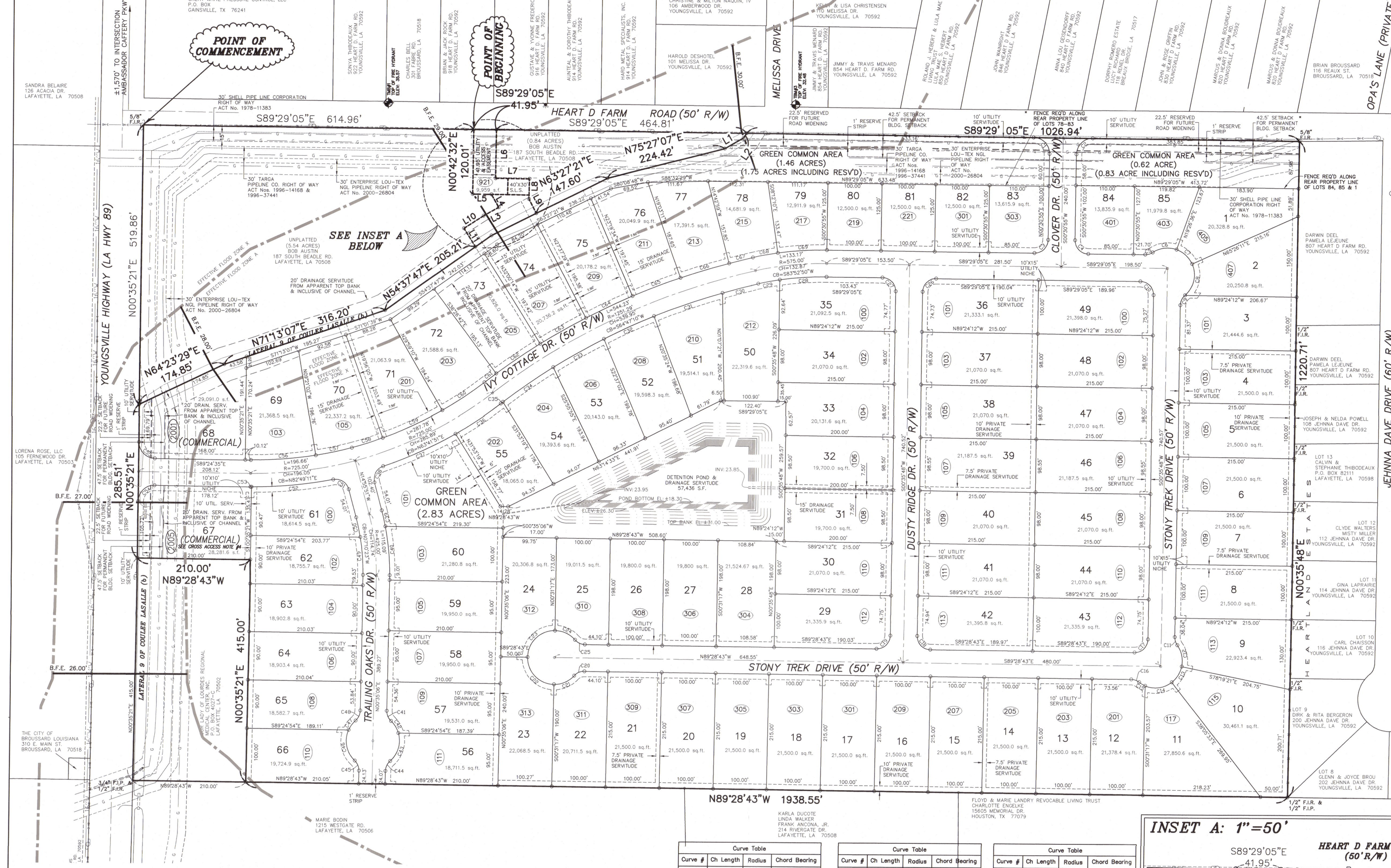
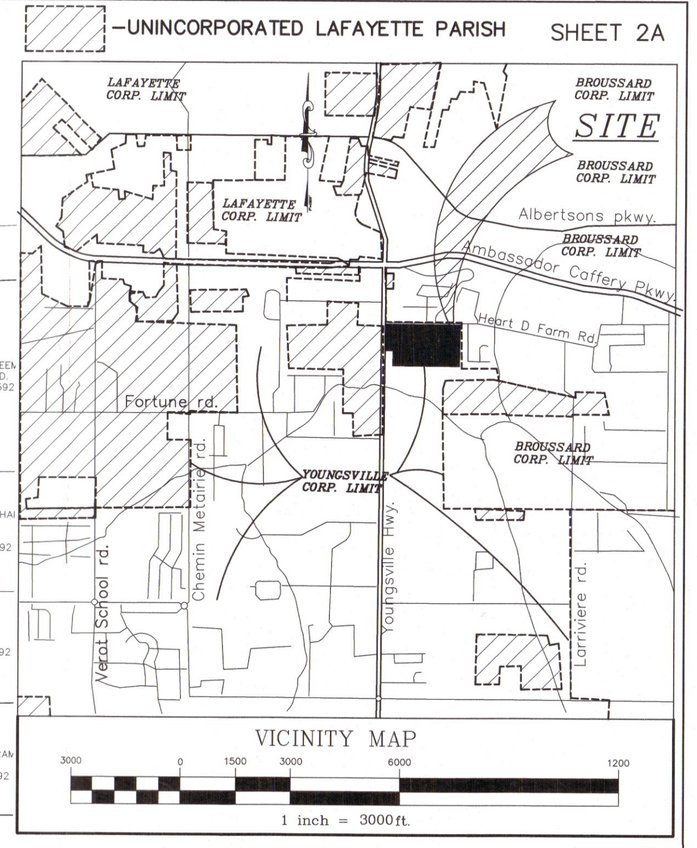




