

SURVEY LEGEND

<u>Utilities:</u>	
Gas.....	Centerpoint
Water & Sewer.....	City of Youngsville
Electricity.....	Entergy
Communications.....	Cox & AT&T
	Set 5/8" Iron Rod (Unless otherwise noted)
	Found 1/2" Iron Rod (Unless otherwise noted)
	Corner Position (No monument set)
	Common Area
	Concrete Areas
	Fences
	Reference Corner

T
11
S

Notes:

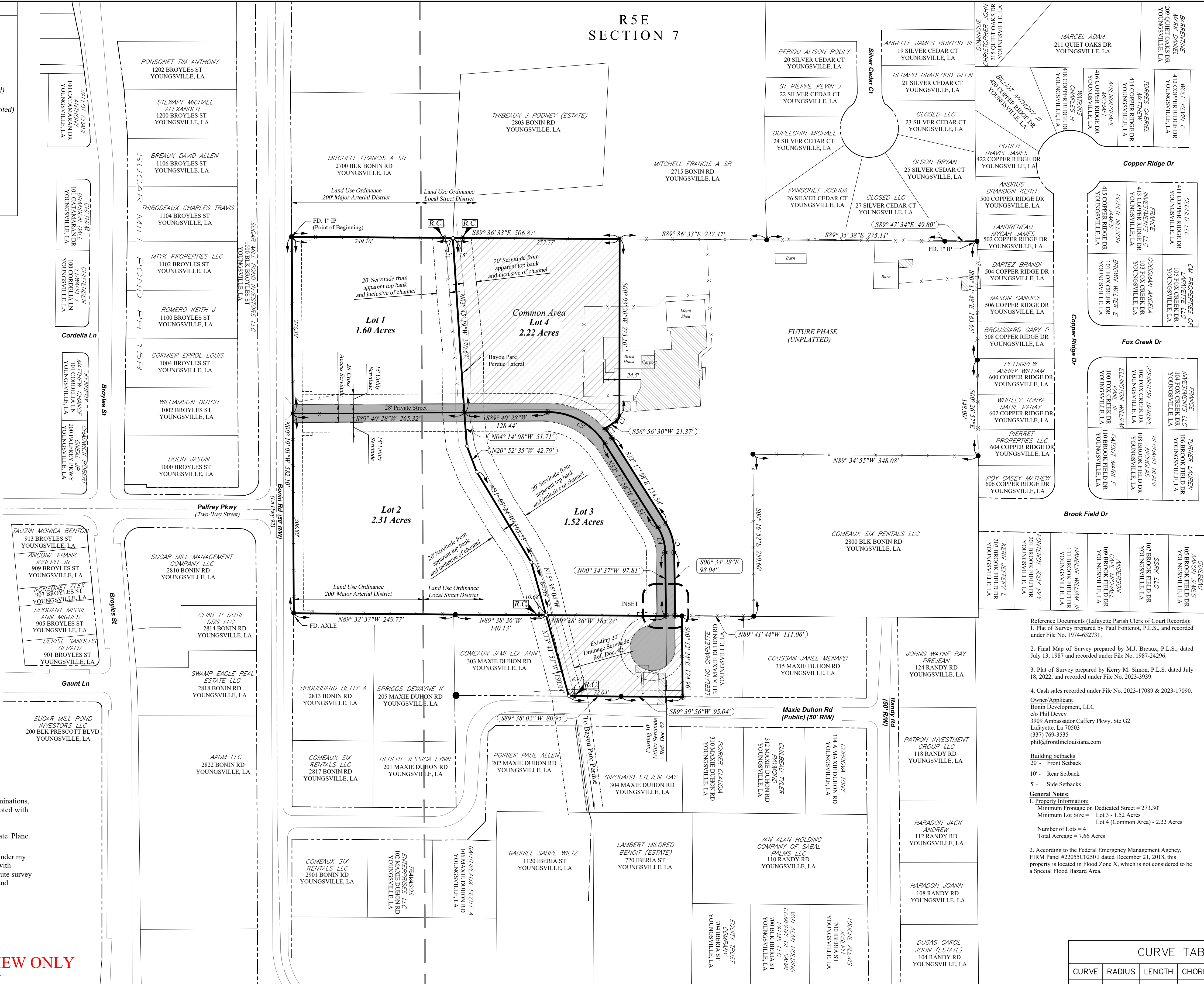
1. Scope of work does not include wetlands determinations, servitudes, easements or rights-of-way, unless specifically noted with accompanying recorded document.

2. Bearings and distances are based on the Louisiana State Plane Coordinate System of NAD 1983 (2011), South Zone.

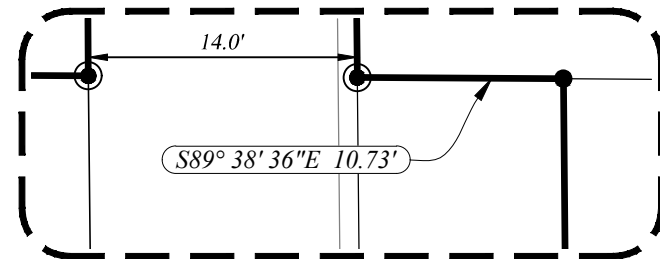
This survey was performed on the ground by myself and/or under my direct supervision and control. The survey is in accordance with applicable standard "Class C" for a property boundary and route survey as adopted by the Louisiana Professional Engineering and Land Surveying Board, LAC 46:LXI.Chapter 29, §2907.

