

PARCEL AREA TABLE
LOT # AREA SQ FT
LOT 123 6300.06
LOT 124 6300.06
LOT 125 6300.06
LOT 126 6300.06
LOT 127 6300.06
LOT 128 6300.06
LOT 129 6300.06
LOT 130 6300.06
LOT 131 6300.06
LOT 132 6300.06
LOT 133 6300.06
LOT 134 6031.79
LOT 135 5149.08
LOT 136 7205.69
LOT 137 7209.32
LOT 138 7212.84
LOT 139 7216.56
LOT 140 7220.19
LOT 141 7223.81
LOT 142 7227.44

PARCEL AREA TABLE
LOT # AREA SQ FT
LOT 143 7231.06
LOT 144 7234.68
LOT 145 7238.31
LOT 146 7241.93
LOT 147 7245.56
LOT 148 7249.18
LOT 149 7252.80
LOT 150 7256.43
LOT 151 7260.05
LOT 152 7263.68
LOT 153 8058.42
LOT 154 11162.50
LOT 155 11208.30
LOT 156 8157.33
LOT 157 7388.24
LOT 158 7420.80
LOT 159 7454.79
LOT 160 7489.31
LOT 161 7523.82
LOT 162 7558.33

PARCEL AREA TABLE
LOT # AREA SQ FT
LOT 163 7592.84
LOT 164 7627.36
LOT 165 7661.87
LOT 166 7696.39
LOT 167 7730.91
LOT 168 7775.42
LOT 169 7819.94
LOT 170 7864.46
LOT 171 7899.98
LOT 172 7935.50
LOT 173 9135.08
LOT 174 9135.08
LOT 175 9135.08
LOT 176 9135.08
LOT 177 7667.28
LOT 178 7320.07
LOT 179 7320.07
LOT 180 7320.07
LOT 181 7320.07
LOT 182 7320.07

PARCEL AREA TABLE
LOT # AREA SQ FT
LOT 243 7200.07
LOT 244 7200.07
LOT 245 7200.07
LOT 246 7200.07
LOT 247 7200.07
LOT 248 7200.07
LOT 249 7200.07
LOT 250 7200.07
LOT 251 7200.07
LOT 252 7200.07
LOT 253 7200.07
LOT 254 7200.07
LOT 255 7064.60

PROPERTY OWNERS WITHIN 300 FEET:

TRAHAN CONNIE JANE
636 LANGUNAIS
YOUNGVILLE, LA 70592

TRAHAN LAURA DEAN
4107 ESTIS RD.
NEW IBERIA, LA 70560

VIATOR ANDREA DENISE
1235 S LARRIVIERE RD.
YOUNGVILLE, LA 70592

SEYAH PROPERTIES LLC
707 KAISER DR
LAFAYETTE, LA 70508

THIBODEAUX ABRAHAM J SR.
THIBODEAUX LASHAWN EDWARDS
1226 S LARRIVIERE RD.
YOUNGVILLE, LA 70592

E.D. INVESTMENT PROPERTIES, LLC
P.O. BOX 1202
BROUSSARD, LA 70518

MECHE MICHAEL CHASE
1230 S LARRIVIERE RD.
YOUNGVILLE, LA 70592

JARRETT GREGORY AUSTIN
1108 S LARRIVIERE RD.
YOUNGVILLE, LA 70592

TRAHAN PATRICIA DELCambre
1108 S LARRIVIERE RD.
YOUNGVILLE, LA 70592

TRAHAN BYRON KIRK
1108 S LARRIVIERE RD.
YOUNGVILLE, LA 70592

YOUNGVILLE LAND COMPANY LLC
108 S MAIN ST
SAINT MARTINVILLE, LA 70582

TOUCHET DANIEL ANTHONY
307 E MARTIAL AVE.
LAFAYETTE, LA 70508

ROMERO RAYLUND JAMES
131 RABEAUX LN
YOUNGVILLE, LA 70592

GUNN RANDALL CRAIG
GUNN JOETTA
668 J PATI RD.
YOUNGVILLE, LA 70592

CADDY BRUCE WAYNE
CADDY CORINNE PELL
2415 VEROT SCHOOL RD
LAFAYETTE, LA 70508

OVERSTREET AMANDA
DORE LANCE
100 WILTZ RD.
YOUNGVILLE, LA 70592

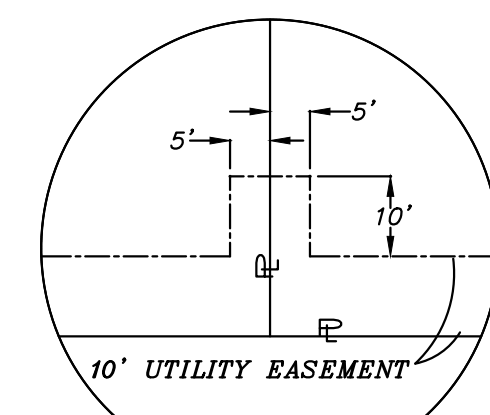
DANOS TICE A
104 WILTZ RD.
YOUNGVILLE, LA 70592

HUBERT & ELOISE GAUTHIER FAMILY, LLC
408 VINCENT RD.
LAFAYETTE, LA 70508

LABOUE JOHN S
SANFORD DANA
P.O. BOX 156
YOUNGVILLE, LA 70592

BAZER SHELA RENAE
287 CALHOUN ST
INDEPENDENCE, LA 70443

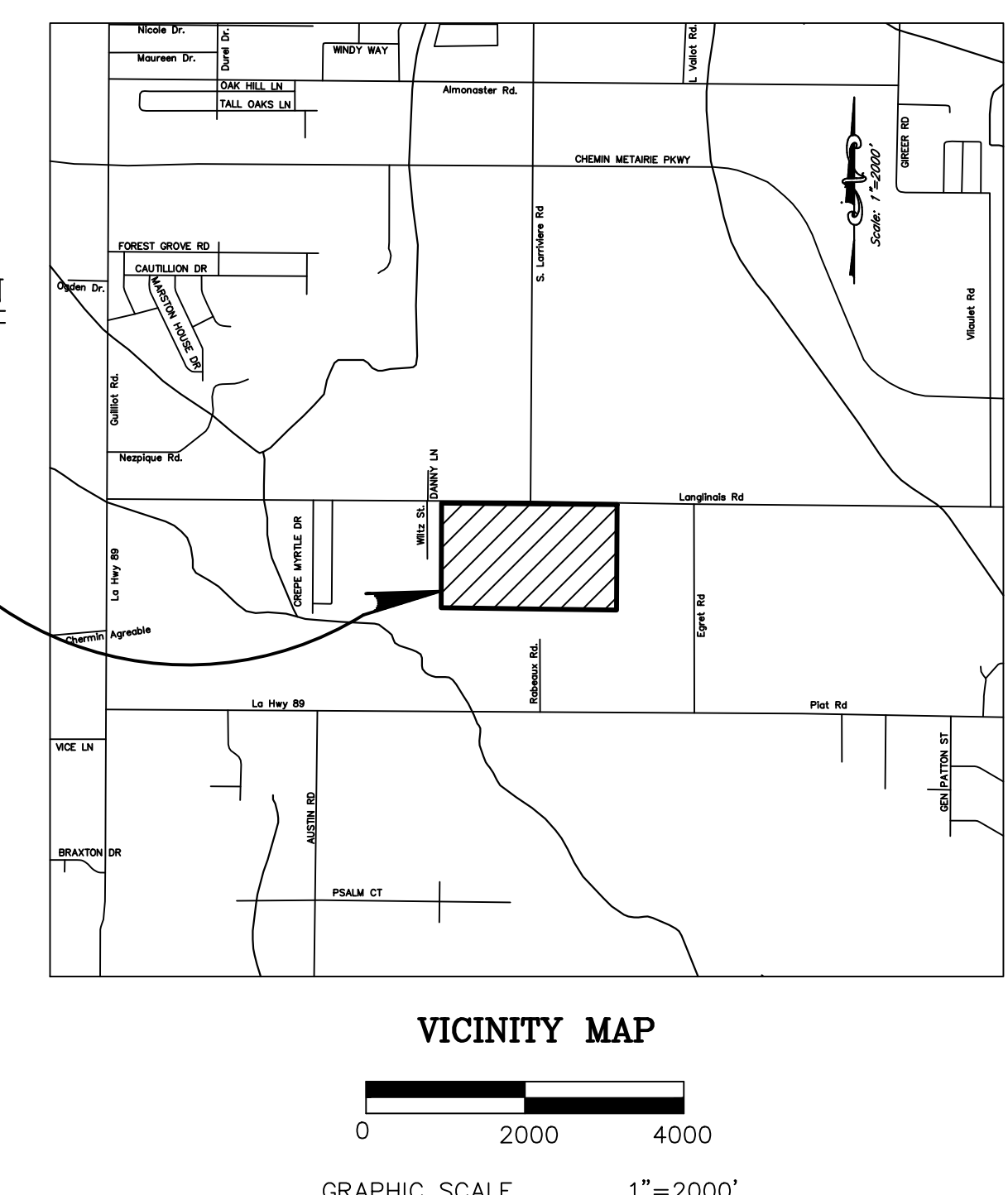
GERARD JUDE
124 WILTZ ST
YOUNGVILLE, LA 70592



