

LEGAL DESCRIPTION:
 A CERTAIN TRACT OF LAND LOCATED IN SECTION 12 OF TOWNSHIP 11--SOUTH RANGE 4--EAST AND SECTION 7 OF TOWNSHIP 11--SOUTH RANGE 5--EAST, YOUNGVILLE LOUISIANA, CONTAINING 22.256 ACRES, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS:

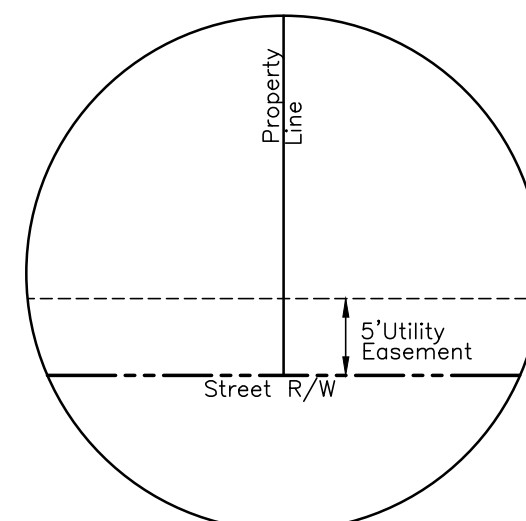
COMMENCING AND BEGINNING AT THE SOUTH EAST CORNER OF LOT Y-15 OF SUGAR MILL POND PHASE 5

THENCE N 00° 00' 15" E FOR A DISTANCE OF 642.71 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 07° 49' 59", HAVING A RADIUS OF 100.96 FEET, AND WHOSE LONG CHORD BEARS N 09° 06' 53" E FOR A DISTANCE OF 13.79 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
 SAID CURVE TURNING TO THE RIGHT THROUGH 07° 08' 05", HAVING A RADIUS OF 106.00 FEET, AND WHOSE LONG CHORD BEARS N 15° 24' 31" E FOR A DISTANCE OF 13.19 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
 SAID CURVE TURNING TO THE LEFT THROUGH 04° 14' 27", HAVING A RADIUS OF 445.00 FEET, AND WHOSE LONG CHORD BEARS N 18° 51' 20" E FOR A DISTANCE OF 32.93 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
 SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 08° 02' 17", HAVING A RADIUS OF 445.00 FEET, AND WHOSE LONG CHORD BEARS N 10° 39' 28" E FOR A DISTANCE OF 63.28 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
 THENCE S 84° 57' 32" E FOR A DISTANCE OF 50.87 FEET TO A POINT ON A LINE.
 THENCE S 21° 06' 21" E FOR A DISTANCE OF 145.41 FEET TO A POINT ON A LINE.
 THENCE S 90° 00' 00" E FOR A DISTANCE OF 28.44 FEET TO A POINT ON A LINE.
 THENCE N 00° 00' 00" E FOR A DISTANCE OF 98.00 FEET TO A POINT ON A LINE.
 THENCE S 90° 00' 00" E FOR A DISTANCE OF 265.82 FEET TO A POINT ON A LINE.
 THENCE S 90° 00' 00" E FOR A DISTANCE OF 94.18 FEET TO THE BEGINNING OF A CURVE,
 SAID CURVE TURNING TO THE RIGHT THROUGH 88° 49' 53", HAVING A RADIUS OF 214.00 FEET, AND WHOSE LONG CHORD BEARS S 45° 35' 03" E FOR A DISTANCE OF 298.54 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
 SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24° 06' 42", HAVING A RADIUS OF 178.00 FEET, AND WHOSE LONG CHORD BEARS S 09° 08' 33" E FOR A DISTANCE OF 74.36 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
 THENCE N 18° 02' 25" E FOR A DISTANCE OF 123.23 FEET TO A POINT ON A LINE.
 THENCE N 18° 02' 25" E FOR A DISTANCE OF 208.50 FEET TO A POINT ON A LINE.
 THENCE N 52° 26' 37" W FOR A DISTANCE OF 125.01 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
 SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 15° 39' 00", HAVING A RADIUS OF 148.76 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
 THENCE N 00° 20' 26" E FOR A DISTANCE OF 86.23 FEET TO A POINT ON A LINE.
 THENCE S 89° 39' 32" E FOR A DISTANCE OF 605.31 FEET TO A POINT ON A LINE.
 THENCE S 48° 55' 10" E FOR A DISTANCE OF 201.04 FEET TO A POINT ON A LINE.
 THENCE S 18° 02' 25" W FOR A DISTANCE OF 84.36 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
 SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 66° 18' 37", HAVING A RADIUS OF 124.15 FEET, AND WHOSE LONG CHORD BEARS S 51° 14' 24" W FOR A DISTANCE OF 135.80 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL CURVE.
 THENCE S 05° 40' 18" E FOR A DISTANCE OF 303.87 FEET TO A POINT ON A LINE.
 THENCE N 62° 38' 15" W FOR A DISTANCE OF 251.16 FEET TO A POINT ON A LINE.
 THENCE S 18° 02' 25" W FOR A DISTANCE OF 558.18 FEET TO A POINT ON A LINE.
 THENCE N 71° 57' 35" W FOR A DISTANCE OF 331.67 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
 SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 18° 06' 21", HAVING A RADIUS OF 275.00 FEET, AND WHOSE LONG CHORD BEARS N 80° 58' 47" W FOR A DISTANCE OF 86.54 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
 THENCE N 90° 00' 00" W FOR A DISTANCE OF 439.28 FEET TO THE BEGINNING OF A CURVE,
 SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 24° 56' 08", HAVING A RADIUS OF 202.00 FEET, AND WHOSE LONG CHORD BEARS S 77° 31' 58" W FOR A DISTANCE OF 87.22 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
 THENCE N 24° 56' 03" W FOR A DISTANCE OF 50.00 FEET TO A POINT ON A LINE.
 THENCE S 65° 03' 57" W FOR A DISTANCE OF 31.17 FEET TO THE POINT OF BEGINNING

