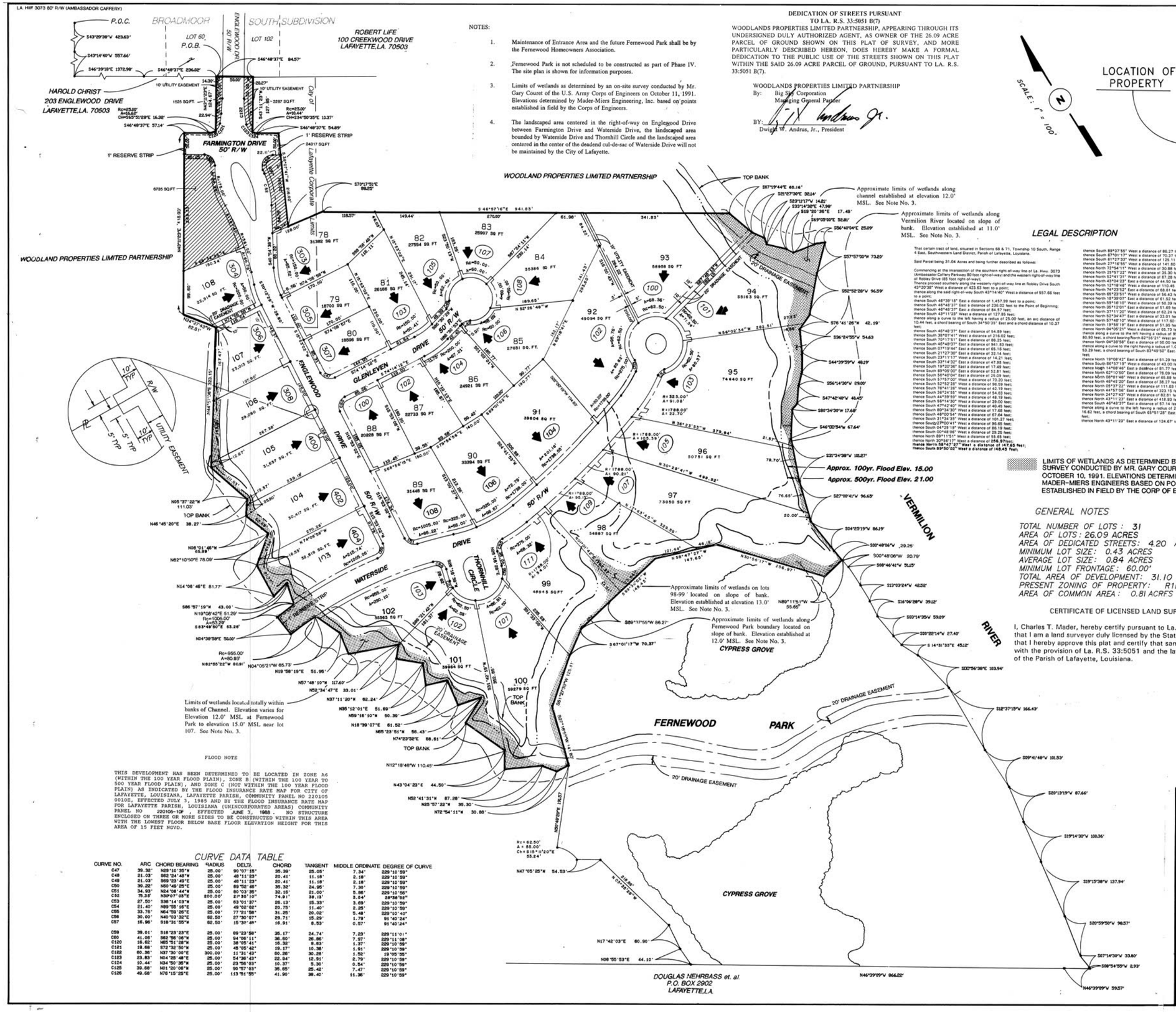
LA. HWY 3073 80' R/W (AMBASSADOR CAFFERY)