INSET SHOWING UTILITY NICHE

- REFERENCE PLATS:
1. "PLAT OF SURVEY SHOWING TRACTS B-2, B-3, B-4, B-5, & B-6 OF EMILE E. SOULIER, III ET AL PARTITION"
PREPARED BY: CRAIG P. SPIRES, PLS
DATED: MAY 18, 2012
ACT# 2012-021782
2. "SURVEY OF PORTION OF TRACT NO. 2 OF PARTITION OF ROBERT CHARLES LANDRY, SR. ESTATE TO CREATE LOT NO. 2-A."
LOT NO. 2-A & LOT NO. 2-C
PREPARED BY: ALDON A. LEBLANC, PE & PLS
DATED: JUNE 6, 2012 REVISED: DECEMBER 1, 2012
ACT# 2012-050345
3. "PLAT SHOWING SURVEY, MADE AT REQUEST OF CHARLES R. GUNN AND WILDA MANUAL GUNN BEING THE OWNERS OF THE REMAINDER OF TRACT 1 AND RANDALL CRAIG GUNN'S TRACT 1A AND COMBINING THE TWO TRACTS TO CREATE 3 TRACTS DESIGNATED AS TRACT 1A-1, TRACT 1-B, AND TRACT 1-C"
PREPARED BY: ALDON A. LEBLANC, PE & PLS
DATED: APRIL 23, 2021
ACT# 2021-027673 (REF. ACT# 1998-005729)
4. "PLAT SHOWING SURVEY, MADE AT REQUEST OF RAYLUND J. ROMERO, OF LOT 11 AND PARTITION OF SAID LOT INTO 3 LOTS DESIGNATED AS LOT 11-A, LOT 11-B, AND LOT 11-C, BEING A PORTION OF THE GUSTAVE RABEAUX ET UX PROPERTY"
PREPARED BY: ALDON A. LEBLANC, PE & PLS
DATED: JANUARY 30, 2017
ACT# 2017-007166
5. "PLAT SHOWING SURVEY OF GUSTAVE RABEAUX, ET UX PROPERTY AND OF LOTS AND TRACTS CARVED FROM SAID PROPERTY OVER THE YEARS"
PREPARED BY: ALDON A. LEBLANC, PE & PLS
DATED: DECEMBER 1, 2016
ACT# 2016-048188
6. "PLAT SHOWING SURVEY OF 2.6770 ACRE TRACT OF LAND BEING ACQUIRED BY RONALD HULIN & WAYNE POIRRE FROM WILTZ HUVAL"
PREPARED BY: STEPHEN J. LANGUNAIS PLS
DATED: SEPTEMBER 2, 1976
ACT# 1976-651661
7. "A MAP OF SURVEY SHOWING PARTITION OF THE PROPERTY OF WILTZ HUVAL ET AL"
PREPARED BY: M.J. BREUX, PLS
DATED: APRIL 23, 1984
ACT# 1985-014947

