



UTILITIES

GAS: CENTERPOINT
ELECTRIC POWER: ENTERGY
WATER SYSTEM: CITY OF YOUNGSVILLE
DRAINAGE: SUB-SURFACE
SEWER SYSTEM: CITY OF YOUNGSVILLE
TELEPHONE: ATT

JESSICA ROMERO
208 FIRST STREET
YOUNGSVILLE, LA 70592

BASIS OF BEARINGS:
LINE C-D AS PER
REFERENCE PLAT 1)

AVENUE B (45' R/W) PUBLIC

I CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED MEETS THE 'STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS' FOR A CLASS C SURVEY, AS ADOPTED BY THE LA. STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. (LAC TITLE 46:LXI CH. 29)

REFERENCE PLATS:

1) PLAT BY BENJAMIN T. LANGLINAIS, RLS
FOR SHAWN HARGRAVE: 6-22-2022 (2023-6615)

2) PLAT BY A E MONTAGNET, RLS
FOR LARRY PRIMEAUX: DATED JUNE 26, 1990

I CERTIFY THAT THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION & CONTROL.

NOTES	
MINIMUM LOT SIZE:	9,231 SQ. FT.
MINIMUM LOT FRONTAGE:	83' 50"
TOTAL AREA:	0.509 AC.
MUNICIPAL NUMBERS:	()
LIMITS OF DEDICATION:	A-B-C-D-E-F-A
TOTAL NUMBERS OF LOTS:	2
CURRENT ZONING:	URBAN DISTRICT (ROYVILLE)

FLOOD NOTE:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY,
FLOOD INSURANCE RATE MAP (F.I.R.M.) DATED
DECEMBER 21, 2018 MAP PANEL NO. 22055C0275J. THIS
PROPERTY IS LOCATED IN FLOOD ZONE X.

CRAIG P. SPIKES
RLS. NO. 4580
RICHARD C. SPIKES, INC.
104 OPHELIA LANE
LAFAYETTE, LA. 70506
(337) 237-0907

ANTOINE BROUSSARD
105 EUGENE ST
YOUNGSVILLE. LA 70592

YUDIS LOPEZ
519 S. EOLA ROAD
BROUSSARD, LA 70518

EUGENE STREET (20' R/W) PUBLIC

LEGAL DESCRIPTION
THAT CERTAIN TRACT OR PARCEL OF GROUND CONTAINING
0.509 ACRES, LOCATED IN SECTION 7, T 11 S - R 5 E
LAFAYETTE PARISH, LA. WITHIN THE CORPORATE LIMITS
OF THE CITY OF YOUNGSVILLE, KNOWN AS A PORTION OF
LOTS 7 & 8 OF BLOCK 9 OF THE TOWN OF YOUNGSVILLE
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS THE INTERSECTION OF
THE WESTERLY RIGHT OF WAY OF FIRST STREET WITH THE
SOUTHERLY RIGHT OF WAY OF AVENUE B; THENCE
WITH SAID RIGHT OF WAY OF FIRST STREET
S 00 30' 06" E - 220.37 FEET TO A POINT FOR CORNER.
SAID POINT BEING THE INTERSECTION OF THE WESTERLY
RIGHT OF WAY OF FIRST STREET WITH THE NORTHERLY
RIGHT OF WAY OF EUGENE STREET; THENCE WITH SAID
RIGHT OF WAY OF EUGENE STREET N 89 08' 00" V -
106.30 FEET TO A POINT FOR CORNER; THENCE
N 00 53' 58" E - 121.58 FEET TO A POINT FOR CORNER;
THENCE N 88 11' 55" E - 3.00 FEET TO A POINT FOR
CORNER; THENCE N 10 21' 08" E - 99.96 FEET TO A
POINT FOR CORNER. SAID POINT BEING ON THE SOUTHERLY RIGHT
OF WAY OF AVENUE B; THENCE WITH SAID RIGHT OF
WAY OF AVENUE B S 09 08' 00" E - 63.50 FEET
TO THE POINT OF BEGINNING.

AARON DUBRE
105 AVENUE B
YOUNGSVILLE, LA 70592

OWNER
CHARLES A. STUTES
P.O. BOX 115
YOUNGSVILLE, LA 70592

PLAT OF SURVEY SHOWING A DIVISION OF
A PORTION OF LOTS 7 & 8
INTO 2 LOTS TO BE KNOWN AS
LOTS 7-A & 8-A OF
BLOCK 9 OF
THE TOWN OF YOUNGSVILLE
(A RESIDENTIAL DEVELOPMENT)
SECTION 7. T 11 S - R 5 E
LAFAYETTE PARISH, LOUISIANA
CITY OF YOUNGSVILLE
SCALE: 1' = 20' DATE: MAY 24, 2024

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