

Lafayette Parish Recording Page

Louis J. Perret
Clerk of Court
P.O. Box 2009
Lafayette, LA 70502-2009
(337) 291-6400

Benson Grove
Final Plat
Dedication of Servitude

First VENDOR

DAIGLE, JORDAN

First VENDEE

YOUNGVILLE CITY OF

Index Type : CONVEYANCES
Type of Document : DEDICATION

File Number : 2023-00025267

Recording Pages : 2

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Lafayette Parish, Louisiana.

Louis J Perret
Clerk of Court

On (Recorded Date) : 08/08/2023
At (Recorded Time) : 1:13:05PM



Doc ID - 044547040002

CLERK OF COURT
LOUIS J. PERRET
Parish of Lafayette
I certify that this is a true copy of the attached document that was filed for registry and Recorded 08/08/2023 at 1:13:05 File Number 2023-00025267

Brittany Rasinski
Deputy Clerk



ACT OF DEDICATION OF SERVITUDE(S)

BE IT KNOWN, that on this 2nd day of August, 2023 before me, the undersigned Notary Public, duly commissioned and qualified as such in and for the aforesaid Parish and State, and in the presence of the undersigned competent witnesses, personally came and appeared:

Jordan Daigle

who, after being first duly sworn, did depose and declare that:

Appearer is the owner of certain property more fully described as follows, to wit: That certain parcel of ground, together with all improvements thereon, and all rights, ways, privileges, servitudes, advantages and appurtenances thereon and thereunto appertaining to be known and declared as Benson Grove Subdivision, located in the City of Youngsville as shown and set forth in that certain plat of survey prepared by K. Christian Armstrong Registered Land Surveyor, dated the 8th day of June 2023, a copy of which is attached hereto and made a part hereof.

Appearer has submitted the hereinabove referenced plat of survey to the City of Youngsville in order to have plat approval issued by said Department. In connection therewith and in order to obtain such approval, Appearer does by these presents dedicate, create and establish exclusively in favor of the City of Youngsville, for the ultimate benefit of the public and any other persons, entities or estates who are given authority by the City of Youngsville to use same or who as a result of this dedication may derive any benefit there from, any and all rights of way, rights of passage, utility servitudes, drainage servitudes, and all other items shown on the plat of survey referenced herein.

Appearer declares that in connection herewith, Appearer grants a perpetual predial servitude(s) in favor of the City of Youngsville and such other persons, entities or estates who are given authority by said Government to use the servitudes, rights of passage, rights of way and other items shown on the attached plat of survey, or who may as a result of this grant of servitude derive any benefit therefrom, and in connection therewith agrees that the City of Youngsville and any such individuals, entities and estates as are authorized by the City of Youngsville shall have access to said servitudes for the purpose of constructing, repairing, maintaining, upgrading, improving or otherwise operating any and all utility, drainage and other improvements, and in connection therewith, may, within the confines of said servitudes as shown on the plat, clear brush, trees and other items or obstacles as may interfere with the free use of said servitudes; construct drainage, electric, sewer, and water and other utility facilities; remove all obstacles which would hamper or preclude the exercise of the servitude; and otherwise have full access for the purpose of utilizing and maintaining the servitudes and any improvements hereafter or heretofore constructed therein, or thereon. Appearer agrees to provide for the perpetual maintenance of any and all drainage ditches, including roadside ditches and other sewage receptors of effluent and other discharges from any and all sewer systems, to the extent they have not been accepted for maintenance by the City of Youngsville, on the property within the subdivision and to perform and have performed all actions necessary to maintain, clean, clear or improve said waste water discharge as necessary and/or required by law.

In connection with the exercise of the use of the servitudes created hereby, the City of Youngsville, for the ultimate benefit of the public and any other persons, entities or estates, shall have such access as is appropriate or reasonably necessary, both within and without the actual confines of the servitudes, as same are shown on said plat, to access said servitudes in order to maintain same, improve same, construct appropriate improvements, structures and appurtenances with regard thereto, in accordance with the relevant provisions of the Louisiana Civil Code, and in particular Article 745 thereof.

