



SUGAR MILL POND DEVELOPMENT, LLC
1100 CAMELIA BLVD, STE 200
LAFAYETTE, LA 70508

ARC=232.06'
RAD=426.00'
CH.LEN=229.20'
CH.DIR=S29°39'52"W

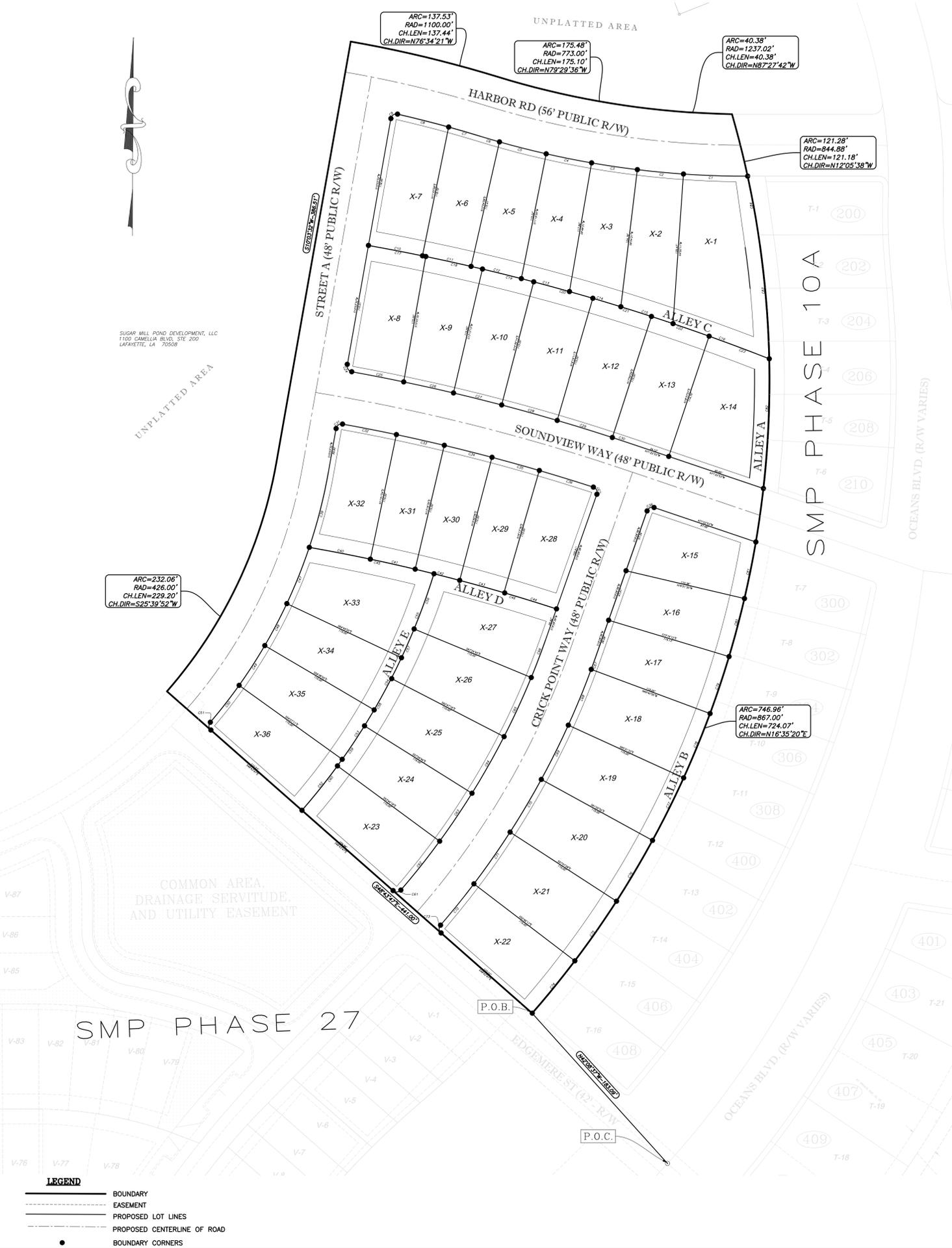
ARC=137.53'
RAD=1100.00'
CH.LEN=137.44'
CH.DIR=N76°34'21"W