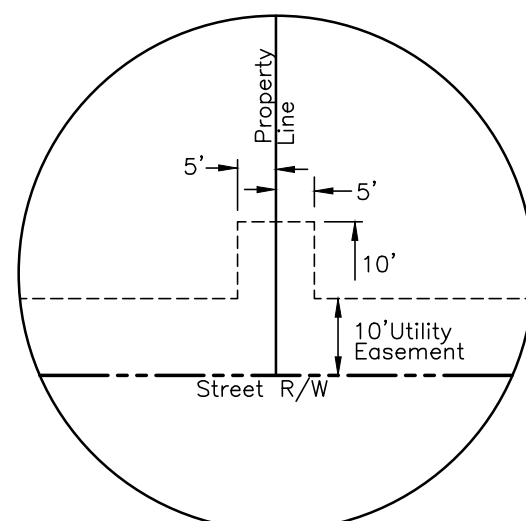
| LOT # | SQ. FT. |
|-------|---------|
| CA4 | 80,787 |
| CA3 | 209 |
| CA2 | 51,309 |
| CA1 | 12,557 |
| CA5 | 177,961 |
| 1 | 8,121 |
| 2 | 5,758 |
| 3 | 5,758 |
| 4 | 5,757 |
| 5 | 5,757 |
| 6 | 5,757 |
| 7 | 7,376 |
| 8 | 7,045 |
| 9 | 10,065 |
| 10 | 14,813 |
| 11 | 12,322 |
| 12 | 12,600 |
| 13 | 12,600 |
| 14 | 12,571 |
| 15 | 13,467 |

| LOT # | SQ. FT. |
|-------|---------|
| 16 | 18,821 |
| 17 | 24,451 |
| 18 | 18,848 |
| 19 | 16,000 |
| 20 | 16,000 |
| 21 | 16,000 |
| 22 | 15,952 |
| 23 | 15,952 |
| 24 | 16,000 |
| 25 | 16,000 |
| 26 | 16,000 |
| 27 | 16,000 |
| 28 | 20,208 |
| 29 | 8,400 |
| 30 | 8,400 |
| 31 | 8,400 |
| 32 | 8,632 |
| 33 | 9,147 |
| 34 | 9,663 |
| 35 | 9,933 |

