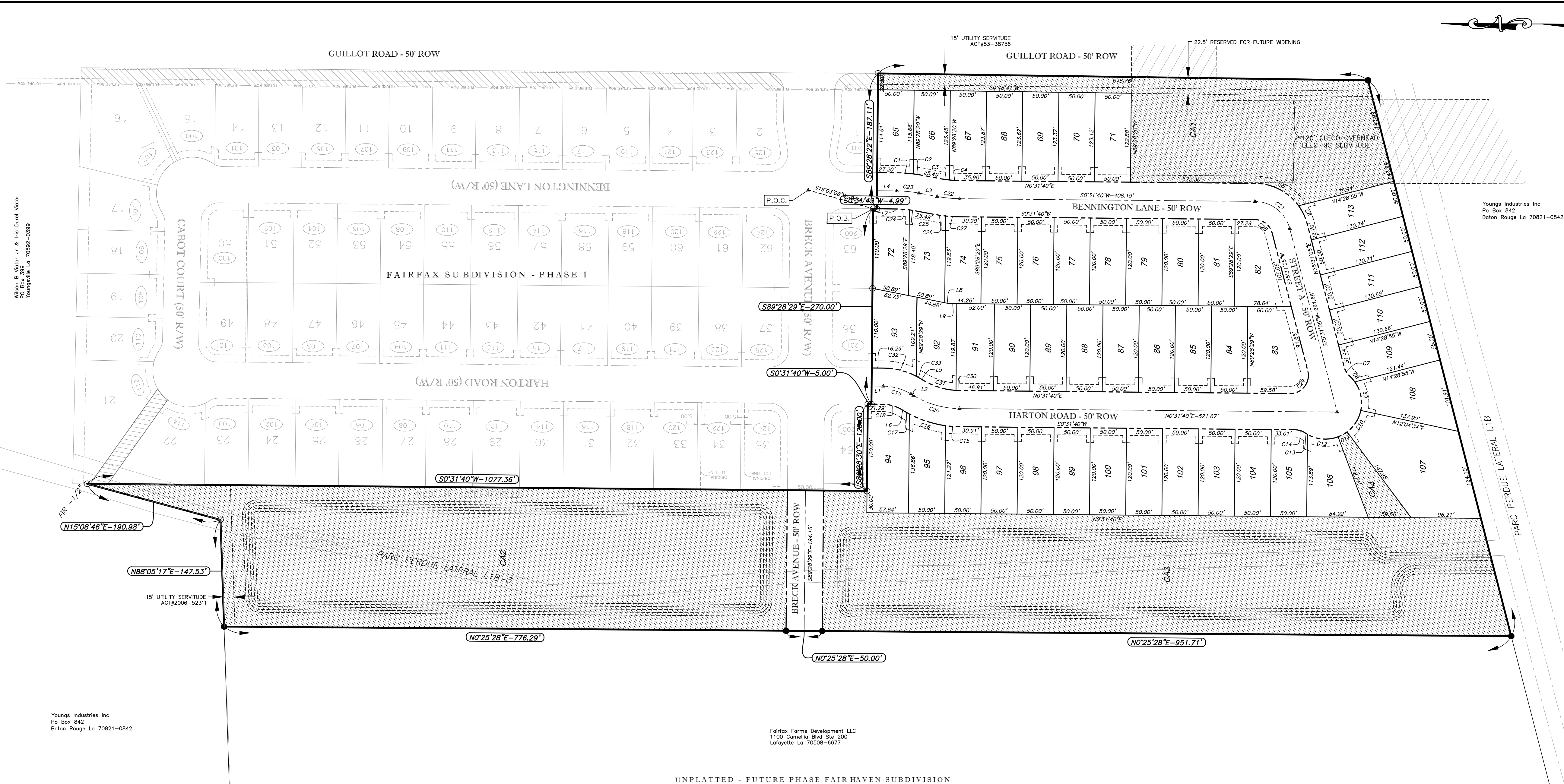




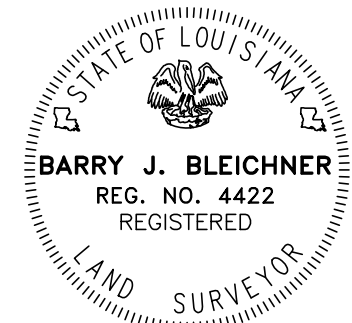
CURVE TABLE				
Curve #	Radius	Arc	Chord Bearing	Chord Length
C1	200.00'	22.85'	N03° 47' 56"E	22.84'
C2	200.00'	12.66'	N08° 53' 08"E	12.66'
C3	150.00'	12.50'	N08° 18' 40"E	12.50'
C4	150.00'	14.13'	N03° 13' 32"E	14.12'
C5	75.00'	70.22'	N27° 20' 54"E	67.68'
C6	75.00'	27.95'	N64° 50' 36"E	27.78'
C7	25.00'	14.64'	N58° 44' 22"E	14.43'
C8	50.00'	10.98'	N48° 15' 14"E	10.96'
C9	50.00'	41.48'	N78° 18' 41"E	40.30'
C10	50.00'	35.92'	S57° 20' 45"E	35.15'
C11	50.00'	14.22'	S28° 37' 16"E	14.17'
C12	50.00'	43.89'	S04° 40' 24"W	42.50'
C13	50.00'	3.72'	S31° 57' 11"W	3.72'
C14	25.00'	19.14'	S04° 10' 59"W	19.13'
C15	150.00'	52.66'	S17° 53' 43"W	52.39'
C16	150.00'	8.47'	S29° 34' 16"W	8.47'
C17	50.00'	26.76'	S15° 51' 31"W	26.44'
C18	75.00'	40.14'	N15° 51' 31"E	39.66'
C19	125.00'	66.89'	N15° 51' 31"E	66.10'
C20	50.00'	65.44'	S38° 01' 23"W	60.87'
C21	175.00'	31.07'	S05° 36' 48"W	31.03'
C22	175.00'	31.07'	S05° 36' 44"W	31.03'
C23	150.00'	17.85'	S03° 56' 05"W	17.84'
C24	150.00'	8.78'	S09° 01' 17"W	8.78'
C25	200.00'	16.38'	S08° 21' 10"W	16.37'
C26	200.00'	19.13'	S03° 16' 02"W	19.12'
C27	25.00'	32.72'	S38° 01' 23"W	30.43'
C28	25.00'	45.82'	N51° 58' 37"W	39.67'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	16.29'	N00° 31' 38"E
L2	4.00'	N31° 11' 23"E
L3	25.49'	S10° 41' 56"W
L4	27.20'	S00° 31' 35"W
L6	4.00'	S31° 11' 23"W

DEVELOPER
FAIRHAVEN FAIRFAX DEVELOPMENT, LLC
C/O RYAN POWER
337 HIGHWAY 21, SUITE D
MADISONVILLE, LA 70447
PH. (985) 351-4814

THIS PRELIMINARY PLAT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

I CERTIFY THAT THIS REPRESENT AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR A CLASS "C" SURVEY AS DEFINED BY THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS ADOPTED BY LAPELS IN 2019.



