FINAL PLAT OF

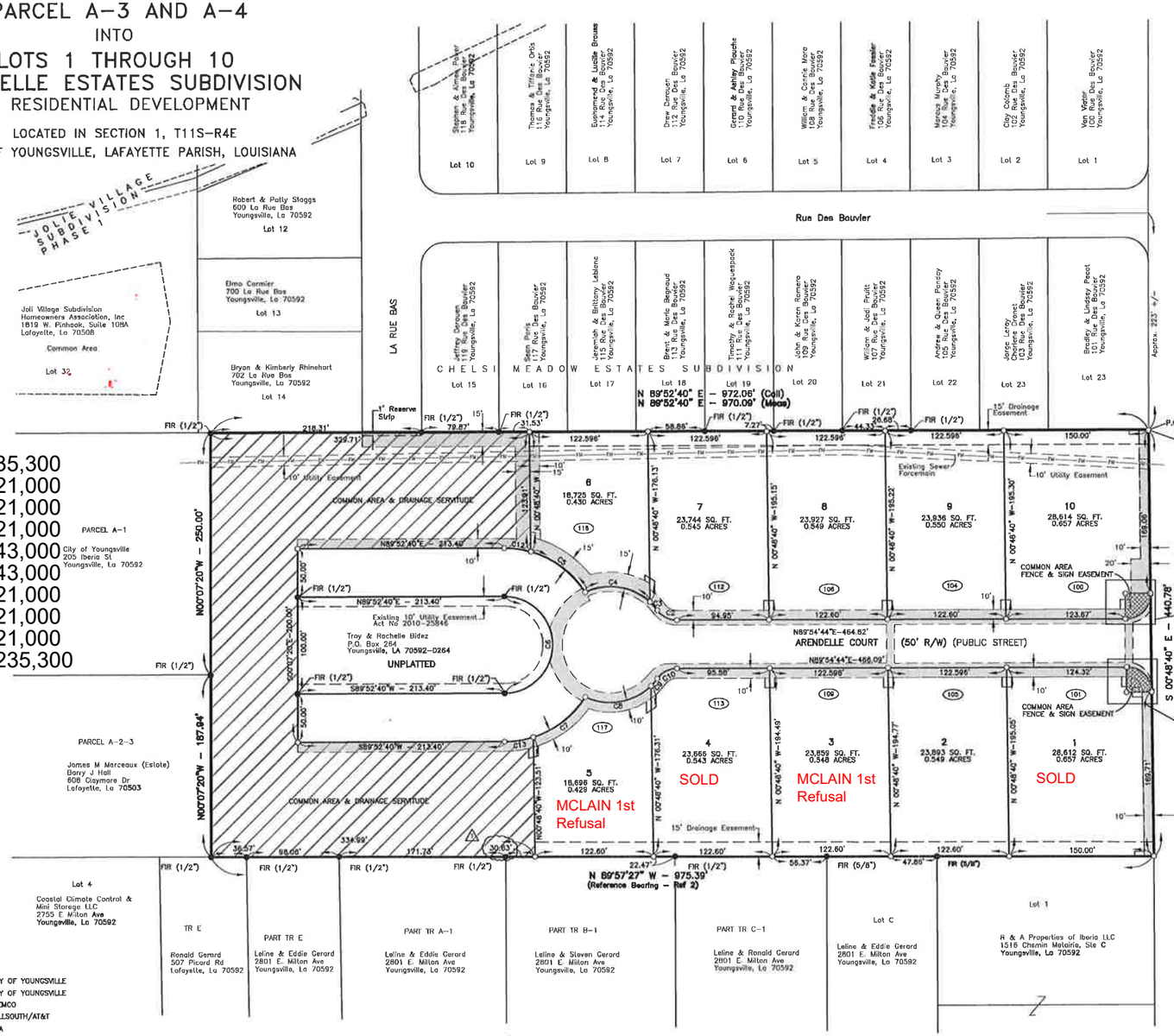
RESUBDIVISION OF PARCEL A-3 AND A-4 INTO LOTS 1 THROUGH 10 ARENDELLE ESTATES SUBDIVISION