The purpose of this Act is to dedicate to the City of Youngsville, for the ultimate benefit of the public, all utility servitudes, rights of way and other matters as reflected on the plat of survey and to provide for the use and enjoyment of same by the public. In that regard, however, this dedication is made in favor of the City of Youngsville, which will have full authority to regulate the use of said servitudes, rights of way, rights of passage and other items shown on said plat. The servitudes shall be subject to full use by the City of Youngsville and those authorized by it for the purposes for which they are intended by those having the need or responsibility of providing utilities, drainage or other services to the properties or estates to be serviced or benefited by said servitudes, whether contiguous or not.

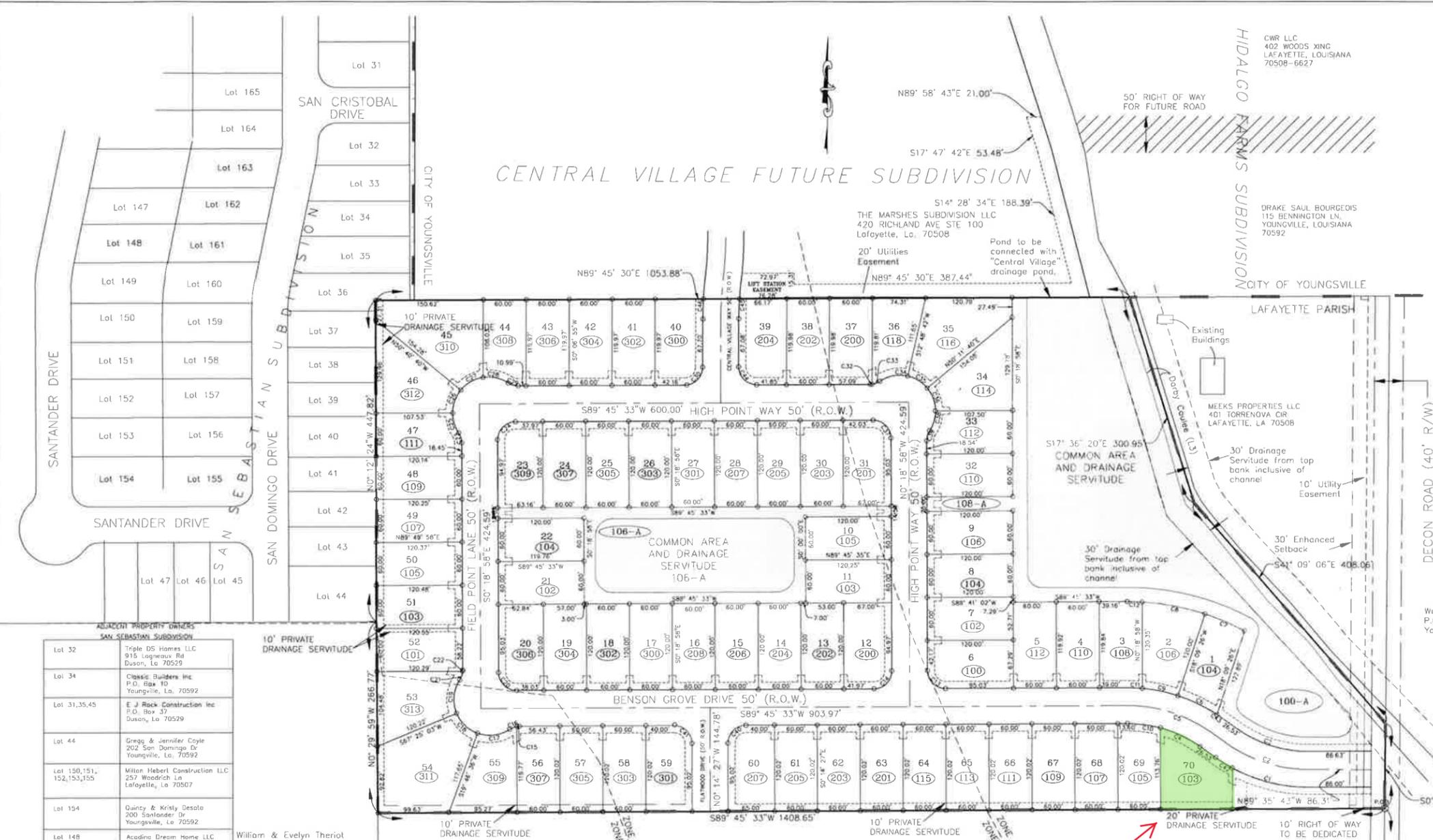
THUS DONE AND PASSED on the date first hereinabove written, before me, Notary, and in the presence of the undersigned competent witnesses, after due reading of the whole.

