

BOUNDARY SURVEY

BASIS OF BEARINGS
NAD83 STATE PLANE
LOUISIANA SOUTH ZONE
AND ELEVATIONS ARE NAVD83
GEOID 12B

PBM Surveying, LLC
The Benchmark in Surveying
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PH: 337-205-0867

LEGEND

- = MONUMENT FOUND
○ = MONUMENT SET
IPT = IRON PIPE FOUND
IRS = IRON ROD SET
IRF = IRON ROD FOUND
⊠ = FENCE CORNER
—X— = FENCE LINE
- N/T = NOW OR FORMERLY
(C) = DEED OR SURVEY CALL
(M) = FIELD MEASURE
(typ) = TYPICAL
ROW = RIGHT-OF-WAY
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT

METES & BOUNDS
TRACT 7-A
(0.343 TOTAL ACRES)

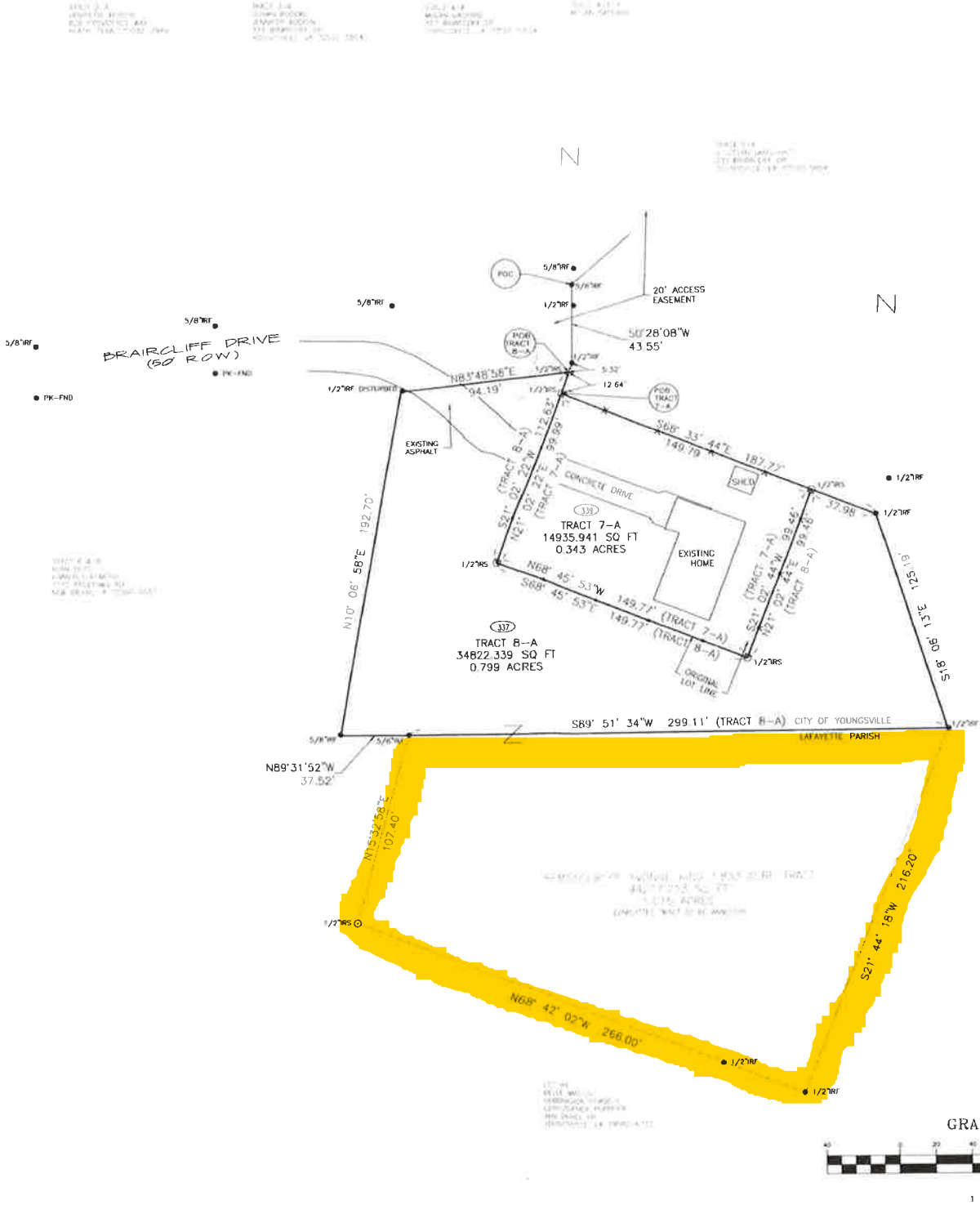
COMMENCING AT A FOUND 5/8" IRON ROD BEING THE NORTHEAST R.O.W. OF BRIARCLIFF DRIVE ALSO BEING THE SOUTHEAST PROPERTY CORNER OF TRACT 4-A
THENCE S00°28'08"W FOR A DISTANCE OF 43.35 FEET TO A FOUND 1/2" IRON ROD;
THENCE S21°02'22"W FOR A DISTANCE OF 17.96 FEET TO A SET 1/2" IRON ROD;
BEING THE POINT OF BEGINNING. (POB)
THENCE S68°33'44"E FOR A DISTANCE OF 149.79 FEET TO A SET 1/2" IRON ROD;
THENCE S21°02'44"W FOR A DISTANCE OF 99.46 FEET TO A SET 1/2" IRON ROD;
THENCE N68°45'53"W FOR A DISTANCE OF 149.77 FEET TO A SET 1/2" IRON ROD;
THENCE N21°02'22"E FOR A DISTANCE OF 99.99 FEET TO A SET 1/2" IRON ROD,
BEING THE POINT OF BEGINNING. (POB)