PRELIMINARY-FOR REVIEW ONLY
NOT FOR RECORDATION,
CONVEYANCE OR SALES.

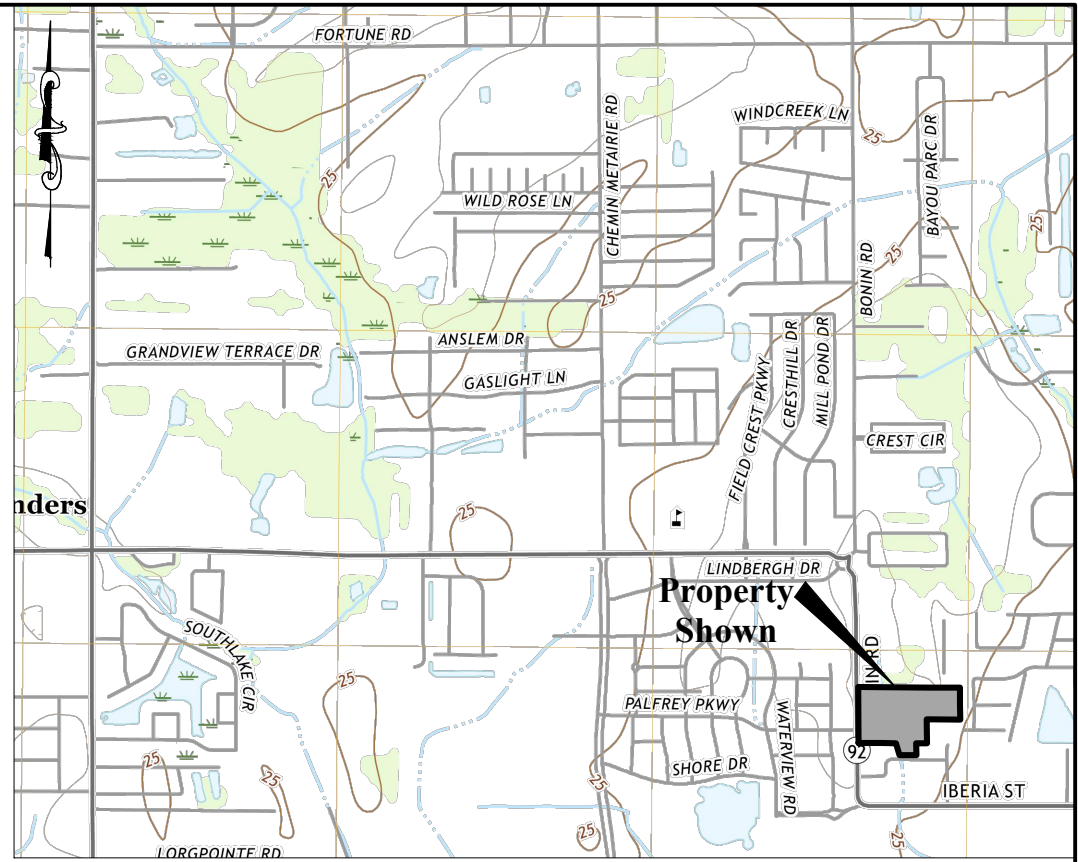
REGISTERED LAND SURVEYOR NO. 5144
STATE OF LOUISIANA
TERRY J. ORTEGO
SOUTHEAST ENGINEERS & LAND SURVEYORS
P.O. BOX 1834, SCOTT, LA 70583
337-266-9500
SE-25-267 PRELIM PLAT.DWG



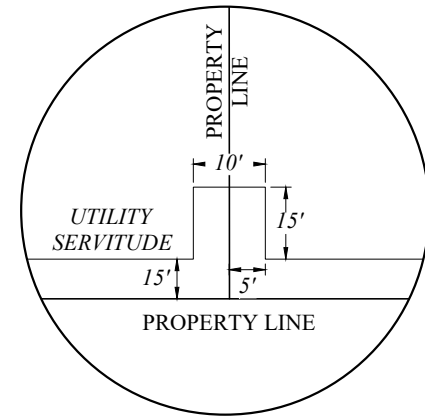
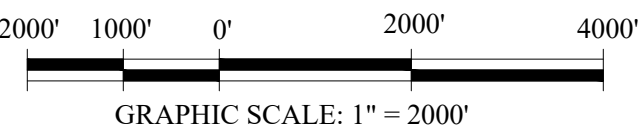
CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	10.00'	9.93'	S28°29'55"W	9.53'
C2	118.00'	18.50'	S36°47'27"E	18.48'
C3	88.00'	48.72'	S16°26'17"E	48.10'
C4	74.00'	40.97'	N16°26'17"W	40.45'
C5	104.00'	105.33'	N61°18'45"W	100.88'



INSET
SCALE: 1"=10'



