

**UTILITIES**

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

**LEGEND**

● POWER POLE  
□ DROP INLET (STORM DRAIN)  
⊙ SEWER MANHOLE  
⦿ FIRE HYDRANT

JESSICA ROMERO  
208 FIRST STREET  
YOUNGVILLE, LA 70592


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

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:XXI 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.

JESSE HARRINGTON  
203 AVENUE B  
YOUNGVILLE, LA 70592

LOT

8

LOT 8-A  
0.212 AC.  
9231 SQ FT

WOOD HOUSE

N 88° 11' 55" E  
3.00'

FOUND IRON ROD (5/8")

FOUND IRON ROD (1/2")

SET IRON ROD (3/8")

N 88° 21' 33" W 102.37'

LOT

7

LOT 7-A  
0.297 AC.  
12,930 SQ FT

SHAWN HARGRAVE  
102 EUGENE STREET  
YOUNGVILLE, LA 70592

N 0° 53' 58" E 121.58'

FOUND IRON ROD (5/8")

N 89° 08' 00" W 108.30'

SET IRON ROD (3/8")

EUGENE STREET (20' R/W) PUBLIC

FIRST STREET (45' 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 YOUNGVILLE, KNOWN AS A PORTION OF LOTS 7 & 8 OF BLOCK 9 OF THE TOWN OF YOUNGVILLE 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" W - 108.30 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 89° 08' 00" E - 83.50 FEET TO THE POINT OF BEGINNING.

AARON OUBRE  
105 AVENUE B  
YOUNGVILLE, LA 70592

**OWNER**

CHARLES A. STUTES  
P.O. BOX 115  
YOUNGVILLE, 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 YOUNGVILLE (A RESIDENTIAL DEVELOPMENT) SECTION 7, T 11 S - R 5 E LAFAYETTE PARISH, LOUISIANA CITY OF YOUNGVILLE SCALE: 1" = 20' DATE: MAY 24, 2024



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

ANTOINE BROUSSARD  
105 EUGENE ST  
YOUNGVILLE, LA 70592

YUDIS LOPEZ  
519 S. EDLA ROAD  
BROUSSARD, LA 70518

C:\EUGENE\GCD 05/28/2024 01:51 PM Scale 1:240.00