Barry J. Bleichner, PLS

A PRELIMINARY PLAT OF
FAIRFAX
SUBDIVISION
PHASE 2
A RESIDENTIAL NEIGHBORHOOD
DEVELOPMENT

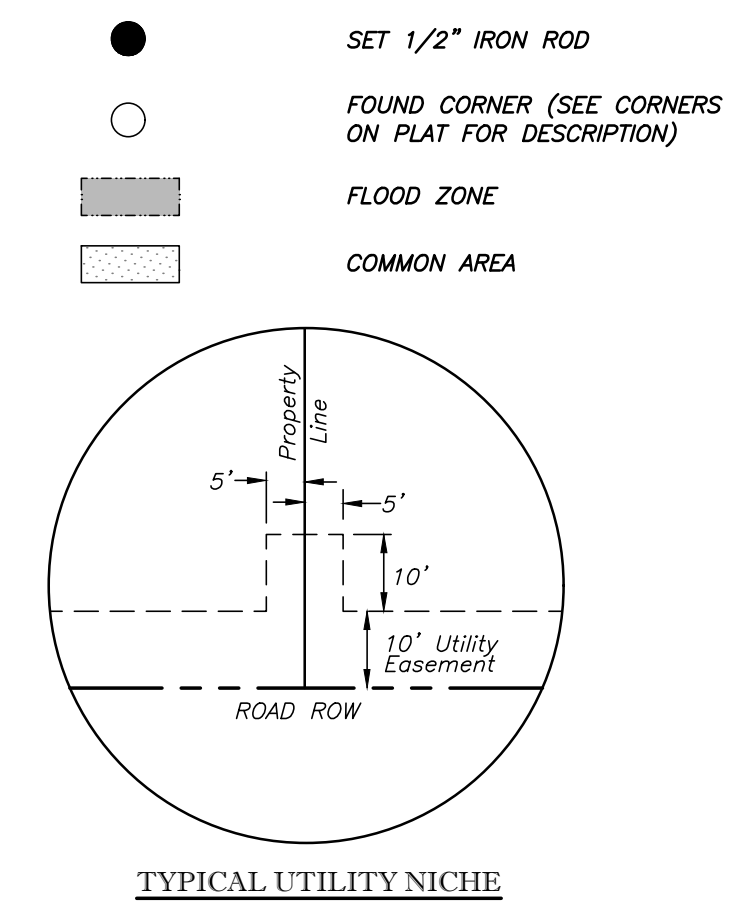
LOCATED IN
SECTION 18, T15S-R3E
CITY OF YOUNGVILLE
LAFAYETTE PARISH
LOUISIANA

SCALE: 1" = 60'

DATE OF PLAT:
AUGUST 3, 2020

PREPARED BY
BARRY J. BLEICHNER, PE, PLS, LLC
CIVIL ENGINEER & LAND SURVEYOR
321 RICHLAND AVENUE
LAFAYETTE, LOUISIANA 70508
TEL. (337) 849-7696

LEGEND
EASEMENTS
RIGHT OF WAY
GAS PIPELINE
LOT LINE
BOUNDARY
SET 1/2" IRON ROD
FOUND CORNER (SEE CORNERS ON PLAT FOR DESCRIPTION)
FLOOD ZONE
COMMON AREA



FLOODMAPS

THIS PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN), ZONE X SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD) ACCORDING TO THE EFFECTIVE FLOOD INSURANCE RATE MAP NUMBER 22055C0275J, DATED DECEMBER 21, 2018.

GENERAL NOTES:

TOTAL NUMBER OF RESIDENTIAL LOTS: 49
7.361 ACRES
AREA OF RESIDENTIAL LOTS:
AREA OF RIGHT OF WAY
COMMON AREA / DETENTION
TOTAL AREA OF DEVELOPMENT:
MINIMUM LOT AREA:
MINIMUM FRONTAGE:
32.21' (LOT B-54)

TYPES OF IMPROVEMENTS

STREETS: ASPHALT, CURB & GUTTER WITH SIDEWALKS
WATER: CITY OF YOUNGVILLE
SEWER: CITY OF YOUNGVILLE
ELECTRIC: SLEMO
TELEPHONE: AT&T
CABLE TV: COX COMMUNICATIONS
GAS: ATMOS

BUILDING SETBACKS

FRONT: 20'
SIDE: 5'
REAR: 10'

REFERENCES

- A FINAL PLAT OF FAIRFAX - PHASE 1 PREPARED BY BARRY J. BLEICHNER, PE, PLS, LLC DATED JULY 15, 2014.

