

REFERENCE PLATS:
"PLAT SHOWING PROPERTY BELONGING TO DEBORAH A. BURLEY
BOULEVARD BEING A PORTION OF BURLEY PLANTATION"
PREPARED BY: F. LEE JOLLEY
PLAT DATED: OCTOBER 8, 1981
(ACT# 1985-00030820)

ACT# 1992-000099

"A FINAL PLAT OF MON CHERIE SUBDIVISION"
PREPARED BY: FRANCOIS FORTIER
PLAT DATED: MARCH 21, 2022
(ACT# 2022-012077)

CURVE TABLE			
CURVE #	ARC	RADIUS	CHORD BEARING
C1	21.03	25.00	N64°52'50"W
C2	18.28	50.00	N51°50'03"W
C3	101.31	50.00	S59°04'16"W
C4	33.40	50.00	S57°28'19"E
C5	21.19	50.00	N58°24'59"E
C6	21.03	25.00	N66°55'46"E
C7	38.87	25.00	S44°28'46"E
C8	36.87	25.00	S45°34'14"W
C9	21.03	25.00	N64°52'50"W
C10	30.70	50.00	N68°22'25"W
C11	88.90	50.00	S52°51'54"W
C12	94.84	50.00	N43°19'02"W
C13	25.75	50.00	N57°30'17"E
C14	21.03	25.00	N66°55'46"E
C15	38.87	25.00	S44°28'46"E
C16	36.87	25.00	S45°34'14"W
C17	21.03	25.00	N64°52'50"W
C18	29.28	50.00	N57°30'41"W
C19	91.31	50.00	S53°20'37"W
C20	36.30	50.00	N45°09'14"W

CURVE TABLE			
CURVE #	ARC	RADIUS	CHORD BEARING
C21	24.29	50.00	N58°45'05"E
C22	21.03	25.00	N66°55'46"E
C23	36.87	25.00	S44°28'46"E
C24	36.87	25.00	S45°34'14"W
C25	21.03	25.00	S64°52'50"E
C26	27.85	50.00	N54°44'36"W
C27	92.74	50.00	S54°09'43"W
C28	97.78	50.00	S54°59'58"E
C29	22.81	50.00	N55°54'20"E
C30	21.03	25.00	N66°55'46"E
C31	38.87	25.00	S44°28'46"E
C32	36.87	25.00	N45°34'14"E

LINE TABLE			
LINE #	BEARING	LENGTH	DISTANCE
L1	N66°56'31"W	15.00	
L2	N66°56'31"W	15.00	
L3	N66°56'31"W	15.00	
L4	N66°56'31"W	15.00	

ADJACENT PROPERTY OWNERS WITHIN 300'