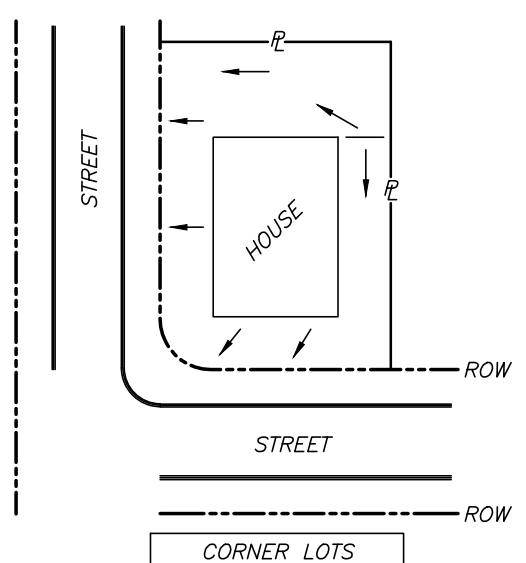
| LOT # | SQ. FT. |
|-------|---------|
| 36 | 11,700 |
| 37 | 11,700 |
| 38 | 11,701 |
| 39 | 11,701 |
| 40 | 11,701 |
| 41 | 14,504 |
| 42 | 14,176 |



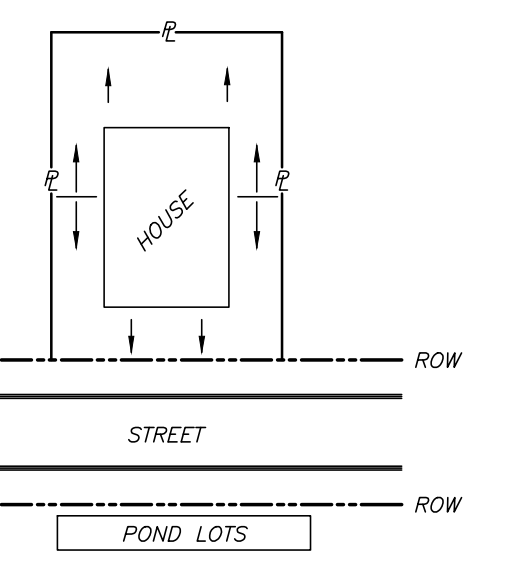
TYPICAL UTILITY NICHE LOT 1-10



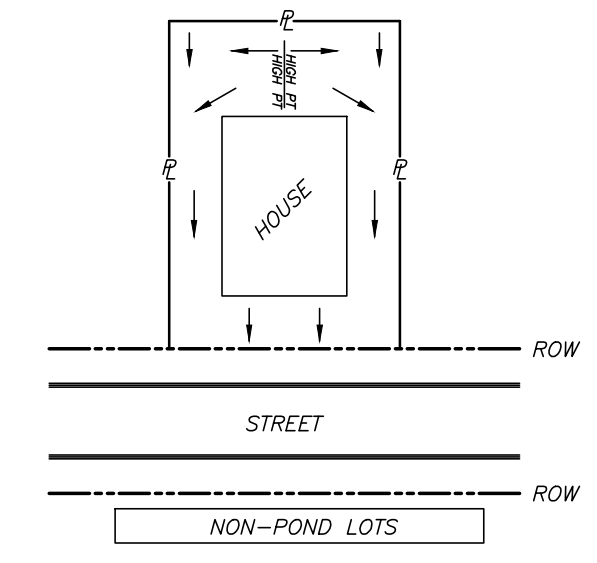
TYPICAL UTILITY NICHE 11-42



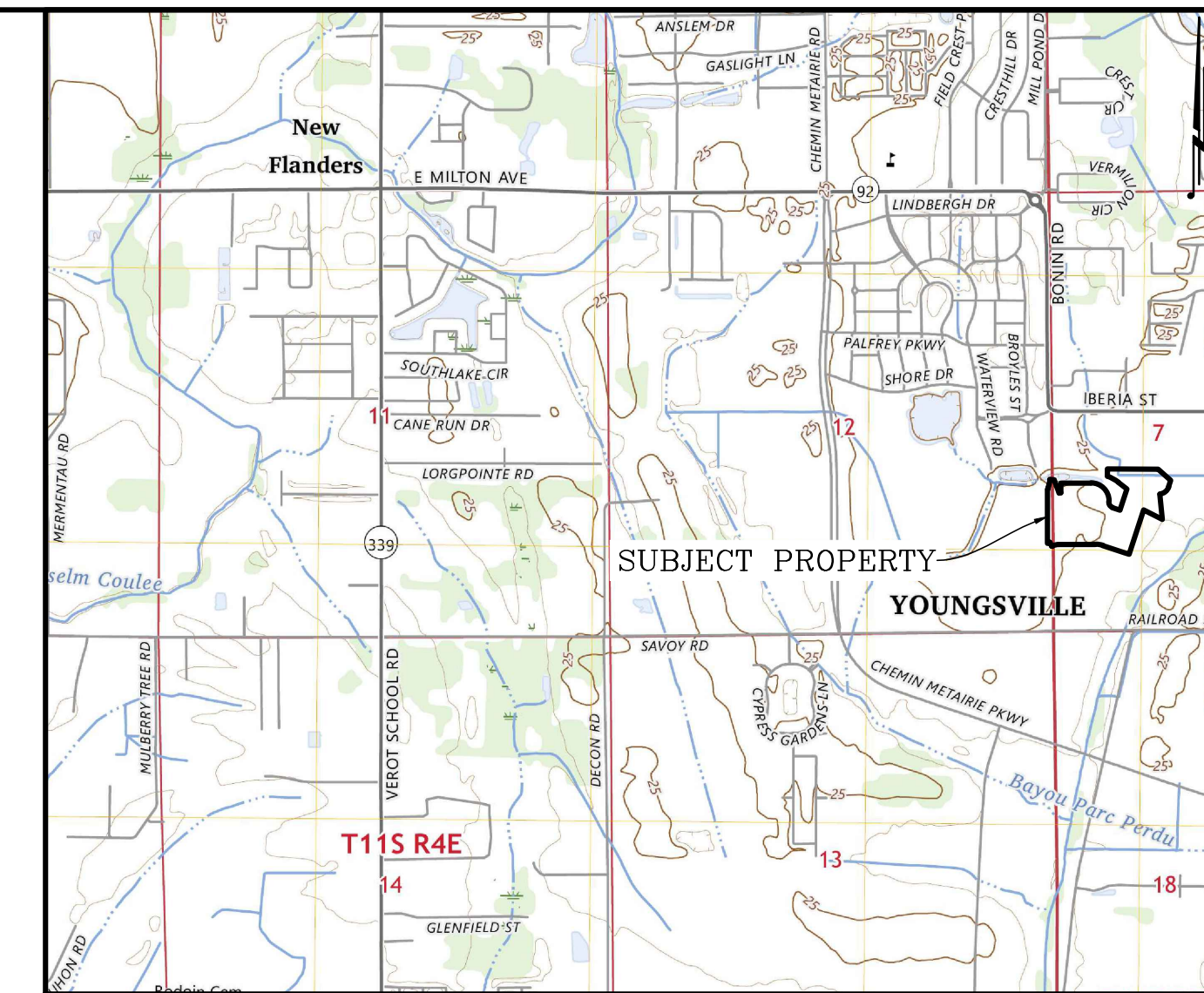
CORNER LOTS



POND LOTS



NON-POND LOTS

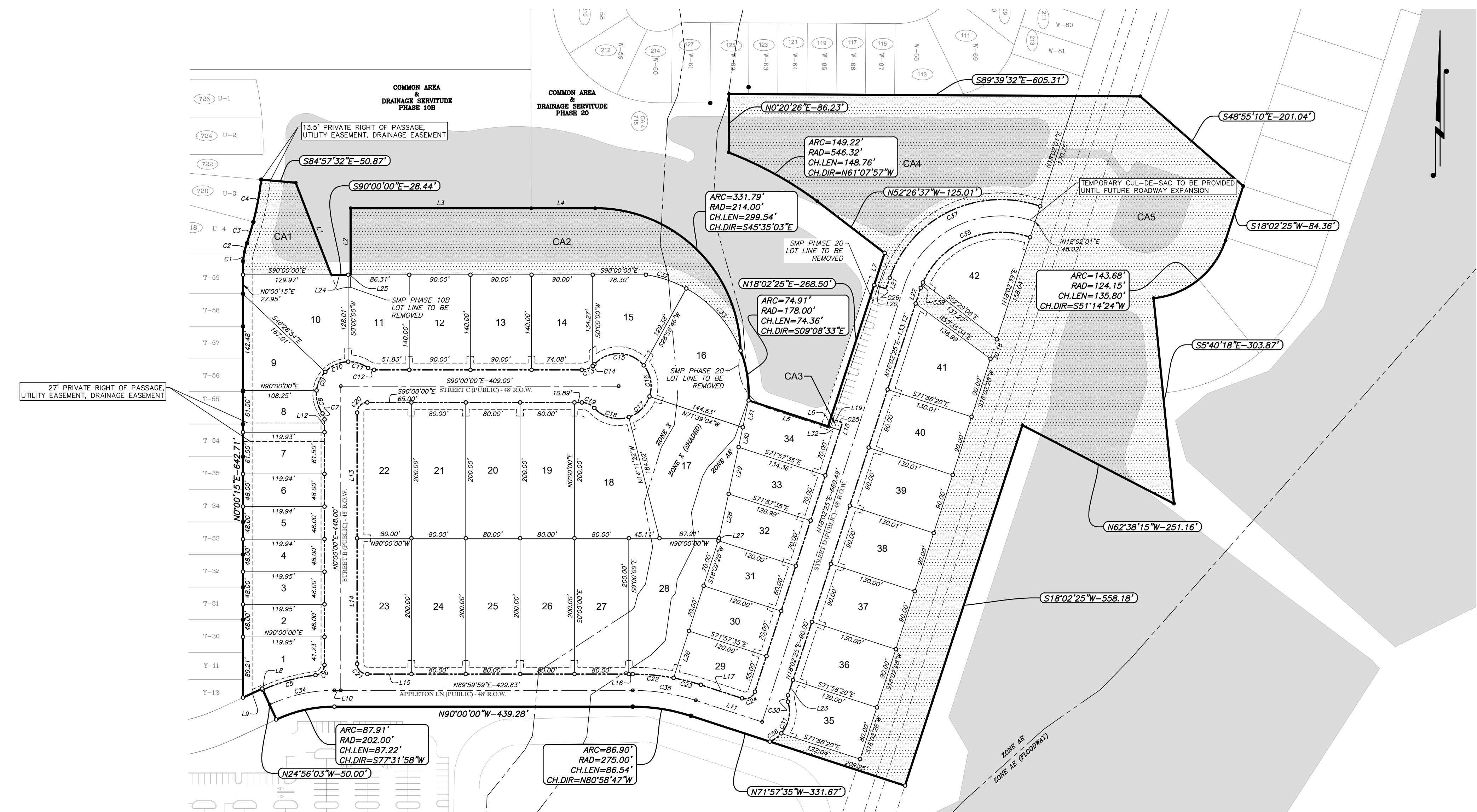


VICINITY MAP



REFERENCE PLATS

1. A FINAL PLAT OF SUGAR MILL POND PHASE 10A RECORDED IN ACT # 2023-10181
2. A FINAL PLAT OF SUGAR MILL POND PHASE 10B RECORDED IN ACT # 2023-11096
