

UTILITY	OWNER	CONTACT
ELECTRIC	JEFF DAVIS ELECTRIC	(337)824-4330
SEWER	INDIVIDUAL TREATMENT	-
TELEPHONE	AT&T	(844)855-1539
WATER	INDIVIDUAL WATER WELL	-

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C13	S 62°53'09" W	53.72	220.00	53.85
C14	S 32°02'20" W	80.82	100.00	83.20
C15	S 89°34'45" E	42.77	300.00	42.81
C16	S 89°14'33" E	138.76	1400.00	137.76
C17	S 53°11'15" E	36.38	300.00	36.38
C18	S 50°37'05" E	44.20	1400.00	44.20
C19	S 54°52'50" E	166.46	1400.00	166.55
C20	S 62°44'01" W	117.00	1400.00	117.03
C21	N 60°46'16" W	184.71	1694.00	184.80
C22	N 55°20'02" W	136.68	1694.00	136.72
C23	N 50°42'34" W	136.69	1694.00	136.72
C24	N 48°14'40" W	123.00	1694.00	123.00
C25	N 62°43'58" W	111.96	220.00	113.21
C26	S 86°12'43" W	123.60	220.00	125.28
C27	N 59°40'11" W	168.91	1400.00	169.02
C28	N 52°37'43" W	156.68	1400.00	158.77
C29	N 69°47'44" W	136.34	300.00	137.54
C30	N 86°27'54" W	37.00	300.00	37.02
C31	N 66°15'57" W	26.78	90.00	26.88
C32	N 62°23'18" W	23.70	90.00	23.77
C33	S 84°47'09" W	16.50	90.00	16.53
C34	S 57°10'12" W	68.46	90.00	70.23
C35	S 11°36'40" W	70.92	90.00	72.90
C36	S 47°19'09" E	105.06	90.00	112.18
C37	S 86°28'58" E	101.90	90.00	103.90
C38	S 61°21'35" E	38.78	40.00	40.48
C39	S 41°02'25" E	67.46	290.00	67.80
C40	S 52°37'29" E	113.97	1122.00	114.02
C41	S 59°14'52" E	138.76	1122.00	138.85
C42	S 65°43'27" E	121.27	1122.00	121.32
C43	S 19°54'55" E	167.31	111.00	189.50
C44	S 30°51'05" W	72.98	1124.00	72.97
C45	S 32°07'47" W	117.78	678.00	117.78
C46	S 26°09'02" W	164.81	678.00	165.06
C47	S 16°42'31" W	123.56	678.00	123.66
C48	S 61°23'21" W	90.19	60.00	102.05
C49	N 66°53'28" W	177.00	1694.00	177.08

LOT NUMBER	LOWEST NATURAL GROUND ELEV.	MINIMUM DRIVEWAY PIPE SIZES
1	16.4	24" Equiv. RCPA
2	17.7	24" Equiv. RCPA
3	18.4	18" Equiv. RCPA
4	18.0	18" Equiv. RCPA
5	17.8	18" Equiv. RCPA
6	18.0	18" Equiv. RCPA
7	18.0	18" Equiv. RCPA
8	18.7	18" Equiv. RCPA
9	19.2	24" Equiv. RCPA
10	19.5	30" Equiv. RCPA
11	19.1	30" Equiv. RCPA
12	16.8	30" Equiv. RCPA
13	17.2	30" Equiv. RCPA
14	17.1	18" Equiv. RCPA
15	17.1	18" Equiv. RCPA
16	18.5	18" Equiv. RCPA
17	18.5	18" Equiv. RCPA
18	18.5	24" Equiv. RCPA
19	18.5	24" Equiv. RCPA
20	18.0	24" Equiv. RCPA
21	18.0	24" Equiv. RCPA
22	18.0	24" Equiv. RCPA
23	18.0	24" Equiv. RCPA
24	18.0	24" Equiv. RCPA
25	12.9	24" Equiv. RCPA
26	12.9	24" Equiv. RCPA
27-37	12.9	18" Equiv. RCPA

