

Lafayette Parish Recording Page

Louis J. Perret
Clerk of Court
P.O. Box 2009
Lafayette, LA 70502-2009
(337) 291-6400

Jacob Simon
Re-partition Plat

First VENDOR

SIMON, JACOB LAWRENCE

First VENDEE

SIMON, JACOB LAWRENCE

Index Type : CONVEYANCES

File Number : 2023-00011602

Type of Document : PLAT OF SURVEY

Recording Pages : 1

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Lafayette Parish, Louisiana.

Louis J Perret
Clerk of Court

CLERK OF COURT
LOUIS J. PERRET
Parish of Lafayette

I certify that this is a true copy of the attached
document that was filed for registry and
Recorded 04/19/2023 at 11:52:17
File Number 2023-00011602



On (Recorded Date) : 04/19/2023

At (Recorded Time) : 11:52:17AM



Kevin Miller
Deputy Clerk

Doc ID - 044374940001

METES & BOUNDS
(11.651 TOTAL ACRES)

± 325' FROM THE INTERSECTION OF N. METALS RD. & YOUNG STREET.
AT A 1/2" IRON ROD SET, BEING (THE POINT OF BEGINNING).

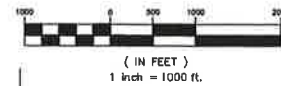
THENCE N00°06'04"E A DISTANCE OF 220.96' TO A 1/2" IRON ROD SET,
THENCE S89°39'08"E A DISTANCE OF 138.00' TO A 1/2" IRON ROD SET,
THENCE N00°06'09"E A DISTANCE OF 433.39' TO A 1/2" IRON ROD SET,
THENCE S89°46'14"E A DISTANCE OF 570.55' TO A POINT IN C/L COULEE,
THENCE S24°33'58"E A DISTANCE OF 723.08' TO A POINT IN C/L COULEE,
THENCE N89°38'16"W A DISTANCE OF 1010.33' TO A 1/2" IRON ROD SET,
BEING (THE POINT OF BEGINNING).

REFERENCE:

1. PLAT OF SURVEY SHOWING A PARTITION OF PROPERTY BELONGING TO JOHN CLYDE SIMON SITUATED IN SECTION 8, T11S-R5E, LAFAYETTE PARISH, LOUISIANA BY RICHARD C. SPIKES PLS. REG NO. 4580, DATED JANUARY 24, 1994.
2. PLAT OF SURVEY SHOWING PROPERTY BELONGING TO FRANCIS THOMAS OLIVER, TO BE ACQUIRED BY ANTHONY GERARD & ELIZABETH DELAUNE COMEAUX, SITUATED IN SECTION 8, T11S-R5E, LAFAYETTE PARISH, LOUISIANA BY RICHARD C. SPIKES PLS. REG NO. 4580, DATED DECEMBER 18, 2002.
3. PLAT OF SURVEY SHOWING A REPARTITION OF PROPERTY BELONGING TO JOHN CLYDE SIMON SITUATED IN SECTION 8, T11S-R5E, LAFAYETTE PARISH, LOUISIANA BY RICHARD C. SPIKES PLS. REG NO. 4580, DATED FEBRUARY 24, 2015.

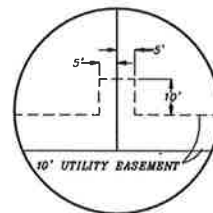


GRAPHIC SCALE



OWNER/APPLICANT

JACOB SIMON
813 YOUNG ST
YOUNGVILLE LA 70592
PH: (337) 298-3833



UTILITY NICHE DETAIL
Not to Scale

APPROVED FOR RECORDATION
CITY OF YOUNGVILLE
4-17-23
MAYOR DATE

PLAT OF SURVEY
Showing
RE-PARTITION OF PROPERTY
Belonging to
JACOB LAWRENCE SIMON
(11.551 TOTAL ACRES)

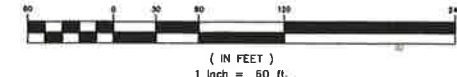
SECTION 8, T11S-R5E
LAFAYETTE PARISH, LOUISIANA

SCALE:	1" = 60'
DATE:	4/4/2023
DRAWN BY:	CSB
CHECKED BY:	L.J.G.
PROJECT NO.	22-067
DRAWING NO.	1
SHEET	1 OF 1

LEROI J. GARY JR., P.L.S. 4793
I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS FOR THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD.
SURVEY MADE AT THE REQUEST OF AND CERTIFIED TO:
JACOB SIMON



GRAPHIC SCALE



GENERAL NOTES:

1. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THEY WERE NOT EXCAVATED TO BE ACCURATELY LOCATED. CALL LOUISIANA ONE CALL @ 811 BEFORE DIGGING.
2. SERVITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.
3. THE PROPERTY IS LOCATED WITHIN FLOOD ZONE "X & AE-FLOODWAY" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 22055C0275 J, DATED DECEMBER 21, 2018.
4. BUILDING SETBACKS ARE LOCATED 20' FRONT, 10' REAR, 5' SIDE, & 25' GARAGE SETBACK LINES SHALL BE VERIFIED BY OWNER OR CONTRACTOR PRIOR TO ANY CONSTRUCTION, AS AN ABSTRACT HAS NOT BEEN PERFORMED BY THE UNDERSIGNED.
5. THIS SURVEY WAS DONE ON THE GROUND UNDER MY DIRECT SUPERVISION AND CONTROL AND FOUND NO ENCROACHMENTS ON THE SUBJECT PROPERTY UNLESS OTHERWISE SHOWN.
6. POSITIONAL ACCURACY OF FOUND MONUMENTS ARE WITHIN DIMENSIONAL TOLERANCES IN ACCORDANCE WITH THE MINIMUM STANDARDS OF A CLASS C SURVEY UNLESS OTHERWISE NOTED.
7. BEARINGS ARE BASED ON NAD83 STATE PLANE, LOUISIANA SOUTH ZONE.
8. NO ATTEMPT HAS BEEN MADE TO LOCATE EASEMENTS OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR HIS/HER REPRESENTATIVE. THIS PROPERTY MAY BE SUBJECT TO OTHER BURDENS NOT SHOWN.
9. EFFLUENT WILL DRAIN TO YOUNG STREET, WHICH IS A PUBLIC STREET MAINTAINED BY LAFAYETTE CONSOLIDATED GOVERNMENT, & COULEE LASALLE.
10. ENCROACHMENTS, SUCH AS FILL, NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENTS, & OTHER DEVELOPMENTS, IN THE REGULATORY FLOODWAY ARE PROHIBITED UNLESS CERTIFICATION BY A PROFESSIONAL, REGISTERED ENGINEER OF ARCHITECT IS PROVIDED DEMONSTRATING THAT SAID ENCROACHMENTS SHALL NOT RESULT IN ANY INCREASE IN FLOOD LEVELS WITHIN THE COMMUNITY DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
11. NO MONUMENTS WILL BE SET UNTIL FINAL PLAT APPROVAL FROM CITY OF YOUNGVILLE.

LEGEND

- = MONUMENT FOUND
- = MONUMENT SET
- IPF = IRON PIPE FOUND
- POB = POINT OF BEGINNING
- IRS = IRON ROD SET
- IRF = IRON ROD FOUND
- ROW = RIGHT-OF-WAY
- FO = FIBER OPTIC
- CB = CATCH BASIN
- DMH = DRAINAGE MANHOLE
- SMH = SEWER MANHOLE
- TMH = TELEPHONE MANHOLE
- X- = FENCE LINE
- OHE- = OVERHEAD ELECTRIC
- XXX = MUNICIPAL ADDRESS

ANTHONY GERARD COMEAUX
ELIZABETH DELAUNE COMEAUX
(OR ASSIGNS)
PO BOX 21
YOUNGVILLE LA 70592

DOINA FAYE SIMON MEXARD
(OR ASSIGNS)
508 CLAYSTONE RD
YOUNGVILLE LA 70592

MARIE JAMES SIMON
& JACQUELINE DURAND SIMON
(OR ASSIGNS)
233 N LARIVIERE RD
BOULDSARD LA 70518

KEVIN PAUL SIMON
(OR ASSIGNS)
PO BOX 100
MAHARK TX 75147

METALS DRIVE
(APPARENT 60' R/W)

JORDON INVESTMENTS LLC
(OR ASSIGNS)
PO BOX 82446
LAFAYETTE LA 70588

RONALD HULIN
(OR ASSIGNS)
737 LARGUNAS RD
YOUNGVILLE LA 70592

JOCYCELYN & GABRIEL BOURGEOIS (ESTATE)
(OR ASSIGNS)
810 YOUNG ST
YOUNGVILLE LA 70592

JEFFERY HULIN
(OR ASSIGNS)
814 YOUNG ST
YOUNGVILLE LA 70592

FLO DEAN HULIN LOPEZ
(OR ASSIGNS)
818 YOUNG ST
YOUNGVILLE LA 70592

DARRELL HULIN
(OR ASSIGNS)
830 YOUNG ST
YOUNGVILLE LA 70592

SHARLEEN HULIN NATURN
(OR ASSIGNS)
2612 CAPTAIN CADE RD
BOULDSARD LA 70518

UTILITY IMPROVEMENTS:

STREETS: EXISTING ASPHALT
ELECTRIC: ENTERY
TELEPHONE: ATAT
GAS: CENTER POINT ENERGY
WATER: CITY OF YOUNGVILLE
SEWER: CITY OF YOUNGVILLE
DRAINAGE: OPEN DITCH

PLAT NOTES:

NO. OF LOTS: 5 LOTS
TOTAL ACREAGE: 11.551 ACRES
MINIMUM FRONTAGE: 138.00' (LOT 1)
MINIMUM LOT SIZE: 33,574.08 SQ FT (LOT 1)
ZONING: NO CLASSIFICATION

