

REFERENCE DOCUMENTS

PLAT OF SURVEY SHOWING SURVEY OF A 0.685 AC TRACT OF LAND BEING ACQUIRED BY WILSON VIATOR FROM YOUNGS INDUSTRIES, SURVEYED BY S.J. LANGLAIS & ASSOCIATES INC., DATED OCT. 15, 1982, RECORD NUMBER 83-2418

FLOODMAPS

THE PROPERTY IS LOCATED IN FLOOD ZONE X (OUTSIDE THE 100 YEAR FLOOD ZONE) ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 2205SC0275J DATED DECEMBER 21, 2018

SURVEY NOTES

- COORDINATE SYSTEM: U.S. STATE PLANE 1983  
ZONE: LOUISIANA SOUTH 1702  
DATUM: NAVD83  
GEOID 012A
- BEARINGS ARE BASED OFF OF GPS OBSERVATIONS
- NO ATTEMPT HAS BEEN MADE BY THIS SURVEYOR TO VERIFY TITLE OR ACTUAL LEGAL OWNERSHIP
- NO RESEARCH ON EXISTING EASEMENTS AND/OR SERVITUDES HAS BEEN MADE BY THIS SURVEYOR

PROPERTY DEVELOPER

RJD DEVELOPERS  
420 RICHLAND AVE.  
LAFAYETTE, LA. 70508  
PHONE NO. 337-302-7561

LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND BEING 1.482 ACRES SITUATED IN SECTION 18, TOWNSHIP-11-SOUTH, RANGE-5-EAST, CITY OF YOUNGVILLE, LAFAYETTE PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

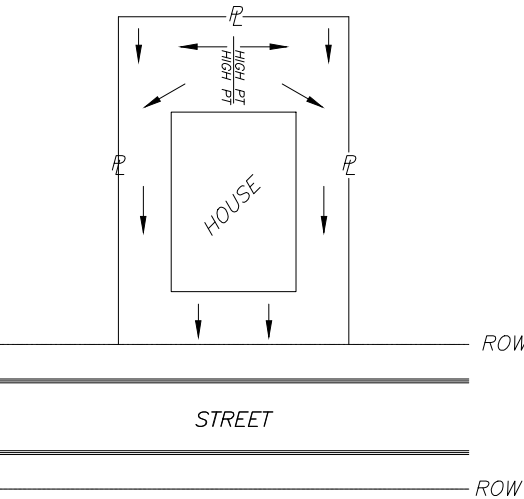
COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF EUGENE ST, AND 1ST ST, SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.),

THENCE PROCEED SOUTH ALONG THE CENTERLINE OF 1ST ST WITH A BEARING OF SOUTH 00°10'26" EAST FOR A DISTANCE OF 178.71 FEET TO A POINT ALONG THE NORTHERN BOUNDARY OF CURRENT WILSON VIATOR PROPERTY, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.);

THENCE PROCEED ALONG A BEARING OF SOUTH 88°57'54" EAST, FOR A DISTANCE OF 93.55 FEET TO A POINT,  
THENCE PROCEED ALONG A BEARING OF NORTH 01°05'16" EAST, FOR A DISTANCE OF 204.33 FEET TO A POINT,  
THENCE PROCEED ALONG A BEARING OF NORTH 88°49'40" WEST, FOR A DISTANCE OF 345.78 FEET TO A POINT,  
THENCE PROCEED ALONG A BEARING OF NORTH 15°18'21" EAST, FOR A DISTANCE OF 75.37 FEET TO A POINT,  
THENCE PROCEED ALONG A BEARING OF NORTH 17°56'25" EAST, FOR A DISTANCE OF 49.81 FEET TO A POINT,  
THENCE PROCEED ALONG A BEARING OF NORTH 13°45'19" EAST, FOR A DISTANCE OF 43.43 FEET TO A POINT,  
THENCE PROCEED ALONG A BEARING OF NORTH 28°47'24" EAST, FOR A DISTANCE OF 23.97 FEET TO A POINT,  
THENCE PROCEED ALONG A BEARING OF NORTH 61°35'24" EAST, FOR A DISTANCE OF 34.87 FEET TO A POINT,

THENCE PROCEED ALONG A BEARING OF NORTH 89°47'56" EAST, FOR A DISTANCE OF 96.86 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.).

