

BASIS OF BEARINGS:
NAD 83
LOUISIANA SOUTH

JEFF MCCLELLAND
205 RAILROAD STREET
YOUNGSVILLE, LA 70592

JACQUELINE STEWART
200 FIFTH STREET
YOUNGSVILLE, LA 70592

NOTES

MINIMUM LOT SIZE:	2,750 SQ. FT.
MINIMUM LOT FRONTAGE:	27.0'
TOTAL AREA:	0.190 AC.
MUNICIPAL NUMBERS:	0
LIMITS OF DEDICATION:	A-B-C-D-E-A
TOTAL NUMBERS OF LOTS:	3
CURRENT ZONING:	URBAN DISTRICT (RBYVILLE)

FLOOD NOTE:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (F.I.R.M.), DATED DECEMBER 21, 2018 MAP PANEL NO. 2205020275J, THIS PROPERTY IS LOCATED IN FLOOD ZONE X.

PLAT OF SURVEY SHOWING
AVENUE B LOTS
BEING LOTS 1, 2 & 3
(A RESIDENTIAL DEVELOPMENT)
SECTION 7, T 11 S - R 5 E
LAFAYETTE PARISH, LOUISIANA
CITY OF YOUNGSVILLE
SCALE: 1" = 10' DATE: APRIL 19, 2024

OWNER/APPLICANT
CL REAL ESTATE LLC
227 MARLENDO DRIVE
LAFAYETTE, LA 70503
988-267-6486
(CDE L0897)

UTILITIES

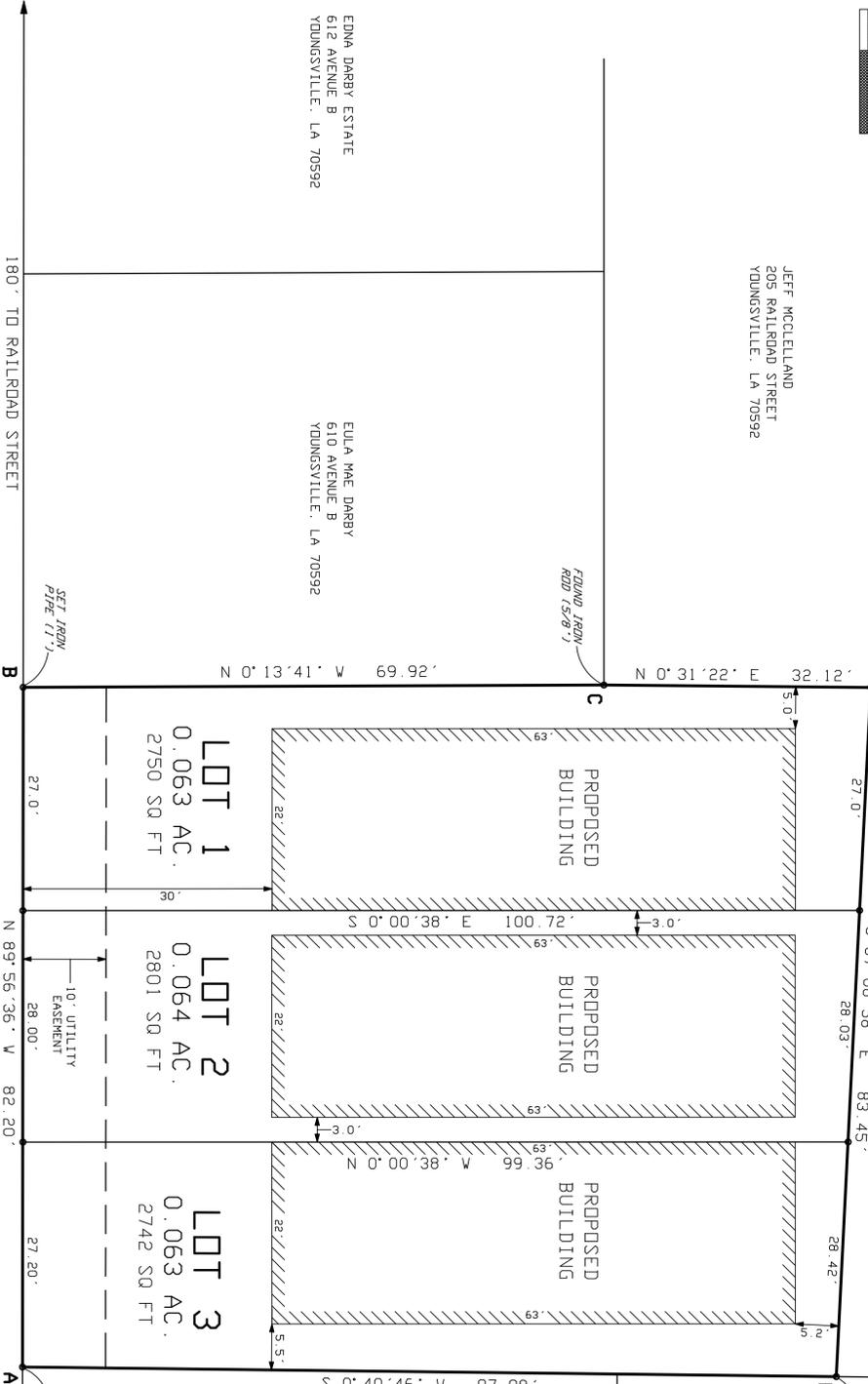
GAS:	CENTERPOINT
ELECTRIC POWER:	ENERGY
WATER SYSTEM:	CITY OF YOUNGSVILLE
DRAINAGE:	SUB-SURFACE
SEWER SYSTEM:	CITY OF YOUNGSVILLE
TELEPHONE:	ATT