Legal Description:
Le Jardin d' Abel Subdivision

That certain parcel of ground containing ±51.889 acres, located in Section 32, Township 10 South, Range 5 East, City of Youngsville, Lafayette Parish, Louisiana, being more particularly described as follows:

Commencing at the Southeast right of way corner of the intersection of the Louisiana Highway 89 and Heart D Farm Road; Thence South 89° 29' 05" East a distance of 614.96 feet to the Point of Beginning;

Thence South 89°29'05" East a distance of 41.95 feet;
Thence South 00°42' 32" West a distance of 90.27 feet;
Thence South 89° 07' 44" East a distance of 62.83 feet;
Thence South 00° 52' 16" West a distance of 37.50 feet;
Thence South 27° 37' 29" East a distance of 29.83 feet;
Thence North 63° 27' 21" East a distance of 147.60 feet;
Thence North 75° 27' 07" East a distance of 224.42 feet;
Thence North 60° 00' 19" East a distance of 40.24 feet;
Thence North 33° 56' 17" East a distance of 10.22 feet;
Thence South 89° 29' 08" East a distance of 1026.94 feet;
Thence North 00° 35' 48" West a distance of 1220.71 feet;
Thence North 89° 28' 43" West a distance of 1938.55 feet;
Thence North 00° 35' 21" East a distance of 415.00 feet;
Thence North 89° 28' 43" West a distance of 210.00 feet;
Thence North 00° 35' 21" East a distance of 285.51 feet;
Thence North 64° 23' 29" East a distance of 174.85 feet;
Thence North 71° 13' 07" East a distance of 316.20 feet;
Thence North 54° 37' 47" East a distance of 205.21 feet;
Thence North 32° 00' 14" West a distance of 40.52 feet;
Thence North 57° 12' 51" East a distance of 43.28 feet;
Thence North 60° 37' 31" East a distance of 32.05 feet;
Thence North 29° 22' 29" West a distance of 27.65 feet;
Thence North 89° 07' 44" East a distance of 34.86 feet;
Thence North 00° 42' 32" East a distance of 120.01 feet;
to the Point of Beginning.

TYPES OF IMPROVEMENTS

WATER	CITY OF YOUNGSVILLE
SEWER	CITY OF YOUNGSVILLE
ELECTRIC	LUS
TELEPHONE	BELL SOUTH
DRAINAGE	SUBSURFACE-CURB AND GUTTER
ROADWAY	ASPHALT, CURB & GUTTER

GENERAL NOTES

TOTAL NUMBER OF LOTS	83 RESIDENTAL 2 COMMERCIAL 1 SEWER LIFT STATION SITE
TOTAL AREA OF DEVELOPMENT	51.889 ACRES
MINIMUM FRONTAGE	35.11' (LOT 10)
MINIMUM LOT SIZE	11,979.8 S.F. (LOT 85)
◯	MUNICIPAL ADDRESS

