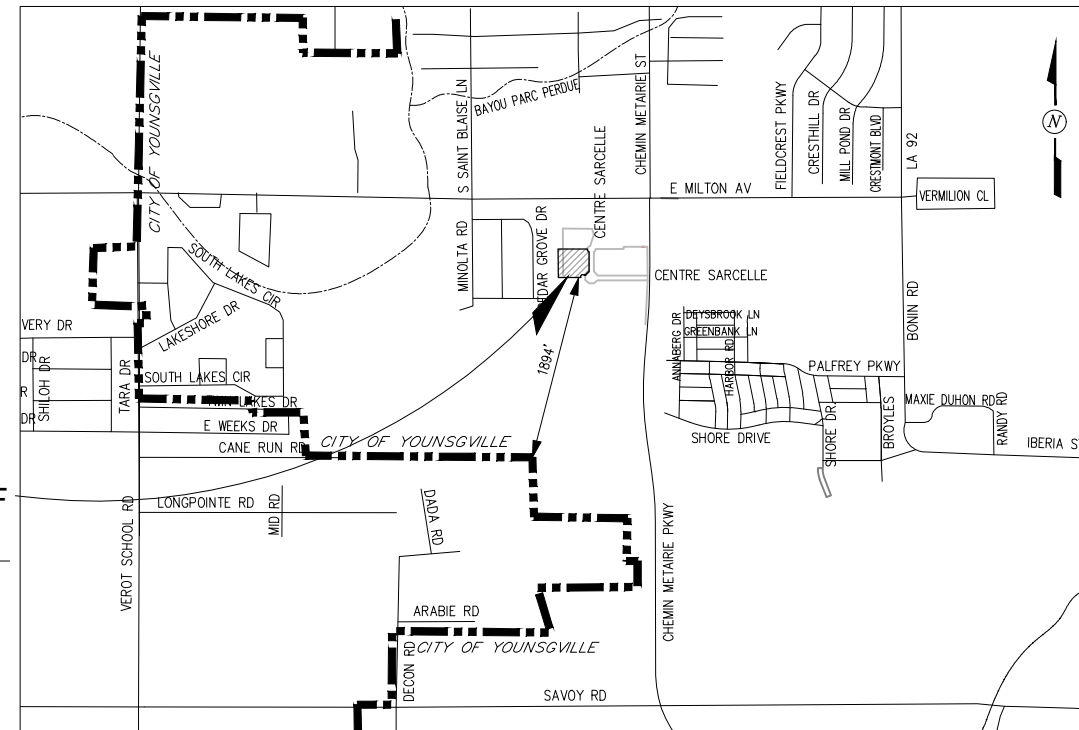




SECTION 12, T11S-R4E

TEAL INVESTMENT PROPERTIES IV, LLC
208 CENTRE SARCELLE BLVD, SUITE 222
YOUNGVILLE, LA 70592-6715

TEAL INVESTMENT PROPERTIES III LLC
208 CENTRE SARCELLE BLVD, SUITE 222
YOUNGVILLE, LA 70592-6715



Curve Table				
Curve #	Radius	Arc Length	Chord Bearing	Chord Length
C1	30.00'	1.87'	S81° 37' 28"W	1.87'
C2	10.00'	6.99'	N76° 33' 15"W	6.85'
C3	25.50'	31.37'	S88° 13' 56"W	29.43'
C4	25.50'	20.32'	S30° 09' 34"W	19.79'
C5	40.00'	7.89'	S01° 40' 45"W	7.88'
C6	250.00'	38.47'	S05° 49' 39"E	38.43'
C7	275.00'	30.76'	S05° 32' 45"E	30.74'
C8	14.50'	22.46'	N45° 31' 50"W	20.28'
C9	14.50'	22.80'	N45° 02' 52"E	20.52'
C10	14.50'	22.74'	S44° 58' 09"E	20.48'
C11	14.50'	22.89'	N44° 51' 56"E	20.59'

CEDAR HILLS SUBDIVISION

TEAL 92 INVESTMENTS LLC
208 CENTRE SARCELLE BLVD
YOUNGVILLE, LA 70592-6683

TEAL 92 INVESTMENTS LLC
208 CENTRE SARCELLE BLVD
YOUNGVILLE, LA 70592-6683

FUTURE LOTS
(UNPLATTED)

TEAL 92 INVESTMENTS, LLC
208 CENTRE SARCELLE BLVD, STE 222
YOUNGVILLE, LA 70592-6715

***NOTE:**

THE REAR 15' OF LOTS 11 - 28 IS RESERVED FOR COURTYARD PLAZA.

SIDEWALK NOTE

SIDEWALKS SHALL BE REQUIRED ON ALL PUBLIC STREETS.

REFERENCE PLATS

1. PLAT SHOWING PROPERTY BELONGING TO TEAL 92 PROPERTIES, LLC TO BE ACQUIRED BY TEAL INVESTMENT PROPERTIES V, LLC PREPARED BY JOHN H. MILLER, PLS, DATED JANUARY 2, 2019 AND RECORDED UNDER ACT #2019-1045.

2. FINAL PLAT OF LOTS 33 THRU 36 AND 51 THRU 54 OF PHASE I OF REEDS AT METAIRIE CENTRE TOWNHOME COMMUNITY PREPARED BY KERRY M. SIMON, PLS, DATED JULY 28, 2021 AND RECORDED UNDER ACT #2021-34779.