LEGEND

- POWER POLE
- DROP INLET (STORM DRAIN)
- ⊙ SEWER MANHOLE
- ⊕ FIRE HYDRANT

PROPERTY DESCRIPTION

THAT CERTAIN TRACT OR PARCEL OF GROUND CONTAINING 0.190 ACRES, LOCATED IN SECTION 7, T 11 S - R 5 E, LAFAYETTE PARISH, LOUISIANA, ALSO LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF YOUNGSVILLE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY OF AVENUE B, SAID POINT BEING 180' EAST FROM THE INTERSECTION OF SAID RIGHT OF WAY OF AVENUE B WITH THE EASTERLY RIGHT OF WAY OF RAILROAD STREET; THENCE N 00° 13' 41" V - 69.92 FEET TO A POINT FOR CORNER; THENCE S 87° 08' 58" E - 83.45 FEET TO A POINT FOR CORNER; THENCE S 00° 40' 46" V - 97.98 FEET TO A POINT FOR CORNER; SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY OF AVENUE B; THENCE WITH SAID RIGHT OF WAY OF AVENUE B N 89° 56' V - 82.20 FEET TO THE POINT OF BEGINNING.



AVENUE B (45' R/W) PUBLIC
(45' R/W DEDICATED BY 1948-2112877)

SIDEWALK NOTE:
SIDEWALKS ARE REQUIRED ALONG ALL CITY STREETS.

SIDEWALK NOTE:
I CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED MEETS THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS SURVEY AS PRACTICED BY THE LA SURVEY BOARD AND AS RECORDED IN THE PUBLIC RECORDS OF THE LA SURVEY BOARD. I AM A LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR, LAC TITLE 48:151 CH. 291

DRAFT

REFERENCE PLATS:
1) PLAT BY STEPHEN J. LANGLIMANIS, RLS FOR HUEY ROMERO, 10-07-92 (1993-6058)
2) PLAT BY STEPHEN J. LANGLIMANIS, RLS FOR DAVID HARBOUR, 1-26-94 (1994-8716)
3) PLAT BY ALFRED LEDNAPACHER, CE FOR CLEMENT DARBY, 1-23-59 (1959-385968)

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

Richard C. Spikes
RICHARD C. SPIKES, INC.
LAFAYETTE, LA 70506
(337) 237-0907

KATHERINE BROUSSARD
4545 VEROT SCHOOL ROAD
YOUNGSVILLE, LA 70592

JORDAN ALBARADO
P. O. BOX 1380
SCOTT, LA 70583

LAFAYETTE PARISH SCHOOL BOARD
202 RUE IBERVILLE
LAFAYETTE, LA 70508

GREEN T. LINDEN ELEMENTARY SCHOOL