A RESIDENTIAL DEVELOPMENT

LOCATED IN SECTION 1, T11S-R4E

CITY OF YOUNGSVILLE, LAFAYETTE PARISH, LOUISIANA

Lot 1 $235,300
Lot 2 $221,000
Lot 3 $221,000
Lot 4 $221,000
Lot 5 $243,000
Lot 6 $243,000
Lot 7 $221,000
Lot 8 $221,000
Lot 9 $221,000
Lot 10 $235,300



PARCEL A-1
City of Youngsville
205 Iberia St
Youngsville, La 70592

UTILITIES

WATER	CITY OF YOUNGSVILLE
SEWER	CITY OF YOUNGSVILLE
ELECTRIC	SLEMCO
TELEPHONE	BELLSOUTH/AT&T
GAS	N/A

LEGEND

- EASEMENT LINE
- FIR - FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- SET 1/2" ROUND BAR
- (100) MUNICIPAL ADDRESS
- COMMON AREA AND DRAINAGE SERVITUDE
- COMMON AREA, FENCE AND SIGN EASEMENT
- PUBLIC UTILITY SERVITUDE ACT NUMBER 2023-00022746

60' 30' 0' 60' 120'
SCALE: 1" = 60'

THIS PLAT WAS COMPILED FROM THE FOLLOWING INFORMATION:

REFERENCE:
PLAT SHOWING PROPERTY AND IMPROVEMENTS OF WILLIE J. CORNAY, PARTNERSHIP IN COMMENDUM, LOCATED IN SECTION 1, T9S-R4E, LAFAYETTE PARISH, LA., BY TIMOTHY L. COLLINS, DATED FEBRUARY 4, 2003 & REVISED MARCH 11, 2003.

FINAL PLAT OF CHELSI MEADOW ESTATES, PHASE 1 (A RESIDENTIAL SUBDIVISION), LOCATED IN SECTION 1, T11S-R4E, LAFAYETTE PARISH, LA., BY MICHAEL J. BREAUX, DATED JANUARY 20, 2004.

A FINAL PLAT OF JOLIE VILLAGE SUBDIVISION, PHASE 1 (A RESIDENTIAL SUBDIVISION), LOCATED IN SECTION 1, T11S-R4E, LAFAYETTE PARISH, LA., BY PAUL L. MEIRS, DATED SEPTEMBER 28, 2005.

PLAT SHOWING PROPOSED LOT 33 AND LOT 35 OF JOLIE VILLAGE SUBDIVISION, PHASE II, LOCATED IN SECTION 1, T11S-R4E, LAFAYETTE PARISH, LA., BY PAUL L. MEIRS, DATED APRIL 18, 2007.

PLAT SHOWING PROPERTY TO BE ACQUIRED BY GRANDVIEW PARTNERSHIP FROM SOUTHERN CROSS LAND & DEVELOPMENT, LLC, LOCATED IN SECTION 1, T11S-R4E, LAFAYETTE PARISH, LA., BY PAUL L. MEIRS, DATED DECEMBER 29, 2004.

FINAL PLAT OF SURVEY SHOWING PROPERTY BELONGING TO SOUTHERN CROSS LAND & DEVELOPMENT, LLC BEING PARCEL A-1 (RESIDENTIAL), PARCEL A-2 (COMMERCIAL) AND PARCEL A-3 (RESIDENTIAL) LOCATED IN SECTION 1, T11S-R4E, LAFAYETTE PARISH, LA., BY NOVEMBER 3, 2016, LAST REVISED MAY 1, 2017.

NOTES

THIS PLAT/SURVEY REPRESENTS AN ACTUAL GROUND SURVEY AND THAT NO ENCROACHMENTS EXISTS OTHER THAN THOSE SHOWN.

THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR A CLASS "C" SURVEY, AS SET FORTH BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

THIS PLAT IS BASED ON NAD'83 COORDINATE SYSTEM, LOUISIANA SOUTH ZONE AND GEOID 12A.