UTILITIES

- * SEWER: CITY OF YOUNGVILLE
- * WATER: CITY OF YOUNGVILLE
- ELECTRIC: SLEMCO AND ENTERGY
- TELEPHONE: AT&T
- GAS: CENTERPOINT
- CABLE T.V.: COX
- * SERVICED BY CITY OF YOUNGVILLE, INFRASTRUCTURE PRIVATELY OWNED & MAINTAINED

FLOOD NOTES

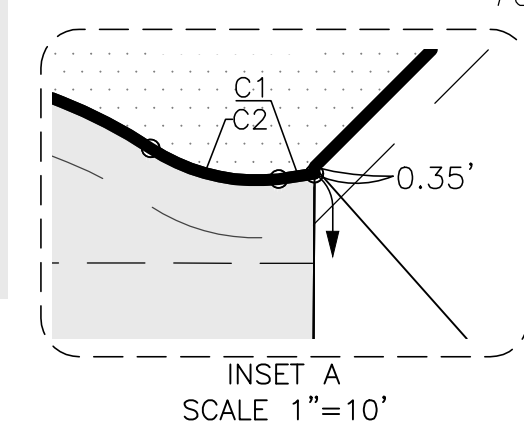
THIS PROPERTY IS SITUATED IN ZONE "A" AS PER FLOOD INSURANCE RATE MAP 22055C 0250J, EFFECTIVE DATE OF DECEMBER 21, 2018.

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 INSURE THE LOWEST FLOOR OF SUCH STRUCTURE IS LOCATED AT A MINIMUM ONE (1') FOOT ABOVE THE BASE FLOOD ELEVATION HEIGHT FOR THAT AREA AT THAT TIME.

DEVELOPMENT IS NOT ALLOWED IN FLOODWAY AREAS UNLESS TECHNICAL DATA IS SUBMITTED TO AND APPROVED BY THE CITY ENGINEER (OR HIS/HER DESIGNEE), LOCAL FLOOD PLAIN ADMINISTRATOR AND OTHER APPLICABLE REGULATORY AGENCIES.

ENCROACHMENTS ARE PROHIBITED, INCLUDING FILL, NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENT AND OTHER DEVELOPMENTS; UNLESS CERTIFICATION BY A PROFESSIONAL REGISTERED ENGINEER OR ARCHITECT IS PROVIDED DEMONSTRATING THAT ENCROACHMENTS SHALL NOT RESULT IN ANY INCREASE IN FLOOD LEVELS WITHIN THE COMMUNITY DURING OCCURRENCE OF THE BASE FLOOD DISCHARGE.

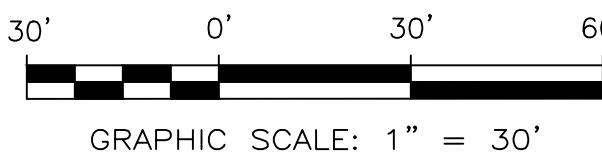
ANY UTILITY AND SANITARY FACILITIES SHALL BE INSTALLED SO AS TO MINIMIZE THE EFFECT ON SAME BY FLOOD WATERS. IN LIEU OF ELEVATING THE STRUCTURE ON A SITE THAT FALLS WITHIN THE ONE HUNDRED (100) YEAR FLOOD ZONE TO AN ELEVATION EQUAL TO OR ABOVE THE BASE FLOOD ELEVATION, THE BUILDING MAY BE FLOODPROOFED AS CERTIFIED BY A LOUISIANA LICENSED ENGINEER OR LAND SURVEYOR AND APPROVED BY THE FLOOD PLAIN ADMINISTRATOR.



RESUBDIVISION OF PRELIMINARY PLAT
OF
LOTS 10 & 11
METAIRIE CENTRE COMMERCIAL PARK
BEING
PHASE II OF REEDS AT METAIRIE
CENTRE TOWNHOME COMMUNITY
(A RESIDENTIAL AND COMMERCIAL DEVELOPMENT)

LOCATED IN
SECTION 12, T11S-R4E
CITY OF YOUNGVILLE
LAFAYETTE PARISH, LOUISIANA

SCALE: 1" = 30' DATE: AUGUST 26, 2021



PRELIMINARY

NOT TO BE USED FOR
CONSTRUCTION, CONVEYANCE
OR RECORDATION PURPOSES

KERRY M. SIMON
PROFESSIONAL LAND SURVEYOR
LA. REG. NO. 5195
102 LODGEPOLE CIRCLE
LAFAYETTE, LA 70508
CELL: 337-591-4994

I HERBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION AND GUIDANCE AND IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AS STIPULATED IN THE RULES OF PROFESSIONAL CONDUCT SET FORTH BY THE L.S.B.R.P.E.L.S. AND CONFORMING TO THE CLASS C SURVEY DESCRIBED THEREIN.

BUILDING SETBACKS

FRONT 20'
REAR 10'
SIDES 5'

ANY NEW STRUCTURES ARE SUBJECT TO COMPLIANCE WITH THE LAND USE ORDINANCE.

OWNER/DEVELOPER

TEAL INVESTMENT PROPERTIES V, LLC
208 CENTRE SARCELLE BLVD, STE 222
YOUNGVILLE, LA 70592-6715
PHONE NO.

GENERAL NOTES

1. RESEARCH OF UTILITY AND OTHER EASEMENTS NOT INCLUDED IN THIS SURVEY. PROPERTY MAY BE SUBJECT TO RIGHT-OF-WAYS, SERVITUDES AND/OR EASEMENTS THAT ARE NOT SHOWN ON THIS PLAT, NO TITLE SEARCH HAS BEEN PERFORMED BY THE SURVEYOR NOR HAS ANY ADDITIONAL INFORMATION BEEN SUPPLIED.

2. BEARINGS ARE GRID ON THE LOUISIANA COORDINATE SYSTEM, SOUTH ZONE NAD 1983 (2011, EPOCH:2010) BASED ON GPS OBSERVATIONS.