PROPERTY SHOWN



VICINITY MAP

GRAPHIC SCALE 1"=2000'

- LEGEND
- EASEMENT LINE
 - R/W LINE
 - SECTION LINE
 - BARBED WIRE FENCELINE
 - MUNICIPAL NUMBER

UTILITIES:
SEWERAGE - CITY OF YOUNGVILLE
WATER - CITY OF YOUNGVILLE
OWNED/OPERATED BY CITY OF YOUNGVILLE
TELEPHONE - AT&T
ELECTRIC - SLEMO
GAS - N/A
STREETS & DRAINAGE - ASPH-CURB & CUTTER

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

NOTE:
PHASE II
No. OF LOTS - 133
TOTAL AREA - 30.117 ACRES
R/W AREA - 6.359 ACRES
TOTAL COMMON AREA - 1.337 ACRES
POND AREA - 1.218 ACRES
TOTAL LOT ACRES - 22.421 ACRES
AVERAGE LOT SIZE - 0.170 ACRES
MINIMUM LOT SIZE - 0.138 ACRES (LOT 134)
MINIMUM FRONTAGE - 54.97' (LOT 154)

NOTE:
1/2" IRON RODS SET
AT ALL CORNERS UNLESS
OTHERWISE NOTED

NOTE:
BASIS OF BEARINGS:
GRID NORTH OBTAINED FROM GPS OBSERVATION
NAD83 - LOUISIANA SOUTH ZONE

LEBLANC THOMAS CHRISTIAN JR.
LEBLANC HALEY BROOKE LITTLE
YOUNGVILLE, LA 70592

ANZALONE JOSEPH CHARLES III
ANZALONE JANE ANN HARDY
120 OAK PLANTATION LN.
YOUNGVILLE, LA 70592

OWNER/DEVELOPER
CANEHAVEN, LLC
C/O MR. WESLEY HEBERT
105 QUITE OAKS DRIVE
YOUNGVILLE, LA 70592
PH. 337-258-5062

ENGINEER/SURVEYOR
COMEAX ENGINEERING & CONSULTING
A PROFESSIONAL CORPORATION
WALTER S. COMEAUX, III, P.E./P.L.S.
P.E. NO. 23357, P.L.S. NO. 4742
P.O. BOX 452
BROUSSARD, LA 70518
PH. 337-837-2210
FX. 837-837-2217

CANEHAVEN SUBDIVISION PHASE II A SINGLE FAMILY RESIDENTIAL SUBDIVISION

GRAPHIC SCALE 1"=100'

PARCEL AREA TABLE
LOT # AREA SQ FT
LOT 183 7320.07
LOT 184 7320.07
LOT 185 7320.07
LOT 186 8568.08
LOT 187 8684.61
LOT 188 7661.28
LOT 189 7320.07
LOT 190 7320.07
LOT 191 7320.07
LOT 192 7320.07
LOT 193 7320.07
LOT 194 7320.07
LOT 195 7320.07
LOT 196 7320.07
LOT 197 7320.07
LOT 198 7664.60
LOT 199 7667.28
LOT 200 7320.07
LOT 201 7320.07
LOT 202 7320.07