TYPICAL LOT GRADING PLAN

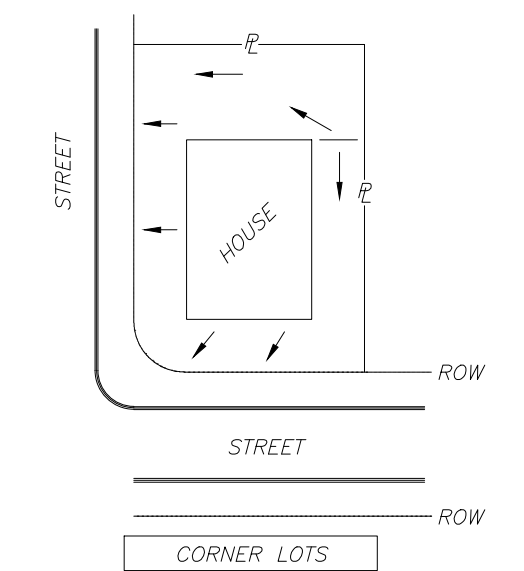


CONTRACTOR NOTE

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 DEC.

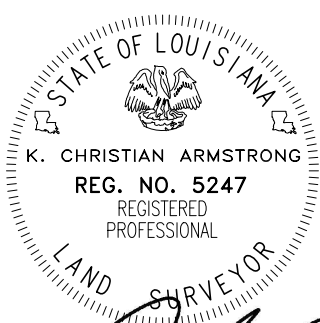
DEVELOPMENT NOTE

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



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

I CERTIFY THAT THIS REPRESENT 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 2019.



K. CHRISTIAN ARMSTRONG, PLS

A PRELIMINARY PLAT OF

FOSTER GROVE

A RESIDENTIAL NEIGHBORHOOD DEVELOPMENT

LOCATED IN SECTIONS 18, THIS -RSE CITY OF YOUNGVILLE LAFAYETTE PARISH LOUISIANA

SCALE: 1" = 40'  
DATE OF PLAT:  
JULY 7, 2022

PREPARED BY  
K. CHRISTIAN ARMSTRONG, PLS  
LAND SURVEYOR  
420 RICHLAND AVENUE  
LAFAYETTE, LOUISIANA 70508  
TEL. (337) 201-4002  
EMAIL: CHRISTIAN@HDSURVEYS.COM

LEGEND

- BOUNDARY
- CENTER LINE OF ROAD
- EASEMENT
- TOP BANK OF COULEE
- CENTER LINE OF COULEE
- MONUMENT (SEE DESCRIPTION ON PLAT)
- COMMON AREA/DRAINAGE SERVITUDE AND UTILITIES EASEMENT

GENERAL NOTES:

TOTAL AREA OF DEVELOPMENT: 1.482 ACRES  
TOTAL NUMBER OF RESIDENTIAL LOTS: 11  
AREA OF RESIDENTIAL LOTS: 0.789 ACRES  
AREA OF COMMON AREA: 0.239 ACRES  
AREA OF RIGHT OF WAY: 0.287 ACRES  
AREA OF POND: 0.050 ACRES  
MINIMUM LOT AREA: 2,457.00 SQ. FEET  
MINIMUM FRONTAGE: 27.00'

TYPES OF IMPROVEMENTS

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

SETBACKS

FRONT: 25'  
SIDE: 0'  
REAR: 10'

Lot Area Table	
LOT #	SQ. FT.
1	4,055
2	3,144
3	3,105
4	3,105
5	3,105
6	3,230
7	3,520
8	2,970
9	2,970
10	2,721
11	2,457

CURVE TABLE				
Curve #	Radius	Arc	Chord Bearing	Chord Length
C1	15.73'	14.14'	N27° 32' 49"E	13.67'
C2	40.75'	37.22'	N27° 36' 53"E	35.94'
C3	65.73'	13.29'	N08° 57' 51"E	13.27'
C4	65.73'	36.58'	N28° 42' 10"E	36.11'
C5	65.73'	11.09'	N49° 28' 51"E	11.07'
C6	68.68'	28.82'	S43° 24' 03"W	28.61'
C7	93.62'	8.64'	S52° 26' 06"W	8.64'
C8	93.62'	30.06'	S40° 35' 27"W	29.93'
C9	66.82'	9.92'	S27° 10' 25"W	9.91'
C10	41.82'	22.30'	S16° 09' 15"W	22.03'
C11	43.67'	18.45'	S43° 28' 40"W	18.31'
C12	16.82'	6.53'	S20° 20' 27"W	6.48'
C13	16.82'	2.47'	S05° 01' 15"W	2.47'
C14	68.82'	25.62'	S11° 58' 07"W	25.46'
C15	15.00'	2.53'	N86° 19' 55"E	2.53'
C16	15.00'	2.49'	S84° 04' 24"E	2.49'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	19.33'	S46° 41' 05"W
L2	1.99'	N01° 05' 16"E
L3	4.19'	N00° 34' 39"E
L4	4.14'	N00° 34' 39"E
L5	12.88'	S01° 05' 12"W
L6	10.12'	S01° 05' 22"W
L7	4.26'	N00° 34' 39"E