WITNESS:

L. Snupper
[Signature]

[Signature]
Owner

[Signature]
NOTARY PUBLIC
38042



SETBACKS
 FRONT: 20'
 SIDE: 5'
 REAR: 10'
 GARAGE SETBACK: 25'

IMPROVEMENTS
 STREETS: ASPHALT ROAD WITH CURB AND GUTTER
 WATER: CITY OF YOUNGVILLE
 SEWER: CITY OF YOUNGVILLE
 ELECTRIC: SLEMCO
 TELEPHONE: AT & T
 CABLE: COX
 GAS: CENTERPOINT ENERGY

REFERENCE PLAT
 PLAT SHOWING SURVEY AND DIVISION OF PROPERTY OF THE ESTATE OF LOUISE BROUSSARD (MRS. RELIE SAVOY), PREPARED BY JOHN B. BENOIT, P.L.S., DATED AUGUST 24, 1998. ACT NO. 99-015602
 FINAL PLAT RESUBDIVISION OF TRACT 4 LOUISE BROUSSARD (MRS. RELIE SAVOY) ESTATE. PREPARED BY BARRY J. BLEICHER, P.E., P.L.S., DATED JANUARY 29, 2014. ACT NO 2014-006083

NOTES

TOTAL NUMBER OF RESIDENTIAL LOTS: 70
 AREA OF RESIDENTIAL LOTS: 12.22 ACRES
 AREA OF COMMON AREA: 4.5279 ACRES
 AREA OF RIGHT OF WAY: 3.325 ACRES
 TOTAL AREA OF DEVELOPMENT: 20.13 ACRES
 MINIMUM LOT AREA: 6,815.79 SQ. FEET
 MINIMUM FRONTAGE: 32.62'
 OPEN SPACE (EXCLUDING COULEE): 1.57 ACRES
 POND AREA: 2.62 ACRES

AREA OF INTEREST	SQ FT	PERCENT OF REQUIREMENT
POND 1	28,026.056	25% MAXED
AREA AROUND POND 1	17,195.535	20%
POND 2	86,190.697	25% MAXED
AREA AROUND POND 2 EXCLUDING COULEE	44,247.564	51%
SOUTHEAST COMMON AREA	6,766.970	7.7%
ACREAGE NEEDED	2,013	
ACREAGE ALLOCATED	2,578	TOTAL 128%

Curve Table

Curve #	Length	Radius	Delta	Chord	Chord Length
C1	112.36	233.00	28.70	676.57	114.53
C2	124.36	250.00	35.87	572.29	122.78
C3	108.81	175.00	39.83	372.29	107.09
C4	104.84	175.00	39.83	372.29	107.09
C5	124.12	200.00	35.56	472.27	122.14
C6	80.73	225.00	15.47	384.06	80.56
C7	80.73	225.00	15.47	384.06	80.56
C8	80.83	242.00	14.93	372.19	80.83
C9	31.21	225.00	15.47	372.19	31.21
C10	48.88	175.00	19.36	372.19	48.88
C11	11.83	225.00	5.76	372.19	11.83
C12	33.81	240.00	2.46	384.06	33.81
C13	39.24	231.00	8.82	345.16	39.24
C14	39.24	231.00	8.82	345.16	39.24
C15	3.58	231.00	8.82	345.16	3.58
C16	17.06	225.00	15.47	372.19	17.06
C17	46.10	225.00	15.47	372.19	46.10
C18	41.57	260.00	4.84	344.14	41.57
C19	48.72	260.00	4.84	344.14	48.72
C20	28.24	250.00	8.82	345.16	28.24