VICINITY MAP



TYPICAL UTILITY NICHE (NOT TO SCALE)

2

LEGAL DESCRIPTION OF 7.66 ACRE TRACT OF LAND

That certain 7.66 Acre Tract of Land situated in Section 7, Township 11 South, Range 5 East, Southwestern District, Louisiana Meridian, City of Youngsville, Parish of Lafayette, Louisiana more fully described as follows:

Beginning at a found 1-inch iron pipe marking the northwest corner of LOT 2-A shown on plat of survey prepared by Kerry M. Simon, P.L.S., dated July 18, 2022, and recorded under File No. 2023-00003939 in the records of the Clerk of Court for Lafayette Parish, Louisiana, and being situated on the eastern right-of-way of Bonin Road (LA Hwy. 92).

Thence from said Point of Beginning, S89° 36' 33"/E, along the northern boundary of LOT 2-A, a distance of 506.87' to a corner; thence S00° 03' 20"W, a distance of 273.10' to a corner at the P.C. of a curve to the right containing the following elements: Chord Bearing = S58° 29' 55"W, Chord Distance = 9.53'; Arc = 9.93' & Radius = 10.00' to a corner at the P.T.; thence S26° 56' 30"W, a distance of 21.37' to a corner at the P.C. of a curve to the right containing the following elements: Chord Bearing = S58° 29' 55"W, Chord Distance = 18.48'; Arc = 18.80' & Radius = 18.80'. Thence S81° 26' 33"E, a distance of 58.85' to a corner at the P.C. of a curve to the right containing the following elements: Chord Bearing = S16° 26' 33"E, Chord Distance = 48.50'; Arc = 48.72' & Radius = 88.00' to a corner at the P.T.; of center; thence S00° 34' 28"N, a distance of 98.04' to a corner situated on the north side of the lot; thence along the plat of record to the place of beginning.

WITNESSED my hand and the seal of said office, this 1st day of May, A.D. 1974, and recorded under File No. 1974-0063273 in the records of the Clerk of Court for Lafayette Parish;

Thence N89° 38' 36" along the southern boundary of said LOT 2-A & said northern boundary, a distance of 10.73' to a found 12" iron rod marking the common northern corner of said LOT 25 & LOT 26 from said Fontenot plat of survey; thence S47°E, along the common boundary of said LOT 25 & LOT 26, a distance of 396' to a found 12" iron rod marking the common southern corner of said LOT 25 & LOT 26, and being situated on the northern right-of-way of Maxie Duhon Road; thence N89° 39' 56" along the southern boundary of said LOT 26 & said northern right-of-way, a distance of 95.04' to a found 12" iron rod marking the common southern corner to said LOT 27A from said Fontenot plat of survey; thence S47°E, along the southern boundary of said LOT 27A, a distance of 10.73' to a found 12" iron rod marking the common southern corner of said LOT 27A & LOT 28A from said Fontenot plat of survey; thence N55° 41' 51" along a distance of 58" from said 12" iron rod to a found 12" iron rod marking the common northern corner of said LOT 27A & LOT 28A from said Fontenot plat of survey, for a total distance of 80.95' to the common southern corner of said LOT 27A & LOT 28A from said Fontenot plat of survey, being situated in a ditch; thence N15° 41' 51" along the common boundary of said LOT 27A & LOT 28A, situated inside said ditch, a distance of 130.04' to the northern common corner to said LOT 28A & LOT 28A, being situated inside said ditch; thence S47°E, along the common boundary of said LOT 28A & LOT 28A, being situated inside said ditch, a distance of 130.04' to the common southern corner of said LOT 2-A & northern boundaries of LOT 28A & LOT 29 from said Fontenot plat of survey, at 10.68' passing through a 5/8" iron rod set as a reference monument, for a total distance of 140.13' to a found 12" iron rod marking the common southern corner of said LOT A in Maxie Duhon Subdivision shown on plat of survey prepared by M.J. Breau, dated 12/15/2011, and said eastern right-of-way, being situated on the northern right-of-way of Maxie Duhon Parish; thence N89° 32' 37" along the southern boundary of said LOT 2-A, northern boundary of said LOT A, and northern boundary of LOT 29 & LOT 1 from said Fontenot plat of survey, a distance of 249.77' to a found axle marking the southwest corner of said LOT 2-A, and being situated on said eastern right-of-way, a distance of 10.73' to a found 12" iron rod marking the common southern corner of said LOT 2-A & LOT 29 from said Fontenot plat of survey, for a total distance of 582.10' to the Point of Beginning containing 7.66 acres, more or less.

All bearings and distances are based on the Louisiana State Plane Coordinate System of NAD 1983 (2011), South Zone.

A PRELIMINARY PLAT OF
PARC BONIN
(A COMMERCIAL DEVELOPMENT)
BEING A PORTION OF LOT 2-A
FROM REF. DOC. NO. 3
LOCATED IN
SECTION 7, T11S-R5E
CITY OF YOUNGSVILLE
LAFAYETTE PARISH, LOUISIANA
DATE: APRIL 2, 2025



GRAPHIC SCALE: 1" = 80'