GENERAL NOTES:

- BEARINGS BASED ON GPS OBSERVATIONS-NAD 83 LA SOUTH
- RESEARCH AND INVESTIGATION OF RECORDED SERVITUDES WAS NOT PERFORMED BY AUCCOIN & ASSOCIATES, INC.
- THIS PLAT IS BASED ON A SURVEY MADE ON THE GROUND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AS STIPULATED IN LAC TITLE 46 SS 2905 - CLASS "A" SURVEY
- REFERENCE PLAT OF SURVEY SHOWING WATERSIDE SUBDIVISION PART FOUR AS SURVEYED BY D.W. JESSEN & ASSOCIATES, LLC AND DATED JUNE 22, 2012.
- FLOOD ZONE INFORMATION AS PER EFFECTIVE FIRM PANEL ID 22019C0495F, EFFECTIVE DATE: 2/19/2011, THE BASE FLOOD ELEVATION ESTABLISHED FOR THE AREA & ZONE A IS 18.0.
- OWNER/DEVELOPER: PRC
- POTABLE WATER SOURCE SHALL BE INDIVIDUAL WATER WELL.
- ALL NEW RESIDENTIAL, NONRESIDENTIAL AND MANUFACTURED HOME STRUCTURES LOCATED IN FEMA DESIGNATED A, AE, AO, VE, AND X(SHADED) AREAS SHALL MEET CURRENT CPPJ LOWEST FLOOR ELEVATION REQUIREMENTS.
- FILL REQUIRED FOR BUILDING PADS IN THE FLOOD ZONE ARE RESTRICTED WHERE THE TRANSITION BACK TO NATURAL GRADE IS MADE AT SLOPES NO FLATTER THAN 6:1.
- MAINTENANCE OF THE POND, ROADWAY ISLANDS, 30' ACCESS & MAINTENANCE EASEMENT, EASEMENT FOR TRACE AT MORGANFIELD TRAIL, & 20' PRIVATE EASEMENT ALONG REAR OF LOTS 1-5 TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- MAINTENANCE OF ALL SIDEWALKS FOR PUBLIC USE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- THE HOMEOWNERS ASSOCIATION WILL MAINTAIN THE VEGETATION SHOULDERS FOR ONE YEAR IN LIEU OF CONSTRUCTION W/ LIMESTONE.
- SUBDIVISION DRAINAGE SYSTEM WAS NOT DESIGNED TO BE ENCLOSED AND SHALL NOT BE ENCLOSED AT ANY POINTS OTHER THAN DRIVEWAY CULVERTS
- LOT OWNER SHALL PROVIDE PROPER GRADING OF LOTS TO MATCH LOT FLOW ARROWS IDENTIFYING GRADING REQUIREMENTS SHOWN ON PROPOSED CONTOUR DRAWINGS.
- CONSTRUCTION OF FENCES ARE PROHIBITED.

DEDICATION:

THE RIGHT-OF-WAY OF THE PROPOSED STREETS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN HEREON AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE, REMOVAL, OR OTHER PUBLIC PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, NOR ANY SHRUBBERY BE PLANTED WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.

PAUL BONIN, CCIM, GRI
PCR DEVELOPERS, LLC

SEWAGE DISPOSAL:

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER TREATMENT SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF CALCASIEU PARISH.