METES & BOUNDS
TRACT 8-A
(0.799 TOTAL ACRES)

COMMENCING AT A FOUND 5/8" IRON ROD BEING THE NORTHEAST R.O.W. OF BRIARCLIFF DRIVE ALSO BEING THE SOUTHEAST PROPERTY CORNER OF TRACT 4-A
THENCE S00°28'08"W FOR A DISTANCE OF 43.35 FEET TO A FOUND 1/2" IRON ROD;
THENCE S21°02'22"W FOR A DISTANCE OF 5.32 FEET TO A SET 1/2" IRON ROD,
BEING THE POINT OF BEGINNING. (POB)
THENCE S21°02'22"W FOR A DISTANCE OF 112.63 FEET TO A SET 1/2" IRON ROD;
THENCE S68°45'53"E FOR A DISTANCE OF 149.77 FEET TO A SET 1/2" IRON ROD;
THENCE S21°02'44"E FOR A DISTANCE OF 99.46 FEET TO A SET 1/2" IRON ROD;
THENCE S68°33'44"E FOR A DISTANCE OF 37.98 FEET TO A FOUND 1/2" IRON ROD;
THENCE S18°06'13"E FOR A DISTANCE OF 125.19 FEET TO A FOUND 1/2" IRON ROD;
THENCE S89°51'34"W FOR A DISTANCE OF 299.11 FEET TO A FOUND 5/8" IRON ROD;
THENCE N89°31'52"W FOR A DISTANCE OF 37.52 FEET TO A FOUND 5/8" IRON ROD;
THENCE N10°06'58"E FOR A DISTANCE OF 192.70 FEET TO A FOUND 1/2" IRON ROD;
THENCE N83°48'58"E FOR A DISTANCE OF 94.19 FEET TO A SET 1/2" IRON ROD,
BEING THE POINT OF BEGINNING. (POB)