Curve Table

Curve #	Length	Radius	Delta	Chord	Chord Length
C21	12.86	250.00	28.48	516.37	12.72
C22	1.78	250.00	4.38	472.47	1.78
C23	19.44	250.00	33.56	516.37	19.44
C24	29.36	250.00	33.56	516.37	29.36
C25	29.41	250.00	33.56	516.37	29.41
C26	29.41	250.00	33.56	516.37	29.41
C27	36.43	250.00	33.56	516.37	36.43
C28	36.43	250.00	33.56	516.37	36.43
C29	14.84	250.00	33.56	516.37	14.84
C30	38.11	250.00	33.56	516.37	38.11
C31	23.92	250.00	33.56	516.37	23.92
C32	11.72	250.00	33.56	516.37	11.72
C33	29.14	250.00	33.56	516.37	29.14
C34	32.82	250.00	33.56	516.37	32.82
C35	24.48	250.00	33.56	516.37	24.48
C36	38.24	250.00	33.56	516.37	38.24
C37	28.38	250.00	33.56	516.37	28.38
C38	28.38	250.00	33.56	516.37	28.38
C39	28.38	250.00	33.56	516.37	28.38
C40	28.38	250.00	33.56	516.37	28.38
C41	28.38	250.00	33.56	516.37	28.38

Curve Table

Curve #	Length	Radius	Delta	Chord	Chord Length
C42	6.83	225.00	8.82	372.19	6.83
C43	38.43	230.00	30.36	345.16	38.43
C44	37.76	230.00	30.36	345.16	37.76
C45	37.76	230.00	30.36	345.16	37.76
C46	37.76	230.00	30.36	345.16	37.76

LEGEND
 --- EXISTING CENTER LINE OF ROAD
 --- PROPOSED UTILITY EASEMENT LINE
 --- PROPOSED STREET RIGHTS-OF-WAY
 --- PROPOSED CENTER LINE OF ROAD
 --- MUNICIPALITY
 --- COMMON AREA/DRAINAGE SERVITUDE

OWNER
 BENSON GROVE DEVELOPMENT, LLC
 420 RICHLAND AVE, STE 100
 LAFAYETTE, LA, 70508-6627

**A FINAL PLAT OF
 BENSON GROVE
 A SINGLE FAMILY RESIDENTIAL SUBDIVISION'**

LOCATED IN
 SECTION 23, T-11-S, R-4-E
 CITY OF YOUNGVILLE
 LAFAYETTE PARISH, LOUISIANA

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 2021.



JUNE 8, 2023 SCALE: 1" = 80'

ADJACENT PROPERTY OWNERS

Lot #	Owner
Lot 32	Triple DS Homes LLC, 915 Lagrange Rd, Duson, La. 70529
Lot 34	Classic Builders Inc, P.O. Box 10, Youngsville, La. 70592
Lot 31,35,45	E J Back Construction Inc, P.O. Box 37, Duson, La. 70529
Lot 44	Gregg & Jennifer Coyle, 202 San Domingo Dr, Youngsville, La. 70592
Lot 150,151, 152,153,155	Milan Hebert Construction LLC, 257 Woodrich Ln, Lafayette, La. 70507
Lot 154	Quincy & Kristy Desoto, 200 Santander Dr, Youngsville, La. 70592
Lot 148	Acadia Dream Home LLC, 115 Sanoma Way, Lafayette, La. 70508
Lot 147	Chad Broussard Homes Inc, P.O. Box 82552, Lafayette, La. 70598
Lots 33,35, 37,38,39,40, 41,42,43,44, 149,156,157, 158,159,160, 161,162,163, 164,165	J Boone Development LLC, P.O. Box 80352, Lafayette, La. 70598

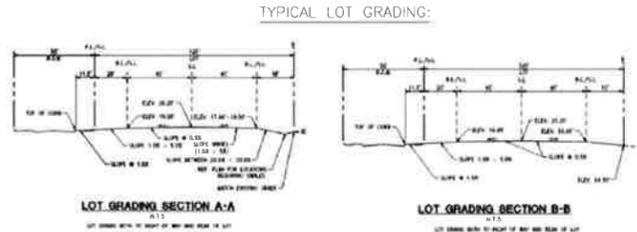
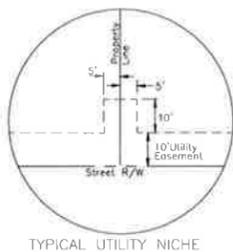
Marie Grossie
 304 Pascolet Pl
 Lafayette, La 70507

Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area
1	7256.93	16	7200.01	31	7905.29	46	9377.68	61	7201.31
2	8468.98	17	7200.01	32	7200.00	47	8913.69	62	7201.31
3	7199.43	18	7200.01	33	6910.03	48	7211.86	63	7201.31
4	7192.92	19	7200.01	34	9358.98	49	7218.73	64	7201.31
5	7197.84	20	7418.80	35	10859.57	50	7225.80	65	7201.31
6	7931.84	21	7188.19	36	6679.71	51	7231.03	66	7201.31
7	7200.00	22	7183.46	37	7198.54	52	7227.20	67	7201.31
8	7200.00	23	7432.95	38	7198.65	53	9102.03	68	7201.31
9	7200.00	24	7200.01	39	7902.36	54	14127.74	69	7116.27
10	7207.51	25	7200.01	40	7906.13	55	8321.49	70	8883.67
11	7200.01	26	7200.01	41	7198.45	56	7201.01		
12	7905.47	27	7200.01	42	7198.86	57	7201.31		
13	7200.01	28	7200.01	43	7197.89	58	7201.31		
14	7200.01	29	7200.01	44	6815.79	59	7201.31		
15	7200.01	30	7200.01	45	12674.21	60	7201.31		

LEGAL DESCRIPTION:
 A CERTAIN PARCEL OF LAND BEING 20.13 ACRES SITUATED IN SECTION 23, TOWNSHIP-11-SOUTH, RANGE-4-EAST LAFAYETTE PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:
 COMMENCING AT THE INTERSECTION OF CHEMIN AGREABLE STREET COMMENCEMENT (P.O.C.)
 THENCE PROCEED IN A NORTHERLY DIRECTION ALONG THE CENTER LINE OF CHEMIN AGREABLE STREET TO THE SOUTH EAST POINT OF BEGINNING (P.O.B.)
 THENCE PROCEED ALONG A BEARING OF SOUTH 89° 45' 33" WEST
 THENCE PROCEED ALONG A BEARING OF NORTH 00° 29' 59" WEST
 THENCE PROCEED ALONG A BEARING OF NORTH 00° 12' 24" WEST
 THENCE PROCEED ALONG A BEARING OF NORTH 89° 45' 30" EAST OF COULEE;
 THENCE PROCEED ALONG CENTER LINE OF COULEE A BEARING OF A POINT AT CENTER LINE OF COULEE;
 THENCE PROCEED ALONG CENTER LINE OF COULEE A BEARING OF A POINT AT CENTER LINE OF COULEE;
 THENCE PROCEED ALONG CENTER LINE OF DECON ROAD A BEARING OF SOUTH 00° 24' 17" WEST FOR A DISTANCE OF 118.98 FEET TO THE POINT OF BEGINNING.

Due to odd shape of lot, we are requesting a variance to bring the garage setback from 25' to 20' just on Lot 70. Since it's not in line with the other lots on that block, we feel it will still blend fine.

FLOOD NOTE:
 LOCATED IN FLOOD ZONE "A" (AREAS SUBJECT INUNDATION BY RAINFALL FLOOD) AND ZONE "X" (AREAS DETERMINED TO BE ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FLOOD DISTRICTS, DATED DECEMBER 21, 2018.
 FINISHED FLOOR, ENCLOSED ON THREE OR MORE SIDES, BUILT TO THE SFHA SHALL BE ELEVATED AT A MINIMUM TO THE OTHER 1' ABOVE BFE OR 2' ABOVE THE ROAD'S CENTER LINE.
 FINISHED FLOOR, ENCLOSED ON 3 OR MORE SIDES, BUILT ON THE SFHA SHALL BE ELEVATED AT MINIMUM TO THE HIGHER ABOVE BFE OR 1.5' ABOVE ROAD'S CENTER LINE.



CHEMIN AGREABLE ST
 LA 339

K. CHRISTIAN ARMSTRONG, P.L.S.