THIS PLAT ONLY INDICATES VISIBLE AND APPARENT SERVITUDES. THIS PLAT DOES NOT INDICATE OTHER SERVITUDES BEARING UPON WHICH MAY BE FILED OF RECORD IN THE CLERK OF COURT'S OFFICE IN THE PARISH WHERE THE PROPERTY IS LOCATED, NOR ANY LEGAL SERVITUDES OR NATURAL SERVITUDES BEARING UPON THE PROPERTY AND ESTABLISHED BY LAW OR POSSESSION.

FLOOD LINE LOCATIONS ARE APPROXIMATE AND ARE NOT FIELD VERIFIED.

FLOOD NOTE
THIS PROPERTY IS SITUATED IN ZONE 'A' AS PER PRELIMINARY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 22055C 0250J, DATED DECEMBER 21, 2018.

ANY STRUCTURE, ENCLOSED ON THREE OR MORE SIDES, MUST BE ELEVATED SO THAT THE MINIMUM ELEVATION OF THE FINISHED FLOOR IS THE HIGHER VALUE OF 1 FOOT ABOVE B.F.E., OR 1.5 FEET ABOVE THE ROAD'S CENTER LINE IF THE LOCATED IN FLOOD ZONE 'A' OR X500, OR 2 FEET ABOVE CENTERLINE OF ROAD IF LOCATED IN FLOOD ZONES A OR AE.

LEGAL DESCRIPTION

COMMENCING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CHEMIN METAIRIE (R/W VARIES)SAID POINT BEING APPROXIMATELY 223 FEET PLUS OR MINUS SOUTH OF THE INTERSECTION OF RUE DES BOUVIER, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE PROCEED ALONG THE WESTERLY RIGHT OF WAY LINE OF CHEMIN METAIRIE, SOUTH 00°48'39" EAST A DISTANCE OF 440.78 FEET TO A POINT;
THENCE PROCEED AWAY FROM SAID RIGHT OF WAY LINE, NORTH 89°57'27" WEST A DISTANCE OF 975.39 FEET TO A POINT;
THENCE PROCEED NORTH 00°07'20" WEST A DISTANCE OF 157.94 FEET TO A POINT;
THENCE PROCEED NORTH 00°07'20" WEST A DISTANCE OF 250.00 FEET TO A POINT;
THENCE PROCEED NORTH 89°52'40" EAST A DISTANCE OF 970.09 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CHEMIN METAIRIE, SAID POINT BEING THE POINT OF BEGINNING.

LESS AND EXCEPT AN UNPLATTED PARCEL CONTAINING 0.586 ACRES AND DESCRIBED AS FOLLOWS:

THENCE NORTH 89°52'40" EAST A DISTANCE OF 213.40 FEET;
THENCE PROCEED ALONG A CURVE HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 100.00 FEET, A CHORD BEARING OF SOUTH 00°07'20" EAST AND A CHORD DISTANCE OF 100.00 FEET TO A POINT;
THENCE SOUTH 89°52'40" EAST A DISTANCE OF 213.40 FEET TO A POINT;
THENCE NORTH 00°07'20" EAST A DISTANCE OF 200.00 FEET TO A POINT

SETBACKS

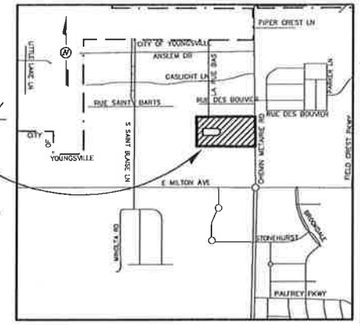
FRONT	20'
REAR	10'
SIDES	5'

SIDEWALK NOTE
SIDEWALKS ARE REQUIRED ALONG ALL CITY STREET BORDERING THE PROPERTY AS REQUIRED PER CITY OF YOUNGSVILLE ORDINANCES

LOT AREA DETERMINATION	
NO. LOTS	10
MIN. LOT AREA	18,696 S.F.
TOTAL AREA OF LOTS	5.456 ACRES
TOTAL AREA OF R/W	1.515 ACRES
TOTAL COMMON AREA	2.260 ACRES
TOTAL AREA	9.231 ACRES
MINIMUM LOT FRONTAGE	122.60 FEET