MINIMUM BUILDING SETBACKS

FRONT	30'
REAR	30'
SIDE LOTLINE	7.5'

EASEMENTS SHOWN SUPERSEDE MINIMUM SETBACKS

COMMON OPEN SPACE

GREEN SPACE (POND)	57,436 SQ. FT.
GREEN SPACE (RESV'D R/W)	21,860 SQ. FT.
GREEN SPACE (OTHER)	156,651 SQ. FT.
TOTAL GREEN SPACE	5.41 ACRES

OWNER/APPLICANT

LE JARDIN D'ABEL, LLC
BOB AUSTIN/BRIAN CLEMENT
187 SOUTH BEADLE ROAD
LAFAYETTE, LA 70508
(337) 269-9362

NO.	DATE	DESCRIPTION	BY
8	1/28/20	FINAL PLAT	AEM
7	1/27/20	UTILITY NICHES	AEM
6	10/13/17	ADDED INSET	AEM
5	6/12/17	ADDED BASE FLOOD ELEVATIONS	AEM
4	5/5/17	REAR MIN. SETBACK FROM 20' TO 30'	AEM
3	2/16/17	DIMENSIONS & AREAS OF LOTS 24–36, 42, 43 & 49–55	AEM
2	8/22/16	PER YOUNGSVILLE COMMENTS	AEM
1	1/25/16	PER YOUNGSVILLE COMMENTS	AEM

REVISIONS

Curve Table

Curve #	Ch Length	Radius	Chord Bearing
C1	42.43	30.00	S44° 29' 05"E
C2	42.43	30.00	N45° 30' 55"E
C3	35.36	25.00	S45° 30' 55"W
C4	35.36	25.00	N44° 29' 05"W
C5	14.56	25.00	S73° 35' 07"W
C6	44.45	50.00	S83° 02' 58"W
C7	39.07	50.00	N47° 33' 36"W
C8	59.73	50.00	N12° 06' 41"E
C9	20.41	25.00	N24° 41' 29"E
C10	35.38	25.00	S44° 26' 39"E
C11	15.81	25.00	N17° 50' 18"W
C12	40.63	50.00	N12° 17' 52"W
C13	34.39	50.00	N31° 47' 33"E
C14	50.31	50.00	N82° 06' 36"E
C15	13.12	50.00	S60° 08' 53"E
C16	15.81	25.00	S71° 02' 37"E
C17	35.33	25.00	S45° 33' 32"W
C18	35.38	25.00	N44° 26' 28"W
C19	35.33	25.00	S45° 33' 32"W
C20	20.41	25.00	N66° 25' 36"E
C21	40.82	50.00	N66° 25' 36"E
C22	70.71	50.00	S44° 28' 43"E
C23	70.71	50.00	S45° 31' 17"W
C24	40.82	50.00	N65° 23' 02"W
C25	20.41	25.00	N65° 23' 02"W
C26	35.33	25.00	N45° 33' 21"E
C27	35.38	25.00	S44° 26' 39"E
C28	86.81	550.00	N85° 59' 19"E
C29	40.46	550.00	N79° 21' 14"E
C30	69.59	1226.29	N75° 37' 12"E