SETBACKS:

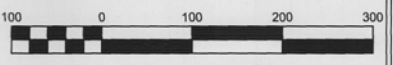
- FRONT SETBACK = 15.00'
- SIDE STREET SETBACK = 15.00'



CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N 55°39'57" W	170.42	1390.98	170.52
C2	N 48°38'50" W	170.15	1390.98	170.25
C3	S 81°54'26" E	146.98	1784.00	147.00
C4	S 56°38'12" E	146.98	1784.00	147.00
C5	S 61°21'28" E	146.98	1784.00	147.00
C6	S 60°04'44" E	146.98	1784.00	147.00
C7	S 33°05'54" E	145.42	40.00	48.28
C8	S 63°17'25" E	100.30	955.61	100.35
C9	S 09°16'32" W	126.73	322.13	127.56
C10	S 77°33'03" E	210.51	1390.98	210.71
C11	S 69°42'21" E	170.08	1390.98	170.19
C12	S 62°41'21" E	170.39	1390.98	170.50



CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C50	S 24°33'56" W	10.80	1500.00	10.80
C51	S 28°00'21" W	151.82	1500.00	151.88
C52	S 31°48'32" W	47.24	1500.00	47.24
C53	S 27°41'27" W	87.31	500.00	87.82
C54	S 14°37'38" W	138.92	500.00	140.38
C55	N 11°20'02" E	187.72	355.55	189.97
C56	N 06°27'32" E	110.01	300.01	110.64
C57	N 22°39'58" E	165.45	786.00	165.75
C58	N 30°52'33" W	50.34	786.00	50.35
C59	N 30°16'22" E	103.30	1214.00	103.33
C60	N 25°23'15" E	103.66	1214.00	103.69
C61	N 36°34'44" E	18.07	50.00	18.17
C62	N 37°23'11" W	17.72	105.00	17.74
C63	N 09°31'59" E	65.76	105.00	66.88
C64	N 26°14'56" W	63.27	105.00	64.27
C65	N 79°16'39" W	121.93	105.00	130.09
C66	S 62°23'21" W	17.72	105.00	17.74
C67	S 83°35'30" W	47.01	50.00	48.94
C68	N 65°18'08" W	110.29	1032.00	110.34
C69	N 57°17'43" W	177.88	1032.00	178.10
C70	N 51°01'57" W	47.50	1032.00	47.51
C71	N 36°32'55" W	91.10	200.00	91.91
C72	N 15°37'58" W	53.95	200.00	54.11
C73	N 32°47'44" W	75.83	90.00	78.27



Scale 1" = 100'

- LEGEND
- Δ SET 1/2" IRON ROD
 - FOUND IRON
 - UTILITY POLE
 - OVERHEAD POWER LINE

CERTIFICATION:

I HEREBY CERTIFY THAT WATERSIDE II AT MORGANFIELD, AS PLATTED, IS IN ACCORDANCE WITH THE PROVISIONS OF LA. R.S. 33:5051 AND WITH THE LAWS AND ORDINANCES OF CALCASIEU PARISH, LOUISIANA AND THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "A" SURVEY AS STIPULATED IN THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, PUBLISHED BY THE LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

Randall Edward

WATERSIDE II AT MORGANFIELD

50.07 ACRE TRACT CONTAINING 37 LOTS SITUATED IN SECTION 26, T-10-S, R-8-W CALCASIEU PARISH, LOUISIANA

REVISIONS:

NO.	DATE	REVISION DESCRIPTION	BY
1	5-15-18	ADDED SETBACK NOTE, ADDED UTILITY RECESSES	
2	4-18-18	EXTENDED LOTS TO SHOWLINE, LABELED INTERIOR BEARINGS & DIST	
3	8-29-17	REVISED NOTES AND FLOOD ZONE HATCH	
4	8-14-17	UPDATED PROPERTY DESCRIPTION	
5	7-18-17	REVISED SHOWING PRIVATE DRAINAGE EASEMENT	
6	3-30-17	REVISED RIGHT-OF-WAY LINES AND LOT LAYOUT	
7	3-30-17	DATE	

PROJECT: 15-46-00
BOOK: N/A
SHEET NUMBER: 2

AUCCOIN & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
ADDRESS: 700 N. PINE LAKE ROAD
LAKE CHARLES, LA 70601
PHONE NUMBER: (337) 980-9800

STATE OF LOUISIANA
RANDALL E. WARD
REG. NO. 4645
REGISTERED PROFESSIONAL LAND SURVEYOR