ARC=175.48'
RAD=773.00'
CH.LEN=175.10'
CH.DIR=N72°22'36"W

ARC=40.38'
RAD=1237.02'
CH.LEN=40.38'
CH.DIR=N87°27'42"W

ARC=121.28'
RAD=844.88'
CH.LEN=121.18'
CH.DIR=N12°05'38"W

ARC=746.96'
RAD=867.00'
CH.LEN=724.07'
CH.DIR=N16°35'20"E



TYPES OF IMPROVEMENTS
STREETS: ASPHALT WITH CURB AND GUTTER
WATER: CITY OF YOUNGVILLE
SEWER: CITY OF YOUNGVILLE
ELECTRIC: SLECMCO
TELEPHONE: AT&T
CABLE TV: COX COMMUNICATIONS
SIDEWALKS: TO BE INSTALLED BY BUILDER

GENERAL NOTES:
TOTAL NUMBER OF RESIDENTIAL LOTS: 36
AREA OF RESIDENTIAL LOTS: 5.148 ACRES
AREA OF RIGHT OF WAY: 2.004 ACRES
TOTAL AREA OF DEVELOPMENT: 7.152 ACRES
MINIMUM LOT AREA: 4,961.00 SQ. FEET
MINIMUM FRONTAGE: 42.00'
*REQUIRED 2 STORY ELEVATION ON LOTS 1-7

LEGAL DESCRIPTION
A CERTAIN PARCEL OF LAND BEING 7.152 ACRES SITUATED IN SECTION 12, TOWNSHIP-11-SOUTH, RANGE-4-EAST YOUNGVILLE, LAFAYETTE PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF OCEANS BLVD AND EDMERE ST, THENCE PROCEED ALONG A BEARING OF NORTH 42° 08' 37" WEST FOR A DISTANCE OF 183.09 FEET TO A POINT; BEING THE POINT OF BEGINNING, (P.O.B.);
THENCE PROCEED ALONG A CURVE HAVING A RADIUS OF 867.00 FEET, AN ARC LENGTH OF 746.96 FEET, A CHORD LENGTH OF 724.07 FEET, AND A CHORD BEARING OF NORTH 16° 35' 20" EAST TO A POINT,
THENCE PROCEED ALONG A CURVE HAVING A RADIUS OF 844.88 FEET, AN ARC LENGTH OF 121.28 FEET, A CHORD LENGTH OF 121.18 FEET, AND A CHORD BEARING OF NORTH 12° 05' 38" WEST TO A POINT,
THENCE PROCEED ALONG A CURVE HAVING A RADIUS OF 1237.02 FEET, AN ARC LENGTH OF 40.38 FEET, A CHORD LENGTH OF 40.38 FEET, AND A CHORD BEARING OF NORTH 87° 27' 42" WEST TO A POINT,
THENCE PROCEED ALONG A CURVE HAVING A RADIUS OF 773.00 FEET, AN ARC LENGTH OF 175.48 FEET, A CHORD LENGTH OF 175.10 FEET, AND A CHORD BEARING OF NORTH 79° 29' 36" WEST TO A POINT,
THENCE PROCEED ALONG A CURVE HAVING A RADIUS OF 1100.00 FEET, AN ARC LENGTH OF 137.53 FEET, A CHORD LENGTH OF 137.44 FEET, AND A CHORD BEARING OF NORTH 76° 34' 21" WEST TO A POINT,
THENCE PROCEED ALONG A BEARING OF SOUTH 10° 03' 32" WEST FOR A DISTANCE OF 386.51 FEET TO A POINT;
THENCE PROCEED ALONG A CURVE HAVING A RADIUS OF 426.00 FEET, AN ARC LENGTH OF 232.06 FEET, A CHORD LENGTH OF 229.20 FEET, AND A CHORD BEARING OF SOUTH 25° 39' 52" WEST TO A POINT,
THENCE PROCEED ALONG A BEARING OF SOUTH 48° 43' 47" EAST FOR A DISTANCE OF 441.00 FEET TO A POINT; THE POINT OF BEGINNING (P.O.B.);

CURVE TABLE with columns: Curve #, Radius, Arc, Chord Bearing, Chord Length. Rows C1 to C21.

CURVE TABLE with columns: Curve #, Radius, Arc, Chord Bearing, Chord Length. Rows C22 to C42.

CURVE TABLE with columns: Curve #, Radius, Arc, Chord Bearing, Chord Length. Rows C43 to C63.