NOTES:

1. Maintenance of Entrance Area and the future Fernewood Park shall be by the Fernewood Homeowners Association.
2. Fernewood Park is not scheduled to be constructed as part of Phase IV. The site plan is shown for information purposes.
3. Limits of wetlands as determined by an on-site survey conducted by Mr. Gary Couret of the U.S. Army Corps of Engineers on October 11, 1991. Elevations determined by Mader-Miers Engineering, Inc. based on points established in field by the Corps of Engineers.
4. The landscaped area centered in the right-of-way on Englewood Drive between Farmington Drive and Waterside Drive, the landscaped area bounded by Waterside Drive and Thornhill Circle and the landscaped area centered in the center of the deadend cul-de-sac of Waterside Drive will not be maintained by the City of Lafayette.

DEDICATION OF STREETS PURSUANT TO LA. R.S. 33:5051 B(7)

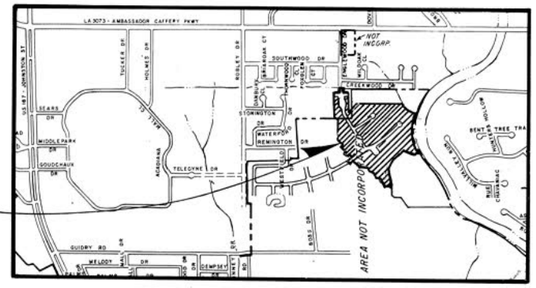
WOODLANDS PROPERTIES LIMITED PARTNERSHIP, APPEARING THROUGH ITS UNDERSIGNED DULY AUTHORIZED AGENT, AS OWNER OF THE 26.09 ACRE PARCEL OF GROUND SHOWN ON THIS PLAT OF SURVEY, AND MORE PARTICULARLY DESCRIBED HEREON, DOES HEREBY MAKE A FORMAL DEDICATION TO THE PUBLIC USE OF THE STREETS SHOWN ON THIIS PLAT WITHIN THE SAID 26.09 ACRE PARCEL OF GROUND, PURSUANT TO LA. R.S. 33:5051 B(7).

WOODLANDS PROPERTIES LIMITED PARTNERSHIP
By: Big Sky Corporation
Managing General Partner

BY: _____
Dwight W. Andrus, Jr., President

SCALE: 1" = 100'

LOCATION OF PROPERTY



LEGAL DESCRIPTION

That certain tract of land, situated in Sections 68 & 71, Township 10 South, Range 4 East, Southwestern Land District, Parish of Lafayette, Louisiana.

Said Parcel being 31.04 Acres and being further described as follows:

Commencing at the intersection of the southern right-of-way line of La. Hwy. 3073 (Ambassador Caffery Parkway 80 foot right-of-way) and the western right-of-way line of Robley Drive (85 foot right-of-way);
Thence proceed southerly along the westerly right-of-way line a: Robley Drive South 43°20'38" West a distance of 423.63 feet to a point;
thence along the said right-of-way South 43°14'40" West a distance of 557.66 feet to a point;
thence South 46°39'18" East a distance of 1,457.99 feet to a point;
thence South 46°48'37" East a distance of 236.02 feet to the Point of Beginning;
thence South 46°48'37" East a distance of 84.57 feet;
thence South 43°11'23" West a distance of 127.89 feet;
thence along a curve to the left having a radius of 25.00 feet, an arc distance of 10.44 feet, a chord bearing of South 34°50'35" East and a chord distance of 10.37 feet;
thence South 46°48'37" East a distance of 54.88 feet;
thence South 38°07'41" West a distance of 216.02 feet;
thence South 70°11'51" East a distance of 88.25 feet;
thence South 46°48'37" East a distance of 941.83 feet;
thence South 07°19'44" East a distance of 65.16 feet;
thence South 21°27'30" East a distance of 32.14 feet;
thence South 23°11'13" West a distance of 14.21 feet;
thence South 33°14'32" East a distance of 47.88 feet;
thence South 19°20'36" East a distance of 17.48 feet;
thence South 69°05'00" East a distance of 52.81 feet;
thence South 56°40'04" East a distance of 25.09 feet;
thence South 51°57'00" West a distance of 73.20 feet;
thence South 52°52'28" West a distance of 96.59 feet;
thence South 76°41'26" West a distance of 42.19 feet;
thence South 36°24'55" West a distance of 54.63 feet;
thence South 44°39'59" West a distance of 48.19 feet;
thence South 56°14'30" West a distance of 29.00 feet;
thence South 47°42'40" West a distance of 40.45 feet;
thence South 80°34'30" West a distance of 17.68 feet;
thence South 46°00'54" West a distance of 67.64 feet;
thence South 31°34'35" West a distance of 101.27 feet;
thence South02°P00'41" West a distance of 96.65 feet;
thence South 04°29'19" West a distance of 86.19 feet;
thence South 00°48'06" West a distance of 29.25 feet;
thence North 89°11'51" West a distance of 55.65 feet;
thence North 30°56'17" West a distance of 256.97feet;
thence North 58°47'27" West a distance of 147.63 feet;
thence South 89°30'02" West a distance of 148.45 feet;
thence South 89°37'55" West a distance of 86.27 feet;
thence South 67°01'17" West a distance of 70.37 feet;
thence South 21°16'55" West a distance of 141.60 feet;
thence North 72°54'11" West a distance of 30.88 feet;
thence North 25°57'22" West a distance of 35.30 feet;
thence North 52°41'31" West a distance of 87.28 feet;
thence North 43°04'23" East a distance of 44.50 feet;
thence North 12°18'46" West a distance of 110.45 feet;
thence North 74°23'52" East a distance of 68.61 feet;
thence North 65°23'51" West a distance of 56.43 feet;
thence North 18°39'07" East a distance of 61.52 feet;
thence North 59°16'10" West a distance of 50.39 feet;
thence North 35°12'01" East a distance of 51.69 feet;
thence North 37°11'20" West a distance of 62.24 feet;
thence North 52°34'47" East a distance of 33.01 feet;
thence North 57°48'10" West a distance of 117.60 feet;
thence North 19°58'19" East a distance of 51.95 feet;
thence North 04°05'21" West a distance of 65.73 feet;
thence along a curve to the left having a radius of 955.00 feet, an arc distance of 80.93 feet, a chord bearing North 82°55'21" West and a chord distance 80.91 feet;
thence North 04°38'58" East a distance of 50.00 feet;
thence along a curve to the right having a radius of 1,005.00 feet; an arc distance of 53.29 feet, a chord bearing of South 83°49'50" East and a chord distance of 53.28 feet;
thence North 19°08'42" East a distance of 51.29 feet;
thence South 85°57'19" West a distance of 43.00 feet;
thence Nagh 14°08'46" East a distance of 81.77 feet;
thence North 62°10'50" East a distance of 78.09 feet;
thence North 08°01'46" West a distance of 65.89 feet;
thence North 46°45'20" East a distance of 38.27 feet;
thence North 05°37'22" West a distance of 111.03 feet;
thence North 44°57'00" East a distance of 323.15 feet;
thence North 24°27'43" West a distance of 82.81 feet;
thence North 43°11'23" East a distance of 418.93 feet;
thence South 46°48'37" East a distance of 57.14 feet;
thence along a curve to the left having a radius of 25.00 feet; an arc distance of 16.62 feet, a chord bearing of South 65°51'28" East and an arc distance of 16.32 feet;
thence North 43°11'23" East a distance of 124.67' to the Point of Beginning.