FRANCOIS W III & BILLIE J
2201 MON CHERIE AVE
YOUNGSHIRE, LA 70592

MOSES REALTY LLC
201 LO SWAB CV
LAFALETTE, LA 70506

KIRK PANKHURST
213 BUELOS AVENUE
YOUNGSHIRE, LA 70592

DOE HYNIG NW
213 BUELOS AVENUE
YOUNGSHIRE, LA 70592

GABRIELLE MARRETTA-BRODT
213 BUELOS AVENUE
YOUNGSHIRE, LA 70592

TRUONG CHINH MINH NGUYEN &
BROUSSARD, LA 70518

RAY BUILT QUALITY HOMES LLC
1025 W ST MARY BLVD
LAFALETTE, LA 70506

MARYA BUSTILLO
221 AMSTERDAM AVE
YOUNGSHIRE, LA 70592

DRAGONFLY SOLUTIONS LLC
102220 LA HWY 92
LAFALETTE, LA 70506

MICHAEL ALEXANDER
208 CAFE TOWN AVE
YOUNGSHIRE, LA 70592

BLUE ANG BUILDERS LLC
208 CAFE TOWN AVE
YOUNGSHIRE, LA 70592

TYLER & KEOHELY WILLIAMSON
300 CAFE TOWN AVE
YOUNGSHIRE, LA 70592

LAMAR PROPERTIES LLC
223 JACGED GROVE LN
YOUNGSHIRE, LA 70592

BRAND GROS BUREL
223 JACGED GROVE LN
YOUNGSHIRE, LA 70592

LAMA FERRER
223 JACGED GROVE LN
YOUNGSHIRE, LA 70592

MABEL GRACE WALKER
247 JACGED GROVE LN
YOUNGSHIRE, LA 70592

2M PROPERTY INVESTMENTS LLC
247 JACGED GROVE LN
YOUNGSHIRE, LA 70592

TRINA LYNN CUNNINGHAM
247 JACGED GROVE LN
YOUNGSHIRE, LA 70592

ANY BATTLES
247 JACGED GROVE LN
YOUNGSHIRE, LA 70592

DAVID MATTHEW PINK
106 PARADE AVE
YOUNGSHIRE, LA 70592

WILLIAM BURLINGTON FURNER III
106 PARADE AVE
YOUNGSHIRE, LA 70592

MILES KOCH
106 PARADE AVE
YOUNGSHIRE, LA 70592

484 BUILDERS LLC
111 TUBING RD
BROUSSARD, LA 70518

JASON WAYNE MONEY
401 QUEENSTON AVE
YOUNGSHIRE, LA 70592

TREOR TOLDS
106 PARADE AVE
YOUNGSHIRE, LA 70592

MORGAN CHANTE CALAIS
106 PARADE AVE
YOUNGSHIRE, LA 70592

BAB CONSTRUCTORS LLC
949 LA HWY 697
WABER, LA 70595

STRINGER CARMICHAEL JR
106 PARADE AVE
YOUNGSHIRE, LA 70592

KEVIN W BROWER
100 AMSTERDAM AVE
YOUNGSHIRE, LA 70592

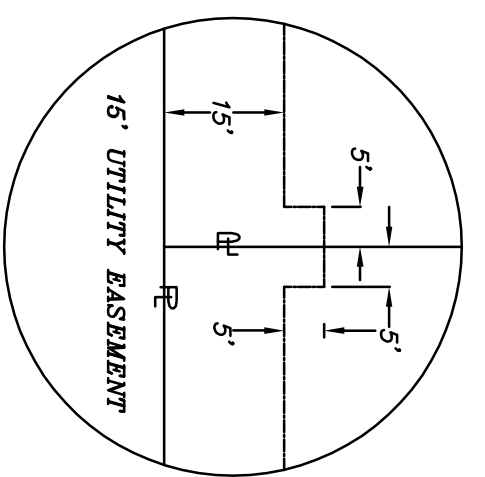
YANG & YUE ZHEN LIN
306 BUELOS AVENUE
YOUNGSHIRE, LA 70592

LEA D. THIRMAN
223 JACGED GROVE LN
YOUNGSHIRE, LA 70592

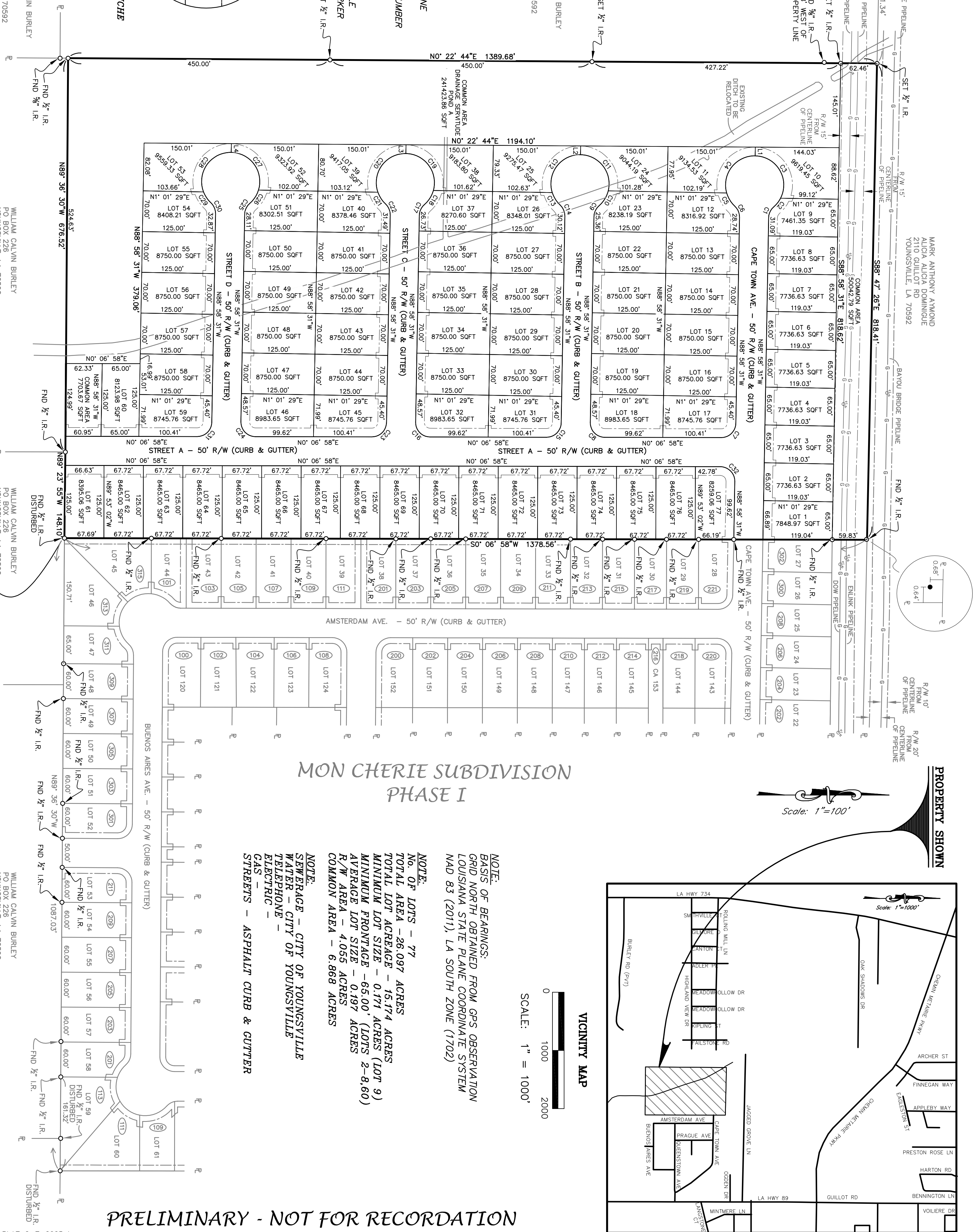
PAULIN CALVIN CONSTRUCTION LLC
PO BOX 533
DELCAMBE, LA 70528

MARIA ZARATE
223 JACGED GROVE LN
YOUNGSHIRE, LA 70592

BENJAMIN FRANKLIN BURLEY
(ESTATE)
PO BOX 226
YOUNGSHIRE, LA 70592



INSERT SHOWING UTILITY NICHE



LEGAL DESCRIPTION
That certain tract of land situated in Section 19,
