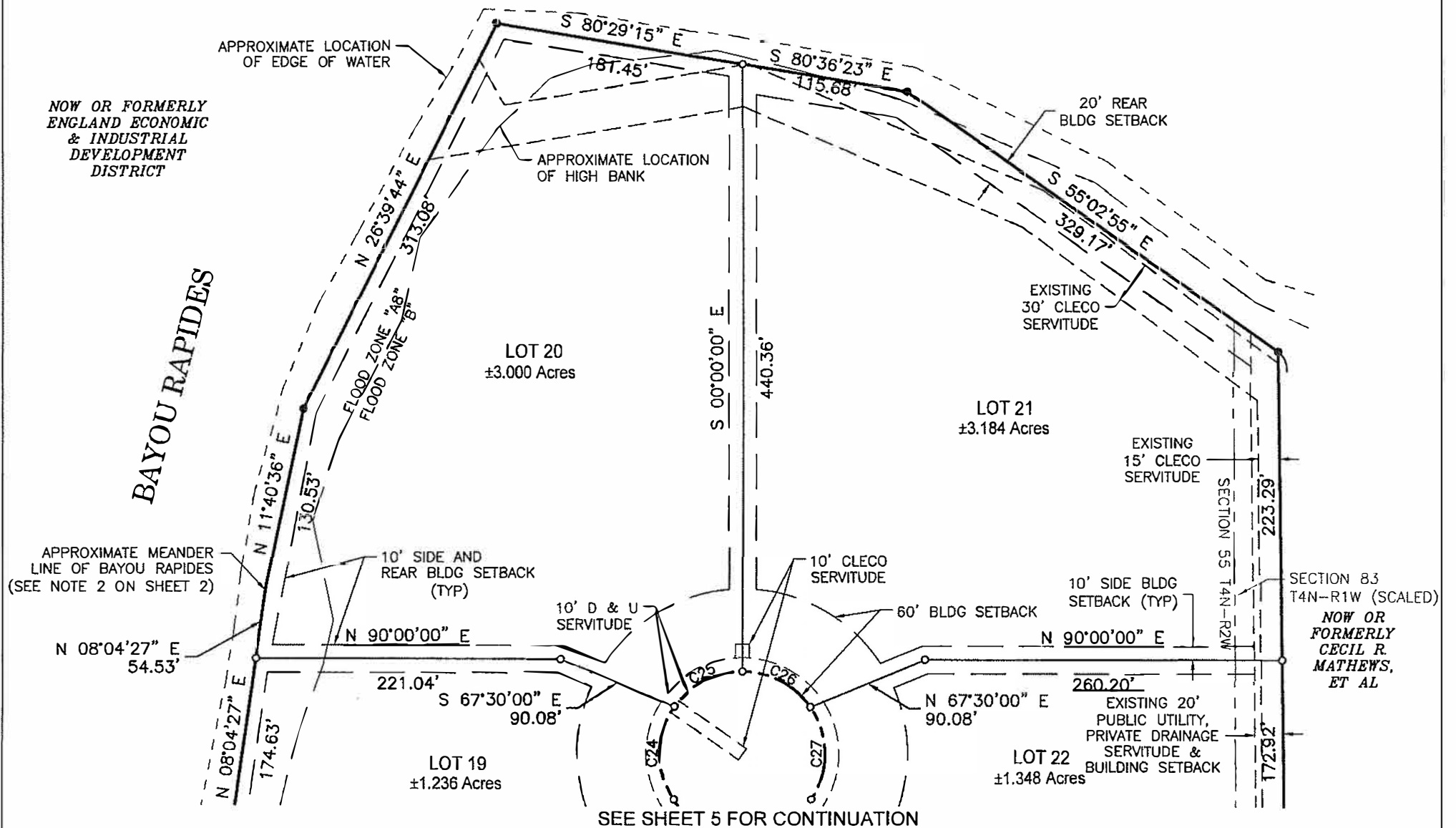
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BAYOU FIELDS SUBDIVISION

(LOTS 1-39)

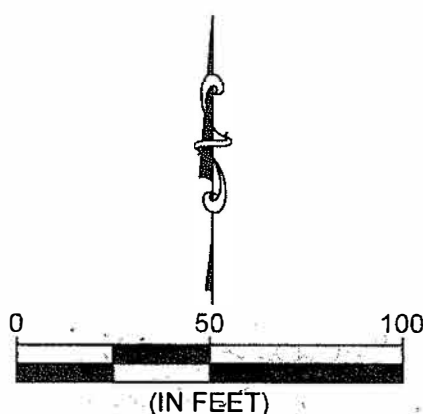
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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C25	60.00'	57.77'	55.57'	S 62°24'57" W
C26	60.00'	57.77'	55.57'	N 62°24'57" W

LEGEND:

- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- SET 1/2" IRON ROD
- ⊙ FOUND PK NAIL
- △ CALCULATED CORNER
- D&U = DRAINAGE AND UTILITY



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AT REQUEST:	SAME
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