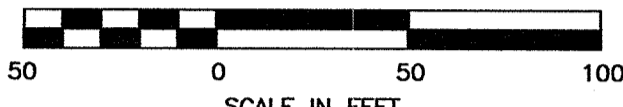
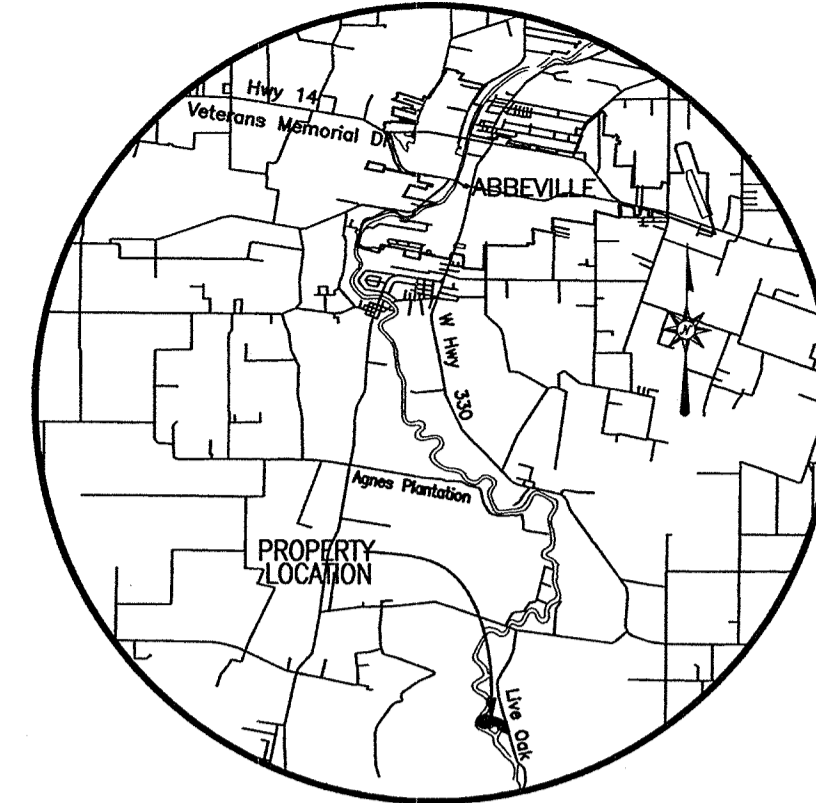


HENRY HERMAN RAMKE, JR.
168 HILLCREST ROAD
KILGORE, TX 75662

HENRY HERMAN RAMKE, JR.
168 HILLCREST ROAD
KILGORE, TX 75662

P.O.B. AREA 1

P.O.B. AREA 2



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 DRENCH CULVERTS (MAXIMUM LENGTH OF FORTY FEET (40')) UNLESS APPROVED BY THE VERMILION PARISH POLICE JURY.

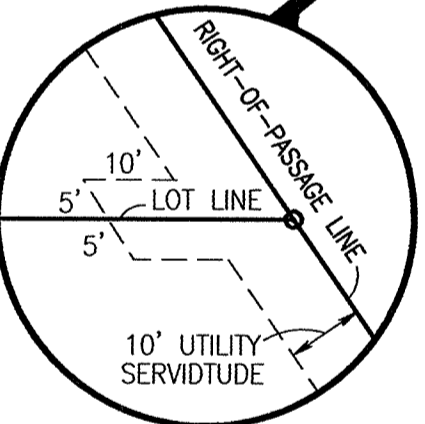
THE PRIVATE ROADS HAVE NOT BEEN CONSTRUCTED TO THE MINIMUM STANDARDS AS SET FORTH IN THE LATEST EDITION OF THE VERMILION PARISH POLICE JURY ORDINANCE AND AS SUCH SHALL NOT BE CONSIDERED FOR ACCEPTANCE INTO THE PARISH ROAD SYSTEM.