T-11-S, R-5-E, Louisiana Meridian, Southwestern Land
District, City of Youngsire, Lafayette Parish, State of
Louisiana. Said tract contains 26.097 acres and is more
fully described as follows:
Commencing at the Point of Beginning, being the
southwest corner of Lot 46 of Mon Cherie Subdivision
Phase I;
thence North, 89°23'55" West, a distance of 148.10 feet;
thence North, 89°36'30" West, a distance of 676.52 feet;
thence North, 00°22'44" East, a distance of 1989.68 feet;
thence South, 88°47'28" East, a distance of 818.41 feet;
thence South, 00°06'58" West, a distance of 1378.56 feet;
to the Point of Beginning.

FLOOD NOTE:

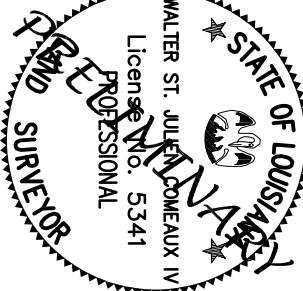
PORTIONS OF THIS PROPERTY HAS BEEN DETERMINED TO BE
LOCATED IN ZONE X AS INDICATED BY THE FLOOD INSURANCE
RATE MAP FOR THE PARISH OF LAFALETTE, LOUISIANA, MAP
#220500295J WITH THE EFFECTIVE DATE OF DECEMBER 21, 2018.
ZONE X- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN, AND IS NOT CONSIDERED TO BE A SPECIAL
FLOOD HAZARD AREA.

NO ATTEMPT HAS BEEN MADE BY THE SURVEYOR OR COMEAUX ENGINEERING
& CONSULTING TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERRITUDES,
EASEMENTS, RIGHTS OF WAY OR OTHER BEDGNS ON THE PROPERTY OTHER
THAN THAT FURNISHED BY THE OWNER OR HIS/HER REPRESENTATIVE.

"CLASS C SURVEY"
THIS SURVEY WAS DONE IN ACCORDANCE WITH THE PROVISIONS
OF L.A.-R.S. 33:5051 AND THE LAWS AND ORDINANCES OF
LAFALETTE PARISH.

PRELIMINARY

WALTER ST. JULIEN COMEAUX IV, P.L.S., LICENSE NO. 5341



ENGINEER/SURVEYOR
COMEAUX ENGINEERING & CONSULTING A
PROFESSIONAL CORPORATION
WALTER ST. JULIEN COMEAUX IV, P.L.S. NO. 5341 PO BOX 533
P.O. BOX 452
BROUSSARD, LOUISIANA 70518
PH. 337-837-2210
FAX 337-837-2217

PRELIMINARY PLAT SHOWING
MON CHERIE PHASE II
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRAPHIC SCALE
1"=100'

2022056_MON CHERIE PH II PRELIMINARY PLAT_2-7-2025.dwg

CLASS C SURVEY
DATE: FEBRUARY 13, 2025

COMEAUX ENGINEERING & CONSULTING
A PROFESSIONAL CORPORATION
P.O. BOX 452
BROUSSARD, LOUISIANA 70518

PRELIMINARY PLAT SHOWING
MON CHERIE PHASE II
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
LOCATED IN SECTION 19, T-11-S, R-5-E
CITY OF YOUNGSHIRE
LAFALETTE PARISH, LOUISIANA

COMEAUX
ENGINEERING & CONSULTING