SURVEY DATUM

- COORDINATE SYSTEM: U.S. STATE PLANE 1983
ZONE: LOUISIANA SOUTH 1702
DATUM: NAVD83
GEOID 012A
- BEARINGS ARE BASED OFF OF GPS OBSERVATIONS

LEGAL DESCRIPTION - FAIRFAX PHASE 2

A CERTAIN PARCEL OF LAND BEING 17.817 ACRES SITUATED IN SECTION 18 TOWNSHIP-11-SOUTH, RANGE-5-EAST, CITY OF YOUNGVILLE, LAFAYETTE PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF ROADWAYS FOR BRECK AVENUE AND BENNINGTON LANE, SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.);
THENCE PROCEED ALONG A BEARING OF SOUTH 16°03'06" WEST FOR A DISTANCE OF 93.41 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.);
THENCE PROCEED SOUTH 0°31'49" WEST FOR A DISTANCE OF 4.99 FEET TO A POINT;
THENCE PROCEED SOUTH 89°28'22" EAST FOR A DISTANCE OF 187.11 FEET TO A POINT;
THENCE PROCEED SOUTH 0°48'41" WEST FOR A DISTANCE OF 676.76 FEET TO A POINT;
THENCE PROCEED SOUTH 75°32'56" WEST FOR A DISTANCE OF 793.10 FEET TO A POINT;
THENCE PROCEED NORTH 0°25'28" WEST FOR A DISTANCE OF 951.71 FEET TO A POINT;
THENCE PROCEED NORTH 0°25'28" WEST FOR A DISTANCE OF 50.00 FEET TO A POINT;
THENCE PROCEED NORTH 0°25'28" WEST FOR A DISTANCE OF 776.29 FEET TO A POINT;
THENCE PROCEED NORTH 88°05'17" EAST FOR A DISTANCE OF 147.53 FEET TO A POINT;
THENCE PROCEED NORTH 15°08'46" EAST FOR A DISTANCE OF 190.98 FEET TO A POINT;
THENCE PROCEED SOUTH 0°31'40" WEST FOR A DISTANCE OF 1077.36 FEET TO A POINT;
THENCE PROCEED SOUTH 89°28'30" EAST FOR A DISTANCE OF 120.00 FEET TO A POINT;
THENCE PROCEED SOUTH 0°31'40" WEST FOR A DISTANCE OF 5.00 FEET TO A POINT;
THENCE PROCEED SOUTH 89°28'29" EAST FOR A DISTANCE OF 270.00 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING (P.O.B.).