3. A FINAL PLAT OF SUGAR MILL POND PHASE 20 RECORDED IN ACT # 2024-4347
4. A FINAL PLAT FOR SUGAR MILL POND PHASE 22 RECORDED IN ACT # 2022-12859



| Curve # | Radius | Length | Delta | Chord |
|---------|--------|--------|---------|---------------------|
| C1 | 100.96 | 13.80 | 749.59 | N9°06'53"E - 13.79 |
| C2 | 106.00 | 13.20 | 708.05 | N15°24'31"E - 13.19 |
| C3 | 445.00 | 32.94 | 414.27 | N18°51'20"E - 32.83 |
| C4 | 445.00 | 63.33 | 809.17 | N10°39'28"E - 63.28 |
| C5 | 250.00 | 80.87 | 1832.01 | S74°19'57"W - 80.52 |
| C6 | 15.00 | 21.89 | 8335.57 | S41°47'59"W - 20.00 |
| C7 | 15.00 | 9.41 | 3557.02 | S17°58'31"E - 9.26 |
| C8 | 48.00 | 35.71 | 4237.20 | S14°38'22"E - 34.89 |
| C9 | 48.00 | 30.87 | 3650.42 | S23°05'42"W - 30.34 |
| C10 | 48.00 | 37.75 | 4503.47 | S86°02'59"W - 36.79 |
| C11 | 48.00 | 31.31 | 3722.10 | N72°44'02"W - 30.75 |
| C12 | 15.00 | 9.41 | 3557.02 | N72°01'29"W - 9.26 |
| C13 | 25.00 | 17.26 | 3933.39 | S70°13'11"W - 16.92 |
| C14 | 25.00 | 3.61 | 816.37 | S46°18'03"W - 3.61 |
| C15 | 48.00 | 82.37 | 9819.17 | N88°40'37"W - 72.63 |
| C16 | 48.00 | 48.48 | 5751.54 | N10°35'01"W - 46.44 |
| C17 | 48.00 | 44.77 | 5326.29 | N45°04'10"E - 43.17 |
| C18 | 48.00 | 55.33 | 6602.52 | S75°11'10"E - 52.32 |
| C19 | 25.00 | 20.87 | 4750.16 | S86°04'52"E - 20.27 |
| C20 | 15.00 | 23.56 | 9000.00 | N45°00'00"E - 21.21 |