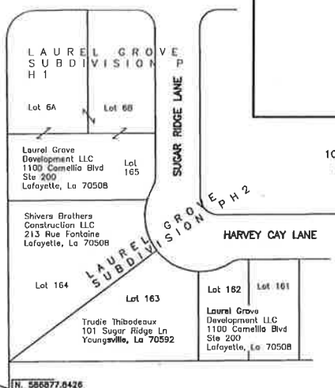
APPROVED FOR RECORDATION
CITY OF YOUNGSVILLE
MAYOR
DATE: 5-15-24

LOCATION OF PROPERTY



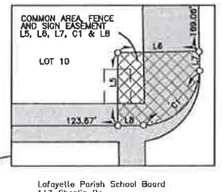
VICINITY MAP

1000' 500' 0' 1000' 2000'
SCALE: 1" = 1000'

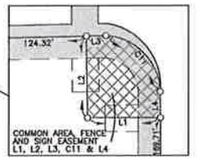


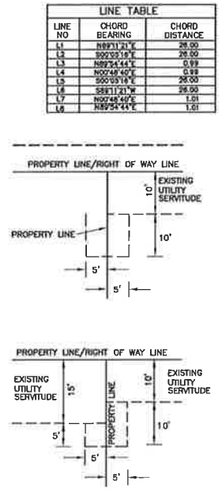
CURVE TABLE				
CURVE NO	RADIUS	ARC	CHORD BEARING	CHORD DISTANCE
C1	25.00	39.56'	N44°52'00"E	35.58'
C2	25.00	23.55'	S83°06'13"E	22.69'
C3	60.00'	11.57'	N41°38'45"E	11.56'
C4	60.00'	71.75'	N83°33'46"E	67.55'
C5	100.00'	71.90'	N83°27'56"W	70.37'
C6	60.00'	157.08'	N00°07'20"W	100.00'
C7	100.00'	69.44'	N33°33'08"E	68.05'
C8	60.00'	73.23'	N80°30'54"E	68.77'
C9	60.00'	10.06'	N62°14'20"E	10.05'
C10	25.00'	23.55'	N62°30'43"E	22.69'
C11	25.00'	38.95'	N43°28'37"W	35.13'
C12	100.00'	25.02'	N82°03'26"W	27.63'
C13	100.00'	30.43'	S81°09'39"W	30.31'

LINE TABLE		
LINE NO	CHORD BEARING	CHORD DISTANCE
L1	N89°31'21"E	26.00
L2	S00°33'18"E	26.00
L3	N89°54'44"E	0.99
L4	N00°48'40"E	0.99
L5	S00°05'18"E	26.00
L6	S89°11'21"W	26.00
L7	N00°48'40"E	1.01
L8	N89°54'44"E	1.01



Lafayette Parish School Board
113 Chaplin Dr
Lafayette, La 70508





TYPICAL UTILITY NICHE DETAIL

OWNER/DEVELOPER
2R HOLDINGS LLC
ATTN: LOUIE RICHARD
318 OPUS ONE DR
BROUSSARD, LA 70518
PHONE: (504) 362 1913

STATE OF LOUISIANA
KERRY M. SIMON
License No. 5195
PROFESSIONAL LAND SURVEYOR

KERRY M. SIMON
PROFESSIONAL LAND SURVEYOR
LA. LICENSE. NO. 5195
514 PARKWAY DRIVE
BREAUX BRIDGE, LA 70517

Date: MAY 1, 2024

BELAIRE, LATIOLAIS & ASSOCIATES, LLC
LAND SURVEYING - CONSULTING
337.288.1118 OR 337.288.6683

LOTS 1 THROUGH 10
ARENDELLE ESTATES SUBDIVISION
A RESIDENTIAL DEVELOPMENT

Revisions:

10-18-23	ADDRESSED COMMENTS FROM THE CITY OF YOUNGSVILLE
5-1-24	ADDED MISSING DIMENSION

Scale: 1" = 60'

Date: MAY 1, 2024

Drawn By: BLA