ADJACENT PROPERTY OWNERS

Carl L. Simon & Cindy Rung Simon
224 Nicole Dr
Youngville La 70592-5818
Woody L. Ortega & Jessica V. Ortega
229 Nicole Dr
Youngville La 70592-5818
Ricky John Menard Sr
Melissa Annette Dupre Menard
222 Maureen Dr Youngville La
70592-5817
Timothy Paul Green Jr
Eva Elizabeth Thompson Green
108 Cabot Ct
Youngville La 70592-6387
Alexander Scott Golden
Halle Marie Ryland Golden
114 Cabot Ct Youngville La 70592-6387
Chad Paul Gouletier
Traci Lynn Gouletier
104 Harton Rd Youngville La
70592-6386
Phillip Neal Boyd
Jodie Boyd
119 Harton Rd Youngville La
70592-6386
Lindsay Michelle Greene
Sarah Bernadi Greene
113 Harton Rd Youngville La
70592-6386
Jude Michael Reaux
Peggy Alain Reaux
107 Harton Rd Youngville La
70592-6386
Jimmy D. Watson II
222 Nicole Dr
Youngville La 70592-5818
Wilfred Jr Vollet
Lucille A. BrussaardVollet
223 Nicole Dr
Youngville La 70592-5818
Wilson B. Vator Jr & Iris Durel Vator
PO Box 399
Youngville La 70592-0399
Kane Rogers Leonard
Megan Monamus Leonard
110 Cabot Ct
Youngville La 70592-6387
Anthony Richard Borman
Kimberly Ann Griggs
Borman
100 Harton Rd
Youngville La 70592-6386
Julie K Morgan
123 Harton Rd Youngville La
70592-6386
John Austin Berry
Jenna Marie Feldman
117 Harton Rd Youngville La
70592-6386
Damon Mark Coyoult
111 Harton Rd Youngville La
70592-6386
Renae S. Marcellus
Patrick M. Marcellus
11341 Camellia Estates Dr Gulpport Ms
39503-3679
Brenda Foreman Katter
Teresa M. Naser
224 Maureen Dr
Youngville La 70592-5817
Manuel Builders LLC
2800 W Pinhook Rd Ste B
Lafayette La 70508-3454
Bruce Wheeler
Erin Wheeler
Camille Schuneman
R. 408 Bourque Rd
Lafayette La 70506-9307
Greg Schuneman
Camille Schuneman
R. 408 Bourque Rd
Lafayette La 70506-9307
Adam J. Marcantel
121 Harton Rd
Youngville La 70592-6387
Shawn Warren
Abby Elizabeth Warren
115 Harton Rd Youngville La
70592-6386
Dad Anthony Blanchard
Denise Marie Lapsere Blanchard
109 Harton Rd Youngville La
70592-6386
Eldridge James Marks Jr
113 Harton Rd Youngville La
70592-6386
Kelly B. Alchete
Bryan O. Alchete
101 Harton Rd Youngville La
70592-6386
Jada Begnaud
122 Bennington Ln
Youngville La 70592-6385
Andrew Gyrusick
Kimberly Gyrusick
200 Harton Rd Youngville La
70592-6689
D R Harton Inc Gulf Coast
7686 Vincent Rd Denham Springs La
70728-5655
Stephane Fitzgerald Elam II
Katelyn Elam
102 Voliere Dr
Youngville La 70592
Shawn D. Naquin
Ashley Naquin
208 Voliere Dr
Youngville La 70592-6750
Brian Anthony May
Kathryn Broux May
108 Harton Rd
Youngville La 70592-6386
Darryl E. Clitzen Jr
Ashlie D. Clitzen
112 Harton Rd
Youngville La 70592-6386
Robert Eric Garcia
118 Harton Rd
Youngville La 70592-6386
Melanie Marie Thomas Hearen
Shawn Sterling Hearen
120 Bennington Ln Youngville La
70592-6385
Michael A. Kinker
Caitlin L. Kinker
124 Bennington Ln Youngville La
70592-6385
Fairfax Farms Development LLC
1100 Camellia Blvd Ste 200
Lafayette La 70508-6677
Belle Maison Subdivision Homeowners
Association
7596 Vincent Rd
Denham Springs La 70728-5655
Jonathan Obrian Roy Hamilton
Demetria Jones Pates
125 Harton Rd
Youngville La 70592-6750
Matthew C. Elliott
Christine Parker Elliott
206 Voliere Dr
Youngville La 70592-6750
James M. Borefield
Pamela K. Borefield
108 Harton Rd
Youngville La 70592-6386
William L. Grooms
Ida N. Grooms
114 Harton Rd
Youngville La 70592-6386
Ashley Lynn Blanchard
Benjamin Paul Blanchard
120 Harton Rd
Youngville La 70592-6386
Jannie Baldridge
Brooke Baldridge
200 Bennington Ln Youngville La
70592-6759
Blaine J. Guillot
Clara P. Guillot (Estate)
200 Silver Oak Ln Broussard La
70592-6759
Youngs Industries Inc
PO Box 842
Baton Rouge La 70821-0842
Keaton Robert Bienvenu
210 Voliere Dr
Youngville La 70592
Shella W. Leboeuf
Mark Francis Leboeuf
204 Voliere Dr
Youngville La 70592-6750
Tori Anne Lamson
Josh Blayne Perrodin
110 Harton Rd
Youngville La 70592-6386
Jeffrey Harold Thomas
Kristie Lynne Thomas
116 Harton Rd
Youngville La 70592-6386
David Paul Brumbaugh
Shelly Ashline Brumbaugh
122 Harton Rd
Youngville La 70592-6386
Coby Preston Gibbons
Sheryl Renee Gibbons
124 Harton Rd
Youngville La 70592-6386
Herbert E. Whalen
Donna Jean Whalen
201 Harton Rd
Youngville La 70592-6386
Torres David Contreras
Line Contreras
125 Harton Rd
Youngville La 70592-6386