Curve Table

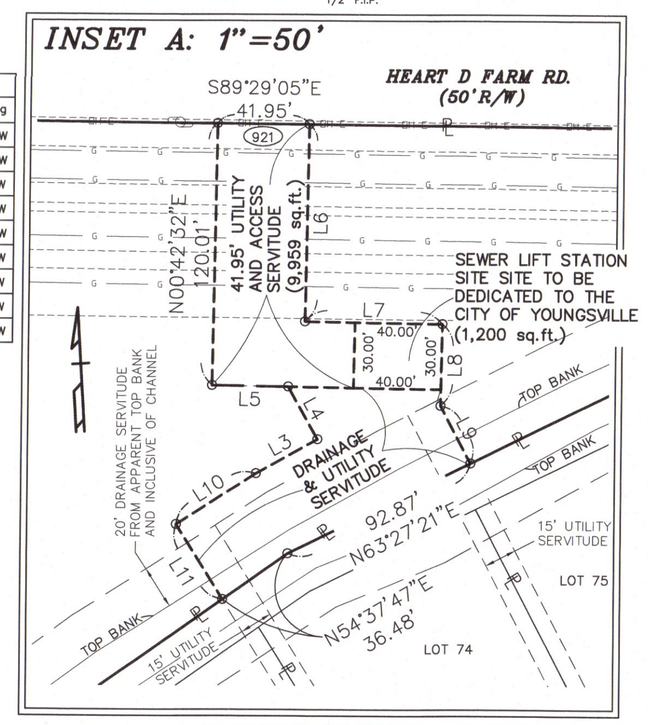
Curve #	Ch Length	Radius	Chord Bearing
C31	134.34	1226.29	N70° 51' 14"E
C32	102.17	1226.29	N65° 19' 35"E
C33	108.09	1226.29	N60° 24' 47"E
C34	113.96	1226.29	N55° 13' 25"E
C35	5.01	1226.29	N52° 26' 36"E
C36	101.07	750.00	N56° 11' 23"E
C37	147.90	750.00	N65° 42' 42"E
C38	34.20	25.00	N28° 13' 10"E
C39	30.23	450.00	N13° 00' 21"W
C40	91.46	450.00	N05° 14' 52"W
C41	20.41	25.00	N23° 30' 35"W
C42	26.23	50.00	N32° 23' 44"W
C43	54.44	50.00	N15° 47' 39"E
C44	20.41	25.00	N24° 40' 47"E
C45	20.41	25.00	S23° 30' 35"E
C46	58.38	50.00	S11° 53' 01"E
C47	21.59	50.00	S36° 18' 21"W
C48	20.41	25.00	S24° 40' 47"W
C49	70.75	400.00	S04° 29' 18"E
C50	37.47	400.00	S12° 14' 47"E
C51	34.20	25.00	S58° 04' 53"E
C52	152.61	750.00	N84° 36' 27"E
C53	1.88	750.00	S89° 28' 53"E
C54	42.43	30.00	N45° 35' 23"E
C55	42.43	30.00	S44° 24' 37"E
C56	121.17	700.00	S85° 37' 30"W
C57	68.52	700.00	S77° 51' 16"W
C58	60.87	700.00	S72° 33' 26"W
C59	122.64	700.00	S65° 02' 22"W
C60	93.85	700.00	S56° 10' 12"W

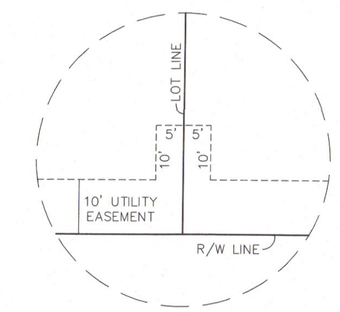
Curve Table

Curve #	Ch Length	Radius	Chord Bearing
C61	27.37	1276.29	S52° 56' 26"W
C62	98.90	1276.29	S55° 46' 32"W
C63	97.52	1276.29	S60° 11' 08"W
C64	95.73	1276.29	S64° 31' 28"W
C65	95.17	1276.29	S68° 48' 37"W
C66	94.58	1276.29	S73° 04' 14"W
C67	45.71	1276.29	S76° 13' 12"W
C68	47.65	600.00	S79° 31' 18"W
C69	91.21	600.00	S86° 09' 22"W

LINE TABLE

L1 N60°00'19"E 40.24'	L2 N33°56'17"E 10.22'
L3 N60°37'31"E 32.05'	L4 N29°22'29"W 27.65'
L5 N89°07'44"W 34.86'	L6 S00°42'32"W 90.27'
L7 S89°07'44"E 62.83'	L8 S00°52'16"W 37.50'
L9 S27°37'29"E 29.83'	L10 N57°12'51"E 43.28'
L11 N32°00'14"E 40.52'	





FLOOD NOTES:
THIS PROPERTY IS PARTIALLY LOCATED IN A FLOOD HAZARD AREA ACCORDING TO EFFECTIVE F.E.M.A. FLOOD INSURANCE RATE MAP DATED: DECEMBER 21, 2018 (ZONES X & A) Panel No. 22055C0200 J.

ANY STRUCTURE, ENCLOSED ON THREE OR MORE SIDES, BUILT ON PROPERTY IN THE ONE HUNDRED (100) YEAR FLOOD ZONE AS DEPICTED ON THIS PLAT SHALL BE ELEVATED SO AS TO ENSURE THE LOWEST FLOOR OF SUCH STRUCTURE IS LOCATED AT A MINIMUM OF ONE (1') FOOT ABOVE THE BASE FLOOD ELEVATION HEIGHT FOR THAT AREA AT THAT TIME.