CURVE TABLE with columns: Curve #, Radius, Arc, Chord Bearing, Chord Length. Rows C64 to C84.

Lot Area Table with columns: LOT #, SQ. FT. Rows X-1 to X-12.

Lot Area Table with columns: LOT #, SQ. FT. Rows X-13 to X-24.

Lot Area Table with columns: LOT #, SQ. FT. Rows X-25 to X-36.

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 DEQ.

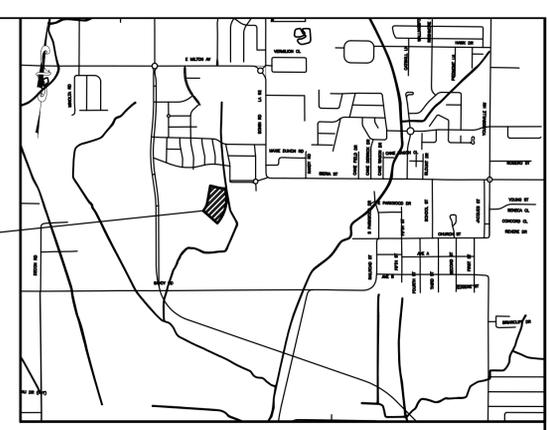
DEVELOPMENT NOTE
THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH CITY OF YOUNGVILLE DRAINAGE AND SUBDIVISION ORDINANCE.

SURVEY DATUM
COORDINATE SYSTEM: U.S. STATE PLANE 1983
ZONE: LOUISIANA SOUTH 1702
DATUM: NAVD88
GEOID12A

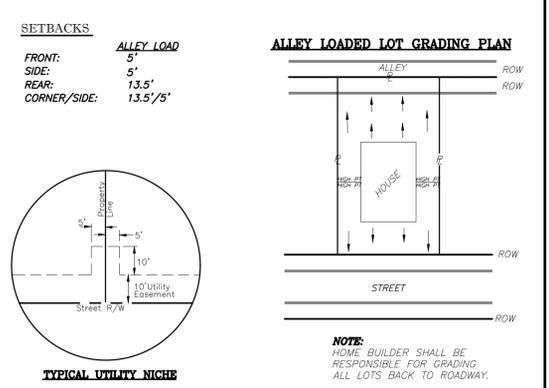
FLOOD NOTE
THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AND AREAS INSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AND ZONE AE (100 YEAR FLOOD ZONE) ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 22055C0250J DATED DECEMBER 21, 2018.

LOCATION OF PROPERTY

REFERENCES
1. A MAP OF SURVEY SHOWING PROPERTY TO BE ACQUIRED BY SUGAR MILL POND DEVELOPMENT, LLC PREPARED BY BARRY J. BLEICHNER, PE, PLS, LLC DATED SEPTEMBER 15, 2014.
2. A FINAL PLAT OF SUGAR MILL POND PHASE 10A, PREPARED BY K. CHRISTIAN ARMSTRONG, DATED FEBRUARY 28, 2023.



SCALE: 1" = 2000'



NOTE: HOME BUILDER SHALL BE RESPONSIBLE FOR GRADING ALL LOTS BACK TO ROADWAY.

LEGEND
--- BOUNDARY
--- EASEMENT
--- PROPOSED LOT LINES
--- PROPOSED CENTERLINE OF ROAD
● BOUNDARY CORNERS

DEVELOPER/OWNER
SUGAR MILL POND INVESTORS LLC
109 ELLENDALE BLVD
LAFAYETTE, LA 70508

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 REPRESENTS 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 2017.

STATE OF LOUISIANA
K. CHRISTIAN ARMSTRONG
REG. NO. 5247
REGISTERED PROFESSIONAL
LAND SURVEYOR
K. CHRISTIAN ARMSTRONG, PLS

A PRELIMINARY PLAT OF
SUGAR MILL POND PHASE 10C
"A TRADITIONAL NEIGHBORHOOD DEVELOPMENT"

LOCATED IN
SECTION 12 T-11-S, R-4-E
CITY OF YOUNGVILLE,
LAFAYETTE PARISH, LOUISIANA

DATE OF PLAT:
JUNE 28, 2024
SCALE: 1" = 50'

PREPARED BY
K. CHRISTIAN ARMSTRONG
LAND SURVEYOR
420 RICHLAND AVENUE
LAFAYETTE, LOUISIANA 70508
TEL. (337) 201-4002