LIMITS OF WETLANDS AS DETERMINED BY AN ON SITE SURVEY CONDUCTED BY MR. GARY COURET ON OCTOBER 10, 1991. ELEVATIONS DETERMINED BY MADER-MIERS ENGINEERS BASED ON POINTS ESTABLISHED IN FIELD BY THE CORP OF ENGINEERS.

GENERAL NOTES

TOTAL NUMBER OF LOTS : 31
AREA OF LOTS : 26.09 ACRES
AREA OF DEDICATED STREETS: 4.20 ACRES
MINIMUM LOT SIZE: 0.43 ACRES
AVERAGE LOT SIZE: 0.84 ACRES
MINIMUM LOT FRONTAGE: 60.00'
TOTAL AREA OF DEVELOPMENT: 31.10 ACRES
PRESENT ZONING OF PROPERTY: R1B
AREA OF COMMON AREA : 0.81 ACRFS

CERTIFICATE OF LICENSED LAND SURVEYOR

I, Charles T. Mader, hereby certify pursuant to La. R.S. 33:5051B(6) that I am a land surveyor duly licensed by the State of Louisiana, and that I hereby approve this plat and certify that same is in accordance with the provision of La. R.S. 33:5051 and the laws and ordinances of the Parish of Lafayette, Louisiana.

VICINITY MAP

SCALE: 1" = 1,200'

0 1200 2400

LEGEND

- EASEMENT
- LOT LINE
- STREET R/W
- 304 — MUNICIPAL NO.
- C125 — CURVE NO.
- LIMITS OF DEVELOPMENT
- 131 — LOT NUMBER
- ENTRANCE AREA TO BE OWNED BY WOODLAND PROPERTIES LIMITED PARTNERSHIP
- APPROX. 100YR. FLOOD
- APPROX. 500YR. FLOOD

TYPES OF IMPROVEMENTS

STREETS: 27' CURB AND GUTTER (50' R/W)
SEWER: CITY OF LAFAYETTE
WATER: CITY OF LAFAYETTE
ELECTRIC: CITY OF LAFAYETTE UNDERGROUND ELECTRIC SERVICE
TELEPHONE: SOUTH CENTRAL BELL
CABLE T.V.: LAFAYETTE CABLE T.V.
GAS: TRANS LA GAS CO.
SIDEWALK: FOUR (4) FEET SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL PUBLIC STREET FRONTAGE

REVISED 2/25/92
AREA IDENTIFIED AS COMMON AREA CHANGE TO BE IDENTIFIED AS ENTRANCE AREA TO BE OWNED BY WOODLAND PROPERTIES LIMITED PARTNERSHIP. REVISED NOTE NO 2.
REVISED 3/9/92
ADDITION OF NOTE 4 AND REVISION TO NOTE 1

OWNER/DEVELOPER

WOODLAND PROPERTIES LIMITED PARTNERSHIP
C/O BIG SKY CORPORATION
DWIGHT ANDRUS, JR. / REED ANDRUS
5501 JOHNSTON STREET
LAFAYETTE, LOUISIANA 70503
TELEPHONE: (318) 989-1112

FLOOD NOTE

THIS DEVELOPMENT HAS BEEN DETERMINED TO BE LOCATED IN ZONE A6 (WITHIN THE 100 YEAR FLOOD PLAIN), ZONE B (WITHIN THE 100 YEAR TO 500 YEAR FLOOD PLAIN), AND ZONE C (NOT WITHIN THE 100 YEAR FLOOD PLAIN) AS INDICATED BY THE FLOOD INSURANCE RATE MAP FOR CITY OF LAFAYETTE, LOUISIANA, LAFAYETTE PARISH, COMMUNITY PANEL NO 220105 0010E, EFFECTED JULY 3, 1985 AND BY THE FLOOD INSURANCE RATE MAP FOR LAFAYETTE PARISH, LOUISIANA (UNINCORPORATED AREAS) COMMUNITY PANEL NO 220105-10F , EFFECTED JUNE 3, 1988 . NO STRUCTURE ENCLOSED ON THREE OR MORE SIDES TO BE CONSTRUCTED WITHIN THIS AREA WITH THE LOWEST FLOOR BELOW BASE FLOOR ELEVATION HEIGHT FOR THIS AREA OF 15 FEET NGVD.