GENERAL NOTES

1. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, THEY WERE NOT EXCAVATED TO BE ACCURATELY LOCATED. CALL LOUISIANA ONE CALL 811 BEFORE DIGGING.
2. SERVITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.
3. THE PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 220550275 J DATED DECEMBER 21, 2018.
4. SETBACK LINES SHALL BE VERIFIED BY OWNER OR CONTRACTOR PRIOR TO ANY CONSTRUCTION, AS AN ABSTRACT HAS NOT BEEN PERFORMED BY THE UNDERSIGNED.
5. THIS SURVEY WAS DONE ON THE GROUND UNDER MY DIRECT SUPERVISION AND CONTROL AND FOUND NO ENCROACHMENTS ON THE SUBJECT PROPERTY UNLESS OTHERWISE SHOWN.
6. POSITIONAL ACCURACY OF FOUND MONUMENTS ARE WITHIN DIMENSIONAL TOLERANCES IN ACCORDANCE WITH THE MINIMUM STANDARDS OF A CLASS C SURVEY UNLESS OTHERWISE NOTED.
7. BEARINGS ARE BASED ON GPS OBSERVATION NAD83 STATE PLANE LOUISIANA SOUTH.
8. NO ATTEMPT HAS BEEN MADE BY PBM SURVEYING, LLC, TO VERIFY TITLE, ACTUAL, LEGAL OWNERSHIP, RIGHTS-OF-WAYS, EASEMENTS OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR HIS/HER REPRESENTATIVE, THIS PROPERTY MAY BE SUBJECT TO OTHER BURDENS NOT SHOWN.



REFERENCE:

PLAT SHOWING PROPERTY PARTITION
THOMAS R. LANGLAIS ESTATE
SITUATED IN SECTION 17, T11S-R5E,
CITY OF YOUNGVILLE, LAFAYETTE PARISH, LOUISIANA
PREPARED BY WALTER S. COMEAUX, PLS., LA REG. NO. 4742
DATED FEBRUARY 12, 2012
PLAT FILING 2013-36182

FINAL PLAT SHOWING SURVEY AND PARTITION OF PROPERTY
BELONGING TO HEIRS OF THOMAS ROBERT LANGLAIS
SAID PROPERTY IS SITUATED IN SECTION 17, T11S-R5E,
CITY OF YOUNGVILLE, LAFAYETTE PARISH, LA
PREPARED BY STEPHEN J. LANGLAIS, PLS., LA REG. NO. 4251
REVISE DATE OCTOBER 9, 2007
PLAT FILING 2007-48356

FINAL PLAT SHOWING SURVEY AND PARTITION OF
JOYCELYN M. LANGLAIS TRACTS
HEIRS OF THOMAS ROBERT LANGLAIS
LOCATED IN SECTION 17, T11S-R5E,
CITY OF YOUNGVILLE, LAFAYETTE PARISH, LA
PREPARED BY FRANCIS FORTIER, PLS., LA REG. NO. 4769
DATED JANUARY 10, 2024

A PLAT OF SURVEY SHOWING
TRACT 5-A
JOYCELYN M. LANGLAIS TRACTS
HEIRS OF THOMAS ROBERT LANGLAIS
LOCATED IN SECTION 17, T11S-R5E,
CITY OF YOUNGVILLE, LAFAYETTE PARISH, LA
PREPARED BY FRANCIS FORTIER, PLS., LA REG. NO. 4769
DATED APRIL 26, 2024

BUILDING SETBACKS:	
FRONT	20'
REAR	10'
SIDE	5'

UTILITY IMPROVEMENTS:	
WATER	CITY OF YOUNGVILLE
SEWER	CITY OF YOUNGVILLE
ELECTRIC	ENERGY
COMMUNICATION	COX

OWNER/APPLICANT
KING JANIE YVONNE LANGLAIS (ESTATE)
339 BRIARCLIFF DR
YOUNGVILLE, LA 70592



BROCK C. HOLLIER, PLS. 5353

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS FOR THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD.

SURVEY MADE AT THE REQUEST OF AND CERTIFIED TO:
ROSELYN BODIN

A PLAT OF SURVEY SHOWING A BOUNDARY LINE ADJUSTMENT OF
YVONNE KING 0.325 ACRE TRACT & YVONNE KING 1.833 ACRE TRACT
AND CREATING TRACT 7-A (0.343 ACRES)
AND PARTITION OF THE REMAINING 1.833 ACRE
CREATING TRACT 8-A (0.799 ACRES)
LOCATED IN SECTION 17, T11S-R5E
SOUTHWESTERN LAND DISTRICT, CITY OF YOUNGVILLE, LAFAYETTE PARISH, LOUISIANA

SCALE:	1"=40'
DATE:	02-05-2025
DRAWN BY:	BCH
CHECKED BY:	BCH
PROJECT NO:	24-482
SHEET	1
OF	1
DATE	24-482-1