FOR THE FIVE, LLC
505 COMANCHE DR.
LAFAYETTE, LA 70503

LAUREL PEARL MONTAGNET, ET AL
601 CAMBRIDGE DRIVE
LAFAYETTE, LA 70503

LOT TABLE AREAS				
LOT NO.	USABLE AREA (SF)	STREET AREA (SF)	CHANNEL AREA (SF)	TOTAL AREA (SF)
1	9230	1803	3842	14875
2	6306	2640	5614	14560
3	6904	2640	4400	13944
4	6871	2642	4400	13913
5	9888	4495	2187	16570
6	8522	824	5678	15024
7	6995	1183	3944	12122
8	5843	1510	7908	15261
9	7652	824	10282	18758
10	5630	900	5637	12167
11	8941	1973	1846	12760
12	7905	2331	4447	14683
13	7201	3720	3720	14641
14	6604	2559	3198	12361
15	6604	2559	2897	12060
16	6604	2560	2836	12000
17	8575	9798	1466	19839
18	8886	5465	5114	19465
19	8019	2074	8375	18468
20	8450	5336	3172	16958
21	8162	2602	2710	13473
22	7759	2638	6992	17389
23	12000	N/A	N/A	12000
24	12000	N/A	N/A	12000
25	12000	N/A	N/A	12000
26	12000	N/A	N/A	12000
27	12000	N/A	N/A	12000
28	12000	N/A	N/A	12000

10' UTILITY SERVITUDE & SEWER EFFLUENT TESTING



CURVE	RADIUS	ARC	CHORD	CHORD BRG
C1	15.00'	32.19'	26.36'	S46°32'23"W
C2	15.00'	32.43'	26.47'	S46°59'45"W
C3	22.00'	51.21'	40.41'	N42°15'14"E
C4	15.00'	12.63'	12.26'	N46°56'42"W
C5	15.00'	14.69'	14.11'	S43°00'15"E

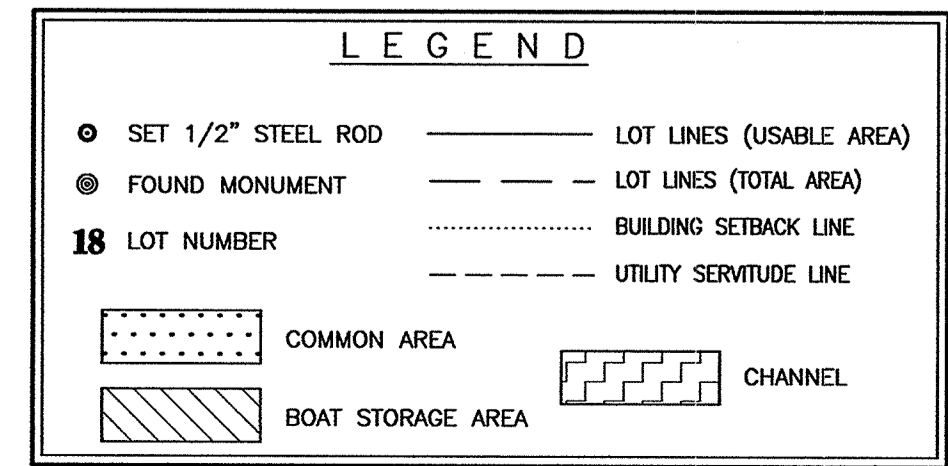
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE THE STREETS AS PRIVATE RIGHT-OF-PASSAGES AND UTILITY SERVITUDES, AND DEDICATE ALL DRAINAGE AND UTILITY SERVITUDES TO PUBLIC USE.

BIL VENTURES, LLC

NOTES:

- NO FILL, STRUCTURE, IMPROVEMENT OR DEVELOPMENT OF ANY TYPE CAN BE DEVELOPED IN FLOODWAY UNLESS TECHNICAL DATA IS SUBMITTED BY A LOUISIANA LICENSED ENGINEER OR LAND SURVEYOR CERTIFYING THAT ADVERSE FLOOD HEIGHTS WILL NOT RESULT DUE TO THE DEVELOPMENT.
- NO STRUCTURE, ENCLOSED ON THREE OR MORE SIDES, SHALL BE ERRECTED IN THE ONE HUNDRED (100) YEAR FLOOD ZONE UNLESS THE LOWEST FLOOR IS AT OR ABOVE THE BASE FLOOD ELEVATION HEIGHT FOR THAT AREA IN EFFECT AT THAT TIME. THE LOWEST FLOOR ELEVATION WILL HAVE TO BE CERTIFIED BY A LOUISIANA LICENSED ENGINEER OR LAND SURVEYOR.
- PRIVATE STREETS AND LOTS WILL DRAIN DIRECTLY TO PROPOSED CHANNEL. A MINIMUM CULVERT SIZE OF 18-INCH DIAMETER SHALL BE USED FOR LOTS 23 THRU 28 ALONG LIVE OAK ROAD. NO CULVERTS WILL BE NECESSARY WITHIN OTHER LOTS OF THE DEVELOPMENT.