CURVE DATA TABLE

CURVE NO.	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT	MIDDLE ORDINATE	DEGREE OF CURVE
C47	39.32'	N89°10'35"W	25.00'	90°07'15"	35.39'	25.08'	7.34'	229°10'59"
C48	21.03'	S62°24'48"W	25.00'	48°11'23"	20.41'	11.18'	2.18'	229°10'59"
C49	21.03'	S69°23'49"E	25.00'	48°11'23"	20.41'	11.18'	2.18'	229°10'59"
C50	39.22'	N50°49'25"E	25.00'	89°52'46"	35.32'	24.95'	7.30'	229°10'59"
C51	34.93'	N24°08'44"W	25.00'	80°03'35"	32.15'	21.00'	5.86'	229°10'56"
C52	79.39'	N30°27'08"E	200.00'	21°55'10"	74.91'	38.13'	3.54'	29°38'52"
C53	27.50'	S36°14'03"W	25.00'	63°01'37"	26.13'	15.33'	3.69'	229°10'59"
C54	21.40'	N89°55'16"E	25.00'	49°02'02"	20.75'	11.40'	2.25'	229°10'59"
C55	33.76'	N64°59'26"E	25.00'	77°21'58"	31.25'	20.02'	5.48'	229°10'40"
C56	30.00'	N46°03'32"E	62.50'	27°30'07"	29.71'	15.29'	1.79'	91°40'24"
C57	16.96'	S18°31'55"W	62.50'	15°39'48"	16.91'	8.53'	0.57'	91°40'24"
C59	39.01'	S18°23'23"E	25.00'	89°23'58"	35.17'	24.74'	7.23'	229°11'01"
C60	41.08'	S62°56'06"W	25.00'	94°06'11"	36.60'	26.86'	7.97'	229°11'08"
C120	16.62'	N85°51'28"W	25.00'	38°05'41"	16.32'	8.63'	1.37'	229°10'59"
C121	19.68'	S72°32'50"W	25.00'	45°05'42"	19.17'	10.38'	1.91'	229°10'59"
C122	60.36'	N37°30'00"E	300.00'	11°31'43"	60.26'	30.28'	1.52'	19°05'55"
C123	23.83'	N04°25'48"E	25.00'	54°36'43"	22.94'	12.91'	2.79'	229°10'59"
C124	10.44'	N34°50'35"W	25.00'	23°56'03"	10.37'	5.30'	0.54'	229°10'59"
C125	39.68'	N01°30'06"W	25.00'	90°57'03"	35.65'	25.42'	7.47'	229°10'59"
C126	49.68'	N76°15'25"E	25.00'	113°51'55"	41.90'	36.40'	11.36'	229°10'59"

FINAL PLAT OF
FERNEWOOD PHASE IV
"AN EXCLUSIVE RESIDENTIAL DEVELOPMENT"

LOCATED IN SECTION 68, 71, T10S, R4E
CITY OF LAFAYETTE, LAFAYETTE PARISH, LOUISIANA

DATE: JAN. 8, 1992 SCALE: 1" = 100'

0 50 100 200

mader-miers ENGINEERING, INC.

REVISED 2/25/92	ENGINEER P.L.M.		
REVISED 3/9/92	DRAWN BY J.P.M.		
REVISED	CHECKED P.L.M.		
REVISED	APPROVED C.T.M.		

STATE OF LOUISIANA — CHARLES T. MADER REG. No. 4414

DATE: 1-8-92	BOOK ____ Pp. ____	FILE D	BPN 1225	SPN-02	DWG. 3