

CURVE #	BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C1	S45° 06' 10" W	35.47	39.43	25.00
C2	N65° 33' 59" W	20.41	21.03	25.00
C3	N53° 57' 45" W	21.63	21.80	50.00
C4	S56° 38' 13" E	83.84	99.44	50.00
C5	N54° 16' 05" E	20.99	21.15	50.00
C6	N66° 14' 30" E	20.41	21.03	25.00
C7	S44° 50' 50" E	35.24	39.11	25.00
C8	S45° 08' 43" W	35.47	39.43	25.00
C9	N65° 34' 24" W	20.41	21.03	25.00
C10	N47° 10' 14" W	9.92	9.93	50.00
C11	S63° 32' 15" W	89.57	111.00	50.00
C12	S56° 58' 05" E	83.76	99.32	50.00
C13	N54° 08' 03" E	20.78	20.93	50.00
C14	N64° 14' 13" E	20.41	21.03	25.00
C15	S44° 58' 30" E	35.32	39.22	25.00
C16	S45° 08' 57" W	35.47	39.43	25.00
C17	N64° 51' 03" W	35.24	39.11	25.00
C18	N48° 09' 10" E	35.47	39.43	25.00
C19	S44° 50' 50" E	35.24	39.11	25.00

ENGINEER/SURVEYOR
COMEUX ENGINEERING & CONSULTING
 A PROFESSIONAL CORPORATION
 TREVOR L. EVANS, P.L.S. NO. 5313
 WALTER S. COMEAU, II, P.L.S.
 P.E. NO. 23357, P.L.S. NO. 4742
 P.O. BOX 452
 BROUSSARD, LOUISIANA 70518
 PH. 337-837-2210
 FAX. 337-837-2217

OWNER/DEVELOPER
SABAL SOUTH, LLC
 4650 JOHNSTON STREET
 LAFAYETTE, LA 70508
 PH. 337-277-6069

NOTE:
 ADJACENT LAND OWNERS SHOWN WERE TAKEN
 FROM THE CURRENT LAFAYETTE PARISH TAX
 ASSESSOR RECORDS.

BUILDING SETBACKS:
 FRONT: 20'
 SIDE: 5'
 REAR: 10'
 GARAGE SETBACK: 25'

NOTE:
 DETENTION POND SHALL
 BE DESIGNED TO ACCOMMODATE
 FOR PERCENTAGE OF
 COMMON AREA

NOTE:
 SIDEWALKS ARE REQUIRED ON ALL CITY
 STREETS ON BOTH SIDES, AND MUST BE
 A MINIMUM OF 4' WIDE.

- NOTES:**
1. THE MINIMUM FINISHED FLOOR ELEVATION OF ANY STRUCTURE, ENCLOSED ON THREE OR MORE SIDES, MUST BE HIGHER VALUE OF EITHER 1' ABOVE THE BASE FLOOD ELEVATION (BFE), 1.5' ABOVE THE ROAD'S CENTERLINE IF THE STRUCTURE IS OUTSIDE OF THE SPECIAL FLOOD HAZARD AREA (SFHA), OR 2' ABOVE THE ROAD'S CENTERLINE IF THE STRUCTURE IS INSIDE OF THE SFHA.
 2. ENCROACHMENTS ARE PROHIBITED, INCLUDING FILL, NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENT AND OTHER DEVELOPMENTS, UNLESS CERTIFICATION BY A PROFESSIONAL REGISTERED ENGINEER OR ARCHITECT IS PROVIDED DEMONSTRATING THAT ENCROACHMENTS SHALL NOT RESULT IN ANY INCREASE IN FLOOD LEVELS WITHIN THE COMMUNITY DURING OCCURRENCE OF THE BASE FLOOD DISCHARGE. ANY UTILITY AND SANITARY FACILITIES SHALL BE INSTALLED SO AS TO MINIMIZE THE EFFECT ON SAME BY FLOOD WATERS.
 3. ANY UTILITY AND SANITARY FACILITIES SHALL BE INSTALLED SO AS TO MINIMIZE THE EFFECT ON SAME BY FLOOD WATERS.

LEGAL DESCRIPTION
 That certain tract of land situated in Section 5, T-11-S, R-5-E, Louisiana Meridian, Southwestern Land District, City of Youngsville, Lafayette Parish, State of Louisiana. Said tract contains 30.084 acres and is more fully described as follows:

Commencing at the most Northwestern Corner of said tract, also being the Point of Beginning;
 thence South 89°39'40" East, a distance of 1668.47 feet;
 thence South 00°02'29" East, a distance of 783.07 feet;
 thence North 89°40'06" West, a distance of 1678.18 feet;
 thence North 00°40'07" East, a distance of 783.27 feet;
 to the Point of Beginning.

NOTE:
 BFE= 25.9'
 *PER CITY OF YOUNGVILLE FLOODPLAIN MANAGER

FLOOD NOTE:
 PORTIONS OF THIS PROPERTY HAS BEEN DETERMINED TO BE LOCATED IN ZONE X AND ZONE A, AS INDICATED BY THE FLOOD INSURANCE RATE MAP FOR THE PARISH OF LAFAYETTE, LOUISIANA, MAP #2205500275J 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

ZONE A - AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AND CONSIDERED TO BE A SPECIAL FLOOD HAZARD AREA

UTILITIES:
 SEWERAGE - CITY OF YOUNGVILLE
 WATER - CITY OF YOUNGVILLE
 TELEPHONE - AT&T
 ELECTRIC - ENTERGY
 GAS - CENTERPOINT
 STREETS & DRAINAGE - ASPH, CURB & GUTTER