THE BASE FLOOD ELEVATIONS FOR THE LOTS INCLUDED IN THE PORTION OF THE PROPERTY THAT IS LOCATED IN ZONE A IS: LOTS 75–78=30.00', LOTS 69–74=29.00', AND LOTS 67–68=28.00'.

GENERAL NOTES:

1. BEARINGS ARE BASED ON LOUISIANA COORDINATE SYSTEM OF 1983 (CORS 96) SOUTH ZONE
   DATUM: NAVD 88
   GEIOD: Lafayette2012A200Miles
2. SIDEWALKS AREA TO BE PROVIDED ON ALL PUBLIC STREETS IN ACCORDANCE WITH THE CITY OF YOUNGSVILLE ORDINANCES.
3. PERIMETER FENCING WILL BE PROVIDED IN THIS DEVELOPMENT, IN ACCORDANCE WITH THE CITY OF YOUNGSVILLE ORDINANCES, ALONG LA HWY. 89 AND HEART D. FARM ROAD.
4. CROSS ACCESS IS REQUIRED BETWEEN LOT 67 AND THE PROPERTY TO THE SOUTH.
5. COMMON AREAS AND DETENTION POND TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
6. WARNING! HIGH PRESSURE PIPELINE(S) EXCAVATION AND/OR CONSTRUCTION PROHIBITED WITHOUT WRITTEN PERMISSION FROM ENTERPRISE LOU-TEX NGL L.P.
7. NO EXCAVATIONS SHALL BE MADE ON LAND ADJACENT TO ANY SHELL PIPELINE WHICH WILL IN ANY WAY IMPAIR, WITHDRAW LATERAL SUPPORT OR CAUSE SUBSIDENCE, CREATE THE ACCUMULATION OF WATER, OR CAUSE DAMAGE TO THE SHELL PIPELINE OR RIGHT OF WAY.
8. LANDSCAPING IS NOT ALLOWED WITHIN GAS LINE EASEMENT PER AGREEMENT.
9. MONTAGNET & DOMINGUE, INC IS NOT RESPONSIBLE FOR ANY EASEMENT, RIGHTS OF WAY OR SERVITUDE'S NOT SHOWN. THIS FIRM HAS DONE NO PUBLIC RECORDS SEARCH TO LOCATE SUCH ITEMS OF RECORD.

REFERENCE PLATS:

ABN 2015-0008: ABANDONED DRAINAGE EASEMENT FOR LATERAL 9 OF COULEE LASALLE (b)
THOMAS O. CURLEY &
DR. PIERRE ROBLEY DUPLEIX, III
BY: ROLAND W. LAURENT, C.E. No. 5205
DATE: JULY 27, 1970
ACT No. 1970-557901

DR. PIERRE ROBLEY DUPLEIX, III
BY: MICHAEL J. BREAUX, P.L.S. No. 4497
DATE: DECEMBER 24, 1985
ACT No. 1985-44116

OUR LADY OF LOURDES REGIONAL MEDICAL CENTER, INC.
BY: CRAIG P. SPIKES, P.L.S. No. 4580
DATE: DECEMBER 26, 2012

GENE NORMAN
BY: ROLAND W. LAURENT, P.L.S. No. 2307
DATE: FEBRUARY 23, 1973
ACT No. 1973-603148

APPROVED FOR RECORDATION
CITY OF YOUNGSVILLE
MAYOR DATE

A FINAL MAP OF SURVEY SHOWING
Le Jardin d'Abel
(A COMMERCIAL & SINGLE FAMILY RESIDENTIAL DEVELOPMENT)
STREET ADDRESS: LA HWY 89
HEART D. FARM ROAD
YOUNGSVILLE, LA 70592
LOCATED IN THE CITY OF YOUNGSVILLE,
SECTION 32,T-10-S, R-5-E;
LAFAYETTE PARISH, LOUISIANA

PREPARED BY: A.E. Montagnet
A.E. MONTAGNET
P. L. S. NO. 4484

STATE OF LOUISIANA
A. E. MONTAGNET
License No. 4484
PROFESSIONAL
1/28/20
LAND SURVEYOR

MONTAGNET AND DOMINGUE, INC.
136 CLARA VON DRIVE
LAFAYETTE, LOUISIANA 70503
Phone:(337)981-2130 Fax:(337)981-3282
DATE: JANUARY 28, 2020 SCALE: 1"=100'