| Curve # | Radius | Length | Delta | Chord |
|---------|--------|--------|---------|----------------------|
| C21 | 15.00 | 23.56 | 9000.00 | N45°00'00"W - 21.21 |
| C22 | 324.00 | 60.57 | 1042.38 | N84°38'39"W - 60.48 |
| C23 | 324.00 | 41.44 | 719.44 | N75°37'28"W - 41.42 |
| C24 | 15.00 | 23.56 | 9000.00 | S62°02'25"W - 21.21 |
| C25 | 3.00 | 4.71 | 9000.00 | S26°57'35"E - 4.24 |
| C30 | 15.00 | 9.41 | 3557.02 | N03°54"E - 9.26 |
| C31 | 48.00 | 49.96 | 5938.07 | N11°54'26"E - 47.74 |
| C32 | 178.00 | 63.22 | 2020.56 | S71°13'42"E - 62.89 |
| C33 | 178.00 | 123.82 | 3931.20 | S41°07'34"E - 121.34 |
| C34 | 225.98 | 98.35 | 2456.14 | N73°31'58"E - 97.58 |
| C35 | 299.98 | 94.46 | 1802.27 | S87°58'47"E - 94.07 |
| C36 | 48.00 | 20.86 | 2454.07 | N54°10'33"E - 20.70 |
| C37 | 173.95 | 272.36 | 8942.36 | S64°32'56"W - 245.38 |
| C38 | 126.00 | 188.38 | 8539.40 | N67°05'11"E - 171.32 |
| C39 | 126.00 | 8.60 | 3543.37 | N22°18'03"E - 8.60 |

| LINE # | LENGTH | DIRECTION |
|--------|--------|---------------|
| L1 | 145.41 | S21° 06' 23"E |
| L2 | 98.00 | N00° 00' 00"E |
| L3 | 265.82 | S90° 00' 00"E |
| L4 | 94.18 | S90° 00' 00"E |
| L5 | 123.23 | N71° 57' 35"W |
| L9 | 31.17 | S65° 03' 57"W |
| L10 | 9.46 | N89° 59' 59"E |
| L11 | 102.67 | S71° 57' 35"E |
| L12 | 18.94 | S00° 00' 00"E |
| L13 | 185.00 | N00° 00' 00"E |
| L14 | 185.00 | N00° 00' 00"E |
| L15 | 65.00 | N90° 00' 00"W |
| L16 | 5.83 | N90° 00' 00"W |
| L17 | 63.67 | N71° 57' 35"W |
| L18 | 9.00 | S18° 02' 25"W |
| L19 | 15.50 | S71° 57' 35"E |
| L20 | 15.50 | N71° 57' 35"W |
| L21 | 14.03 | S18° 02' 25"W |
| L22 | 24.19 | N18° 02' 25"E |
| L23 | 23.73 | N18° 02' 25"E |

| LINE # | LENGTH | DIRECTION |
|--------|--------|---------------|
| L24 | 24.75 | S90° 00' 00"E |
| L25 | 3.69 | S90° 00' 00"E |
| L26 | 72.65 | S18° 02' 25"W |
| L27 | 3.63 | S18° 02' 25"W |
| L28 | 66.74 | S12° 01' 48"W |
| L29 | 70.39 | S12° 01' 48"W |
| L30 | 29.91 | S12° 01' 48"W |
| L31 | 40.48 | S12° 01' 48"W |
| L32 | 18.50 | S71° 57' 35"E |

- LEGEND**
- PROPERTY BOUNDARY
 - PROPOSED UTILITY EASEMENT LINE
 - PROPOSED STREET RIGHTS-OF-WAY
 - LOT LINE
 - CENTERLINE OF ROADWAY
 - COMMON AREA
 - SET 1/2" IRON ROD
 - FOUND PROPERTY MONUMENT (SEE PLAT)

GENERAL NOTES:

TOTAL NUMBER OF RESIDENTIAL LOTS: 42
 AREA OF RESIDENTIAL LOTS: 11.865 ACRES
 AREA OF COMMON AREA: 7.411 ACRES
 AREA OF RIGHT OF WAY: 2.980 ACRES
 TOTAL AREA OF DEVELOPMENT: 22.256 ACRES
 MINIMUM LOT AREA: 5,757 SQ. FEET (LOT 4-6)
 MINIMUM FRONTAGE: 30.87' (CUL-DE-SAC LOT 9)

DEVELOPMENT NOTE
 THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH CITY OF YOUNGVILLE DRAINAGE AND SUBDIVISION ORDINANCE.