OWNER/APPLICANT	SURVEYOR	ENGINEER
BIL VENTURES, LLC P.O. BOX 80098 LAFAYETTE, LA 70598 PH. (337) 261-2617 FAX (337) 261-1934	WIL J. GUIDRY, PLS 148-B EASY STREET LAFAYETTE, LA 70506 PH. (337) 232-0777 FAX (337) 232-0851	TODD A. VINCENT, PE, PLS 148-B EASY STREET LAFAYETTE, LA 70506 PH. (337) 232-0777 FAX (337) 232-0851



I CERTIFY THAT THIS PLAT AGREES WITH THE BOUNDARY SURVEY PERFORMED BY M.P. MAYEUX SURVEYING AND BOUNDARY CONSULTING, LLC AS PER PLAT OF SURVEY SHOWING PROPERTY OF BIL VENTURES, LLC DATED OCTOBER 24, 2006 AND BOUNDARY MONUMENTS WERE VERIFIED AND THE SURVEY COMPLES WITH THE APPLICABLE MINIMUM STANDARDS FOR A CLASS "C" SURVEY, AND THAT NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, UNLESS OTHERWISE SHOWN. NO RESEARCH INTO SERVITUDE OR EASEMENT WAS CONDUCTED BY THIS SURVEYOR IN CONJUNCTION WITH THIS SURVEY.

WIL J. GUIDRY, PLS REG. NO. 4792



LEGAL DESCRIPTION

AREA 1. Commencing at a 1" Iron Pipe along the Western Right-of-Way of Live Oak Road and being the Point of Beginning; thence S14°56'41"E, a distance of 746.48 feet; thence N71°58'32"W, a distance of 239.87 feet; thence N70°41'44"W, a distance of 262.56 feet; thence N19°00'02"W, a distance of 57.18 feet; thence N19°00'02"W, a distance of 41.08 feet; thence N12°46'54"W, a distance of 51.74 feet; thence N15°01'07"W, a distance of 65.15 feet; thence N24°08'56"W, a distance of 73.68 feet; thence N20°37'03"W, a distance of 46.54 feet; thence N26°53'29"W, a distance of 27.74 feet; thence N38°58'48"W, a distance of 27.42 feet; thence N67°56'20"W, a distance of 27.54 feet; thence N52°39'11"W, a distance of 43.72 feet; thence N49°39'54"W, a distance of 8.00 feet; thence N08°31'02"W, a distance of 58.86 feet; thence N22°49'35"W, a distance of 73.06 feet; thence N24°25'42"W, a distance of 146.41 feet; thence N49°37'01"W, a distance of 114.69 feet; thence N20°41'06"W, a distance of 54.19 feet; thence S70°42'39"E, a distance of 156.23 feet; thence S71°03'39"E, a distance of 555.38 feet to the Point of Beginning. Containing 7.99 Acres, more or less.

AREA 2. Commencing at a 1" Iron Pipe along the Western Right-of-Way of Live Oak Road; thence S71°20'39"E, a distance of 48.02 feet to the Point of Beginning; thence S12°13'47"E, a distance of 37.81 feet; thence S14°56'41"E, a distance of 704.69 feet; thence N71°58'32"W, a distance of 166.87 feet; thence N14°56'41"W, a distance of 745.85 feet to the Point of Beginning. Containing 2.39 Acres, more or less.

FLOOD NOTE

THIS PROPERTY HAS BEEN DETERMINED TO BE LOCATED IN ZONE AE (EL 12) AND ZONE AE (EL 13) (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 100-YEAR FLOOD) AS INDICATED BY THE FLOOD INSURANCE RATE MAPS FOR VERMILION PARISH, LOUISIANA, MAP NUMBER 221130500F, EFFECTIVE JANUARY 19, 2011.

SHEET 1

VERMILION PARISH

CLIENT: BIL VENTURES, LLC

PROJECT: 7550-11

FINAL PLAT

LE VIRAGE MARINA

LOCATED IN SECTION 85, T-18-S, R-3-E, VERMILION PARISH, LOUISIANA

Sellers & Associates, Inc. ENGINEERS

148-B Easy Street, Lafayette, LA 70506 (837) 232-0777

ENGINEER: L. CRAMER

DRAWN BY: J. FABRE

DATE: 1/17/2013

SCALE: 1" = 60'

PROJECT: 7550-11

FILE NO.: 7550-11-01

NO. DATE REVISION DESCRIPTION