NOTE:
 NO. OF LOTS - 58 (1 COMMERCIAL & 57 RESIDENTIAL)
 TOTAL AREA - 30.084 ACRES
 R/W AREA - 8.602 ACRES
 TOTAL LOT ACREAGE - 19.749 ACRES
 TOTAL COMMON AREA ACREAGE - 6.783 ACRES
 POND AREA - 4.080 ACRES
 AVERAGE LOT SIZE - 0.262 ACRES
 MINIMUM FRONTAGE - 75.00' (LOT 38)
 MINIMUM LOT SIZE - 0.294 ACRES (LOT 37)

NOTE:
 1/2" IRON RODS SET AT
 ALL CORNERS UNLESS OTHERWISE NOTED

NOTE:
 1/2" I.R. SET AT 10'
 OFFSET FROM REAR
 PROPERTY CORNER FOR
 LOTS 1-9 & 18-20

NOTE:
 0 - FND 1/2" I.R., UNLESS OTHERWISE NOTED

NOTE:
 BASIS OF BEARINGS:
 GRID NORTH OBTAINED FROM GPS OBSERVATION
 LOUISIANA STATE PLANE COORDINATE SYSTEM
 NAD 83 (2011), LA SOUTH ZONE (1702)

REFERENCE PLATS:
 "PLAT SHOWING PROPERTY OF COMEAU PLANTING COMPANY, INC"
 PREPARED BY: ALFRED L. REAUX, P.L.S. NO. 3158 (PENSCO)
 PLAT DATED: JULY 14, 2000

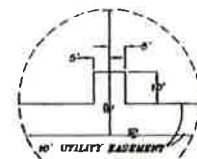
"PLAT OF SURVEY SHOWING A PORTION OF THE PROPERTY OF
 CHARLES R. AND MABEL BLANCHET DUPLEX ESTATE"
 PREPARED BY: EDMOND E. DUPRE, JR. NO. 188
 REVISED PLAT DATED: AUGUST 22, 1983 (ACT#1983-034791)

"REVISED FINAL PLAT OF DONATION OF PATRON SAINTS BOULEVARD
 (ALSO ELIMINATING LOT 1-D) BY YOUNGVILLE LAND COMPANY, LLC"
 PREPARED BY: WALTER S. COMEAU III, NO. 4742
 PLAT DATED: MAY 2, 2018 (ACT#2018-014273)

ACT#2015-048640
 ACT#2016-015579
 ACT#2014-047102

LEGEND

- R/W LINE
- EASEMENT LINE
- FENCE LINE
- GAS LINE
- CORPORATE LIMIT LINE
- EXISTING DITCH
- MUNICIPAL NUMBER
- FOUND
- IRON REBAR
- IRON PIPE
- NOT TO SCALE
- FND 1/2" I.R., UNLESS OTHERWISE NOTED



INSET SHOWING UTILITY NICHE

POINT OF COMMENCEMENT/
 POINT OF BEGINNING

NORTH AMERICAN FINANCIAL GROUP, LLC
 1227 WEAVER STREET
 BATON ROUGE, LA 70809

MEADOW BOND LAKES HOMEOWNERS
 ASSOCIATION INC.
 1744 S. HANCOCK AVE.
 DENHAM SPRINGS, LA 70726

THOMAS J. PRYOR
 3416 W. CONGRESS ST.
 LAFAYETTE, LA 70504

SABAL PALMS PH I

LOT 1A
 V&P ALAN HOLDING COMPANY
 OF SABAL PALMS, LLC
 5115 SURE UN SITE
 YOUNGVILLE, LA 70592
 LOT 1
 GARY P. WILLIAMS
 CONSTRUCTION, LLC
 10102-217
 YOUNGVILLE, LA 70592
 LOT 2
 ANDRE MATTHEW & COO
 HALLER H. HACHELADE
 110 SABAL PALMS ROW
 YOUNGVILLE, LA 70592
 LOT 3
 JOSEPH P. & BRAND
 THOROUGH FOUNDEN
 200 SABAL PALMS ROW
 YOUNGVILLE, LA 70592
 LOT 4
 MATTHEW FATHER
 200 SABAL PALMS ROW
 YOUNGVILLE, LA 70592
 LOT 5
 SHAMON I. & EONIA
 J. JAMES
 200 SABAL PALMS ROW
 YOUNGVILLE, LA 70592
 LOT 6
 CHRISTOPHER RYAN DUNN
 200 SABAL PALMS ROW
 YOUNGVILLE, LA 70592
 LOT 7
 JONAS J. & JESSICA
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 JONAS J. & JESSICA
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 YOUNGVILLE, LA 70592

SABAL PALMS PH II

LOT 1
 TREVOR L. EVANS, A KAREN
 300 SABAL PALMS ROW
 YOUNGVILLE, LA 70592
 LOT 2
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 300 SABAL PALMS ROW
 YOUNGVILLE, LA 70592
 LOT 83
 TREVOR L. EVANS, A KAREN
 300 SABAL PALMS ROW
 YOUNGVILLE, LA 70592
 LOT 84
 TREVOR L. EVANS, A KAREN
 300 SABAL PALMS ROW
 YOUNGVILLE, LA 70592
 LOT 85
 TREVOR L. EVANS, A KAREN
 300 SABAL PALMS ROW
 YOUNGVILLE, LA 70592
 LOT 86
 TREVOR L. EVANS, A KAREN
 300 SABAL PALMS ROW
 YOUNGVILLE, LA 70592
 LOT 87
 TREVOR L. EVANS, A KAREN
 300 SABAL PALMS ROW
 YOUNGVILLE, LA 70592
 LOT 88
 TREVOR L. EVANS, A KAREN
 300 SABAL PALMS ROW
 YOUNGVILLE, LA 70592
 LOT 89
 TREVOR L. EVANS, A KAREN
 300