SURVEY NOTES

1. BEARINGS AND DIMENSIONS ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE(1702), NAD 83(2011), AS DERIVED FROM GPS OBSERVATIONS. AREA CALCULATIONS HAVE BEEN MADE RELATIVE TO SAID GRID COORDINATES. VERTICAL DATUM IS NAVD83, GEOID 12A.
 2. FIELD WORK PERFORMED ON "TBD"
 3. THIS SURVEYOR HAS MADE NO ATTEMPT REGARDING RESEARCH INTO SERVITUDE, EASEMENTS, RIGHT OF WAYS, OR PIPELINES AND SHALL NOT BE RESPONSIBLE FOR SUCH ENCUMBRANCES IN ADDITION, NO ATTEMPT HAS BEEN MADE BY THIS SURVEYOR TO VERIFY TITLE OR ACTUAL LEGAL OWNERSHIP.
 4. THIS PLAT DOES NOT DEPICT ALL UTILITY LOCATIONS, OR EASEMENTS VISIBLE OR OF RECORD, THAT MAY EXIST ON OR ADJACENT TO PROPERTY.

CONTRACTOR NOTE
 THE CONTRACTOR FOR CONSTRUCTION ON THE LOTS SHALL SUBMIT AND COMPLY WITH THE STORM WATER POLLUTION PREVENTION PLAN AS REQUIRED BY THE CITY OF YOUNGVILLE. PLEASE NOTE THAT NO CONSTRUCTION PERMITS WILL BE ISSUED UNTIL CERTIFICATION THAT THE NOTICE OF INTENT FOR EACH LOT HAS BEEN SENT TO LA DEO.

DEVELOPER
 SUGAR MILL POND INVESTORS, LLC
 C/O JORDAN DANGL
 200 PRESCOTT BLVD, STE 200
 YOUNGVILLE, LA 70592

TYPES OF IMPROVEMENTS
 PUBLIC STREETS: ASPHALT, CURB & GUTTER WITH SIDEWALKS
 WATER: CITY OF YOUNGVILLE
 SEWER: CITY OF YOUNGVILLE
 ELECTRIC: SLEMCO
 TELEPHONE: AT&T
 CABLE TV: COX COMMUNICATIONS
 GAS: CENTER POINT
 SIDEWALKS: TO BE INSTALLED BY BUILDER

REQUESTED SETBACKS LOTS 1-10

FRONT: HOUSE
 SIDE: 5'
 REAR: 13.5'

REQUESTED SETBACKS LOTS 11-42

FRONT: HOUSE GARAGE
 SIDE: 15' 20'
 REAR: 5' 5'
 10'

FLOODMAPS
 THIS PROPERTY IS LOCATED IN ZONE X, X SHADED, AND AE

I HEREBY CERTIFY THAT THIS PLAT IS REPRESENTATIVE OF A SURVEY PERFORMED UNDER MY SUPERVISION AND GUIDANCE AND IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AS STIPULATED IN THE RULES OF PROFESSIONAL CONDUCT SET FORTH BY THE L.A.P.E.L.S., A CLASS C SURVEY DESCRIBED THEREIN.

PRELIMINARY
 NOT INTENDED TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS A BASIS FOR THE ISSUANCE OF A PERMIT

ADAM D. MEYER, P.L.S.
 PROFESSIONAL LAND SURVEYOR NO. 9079

A PRELIMINARY PLAT OF
 SUGAR MILL POND PHASE 29
 A SINGLE FAMILY RESIDENTIAL DEVELOPMENT

LOCATED IN SECTION 7, T11S-R5E & SECTION 12, T11S-R4E LAFAYETTE PARISH LOUISIANA

SCALE: 1" = 100'

DATE OF PLAT: AUGUST 5, 2025
 PREPARED BY: PIONEER SURVEYING, LLC
 822 HARDING ST. SUITE 204 LAFAYETTE, LOUISIANA 70503
 TEL. (337) 443-0756