PARCEL AREA TABLE
LOT # AREA SQ FT
LOT 203 7320.07
LOT 204 7320.07
LOT 205 7320.07
LOT 206 7320.07
LOT 207 7320.07
LOT 208 7320.07
LOT 209 7664.60
LOT 210 7667.28
LOT 211 7320.07
LOT 212 7320.07
LOT 213 7320.07
LOT 214 7320.07
LOT 215 7320.07
LOT 216 7320.07
LOT 217 7320.07
LOT 218 7320.07
LOT 219 7320.07
LOT 220 7664.60
LOT 221 7667.28
LOT 222 7320.07

PARCEL AREA TABLE
LOT # AREA SQ FT
LOT 223 7320.07
LOT 224 7320.07
LOT 225 7320.07
LOT 226 7320.07
LOT 227 7320.07
LOT 228 7320.07
LOT 229 7320.07
LOT 230 7320.07
LOT 231 7664.60
LOT 232 7067.27
LOT 233 7200.07
LOT 234 7200.07
LOT 235 7200.07
LOT 236 7200.07
LOT 237 7200.07
LOT 238 7200.07
LOT 239 7200.07
LOT 240 7200.07
LOT 241 7200.07
LOT 242 7200.07

HULIN RONALD JAMES, POIRIER GLORIA,
HULIN GLORIA POIRIER
737 LANGUNAIS RD.
YOUNGVILLE, LA 70592

CURVE #	CHORD BEARING	CHORD	ARC	RADIUS
C47	N44° 39' 27"W	35.28	39.16	25.00
C48	N24° 18' 53"E	20.41	21.03	25.00
C49	N33° 09' 37"E	26.30	26.61	50.00
C50	N13° 35' 10"W	52.25	54.97	50.00
C51	N76° 09' 38"W	58.07	54.24	50.00
C52	S57° 31' 07"W	26.29	26.60	50.00
C53	S66° 22' 12"W	33.52	21.03	25.00
C54	N44° 39' 27"W	35.28	39.16	25.00
C55	N45° 20' 33"E	35.43	39.38	25.00
C56	N44° 39' 27"W	35.28	39.16	25.00
C57	N45° 20' 33"E	35.43	39.38	25.00
C58	N44° 39' 27"W	35.28	39.16	25.00
C59	N45° 20' 33"E	35.43	39.38	25.00
C60	N44° 39' 27"W	35.28	39.16	25.00
C61	N45° 20' 33"E	35.43	39.38	25.00
C62	N44° 39' 27"W	35.28	39.16	25.00
C63	N45° 20' 33"E	35.43	39.38	25.00
C64	N44° 39' 27"W	35.28	39.16	25.00
C65	N45° 20' 33"E	35.43	39.38	25.00
C66	N44° 39' 27"W	35.28	39.16	25.00
C67	N45° 20' 33"E	35.43	39.38	25.00

LINE #	DISTANCE	BEARING
L6	12.38	N88° 54' 38"W
L7	17.39	N88° 59' 09"W

Legal Description
That certain tract of land in Lafayette Parish, Louisiana,
Being located in Section 20 & 21, T-11-S, R-5-E,
Said tract contains 30.117 acres, and is more fully described as follows:

Commencing at the Point of Beginning, designated as the most North Westerly corner of Canehaven Phase II;
thence South 89°32'06" East, a distance of 905.01 feet
thence South 00°13'11" West, a distance of 415.00 feet;
thence North 89°32'06" West, a distance of 17.00 feet;
thence South 00°13'11" West, a distance of 176.00 feet;
thence North 89°32'06" West, a distance of 18.00 feet;
thence South 00°13'11" West, a distance of 244.00 feet;
thence South 89°32'06" East, a distance of 359.00 feet;
thence South 00°13'11" West, a distance of 30.00 feet;
thence South 00°13'11" West, a distance of 176.00 feet;
thence North 88°54'38" West, a distance of 432.43 feet;
thence North 88°59'09" West, a distance of 425.05 feet;
thence North 89°01'06" West, a distance of 333.97 feet;
thence North 00°16'39" East, a distance of 1314.79 feet;
to the Point of Beginning

NOTE:
1' RESERVE STRIP SHALL BE DEDICATED ALONG LANGUNAIS RD.
DRIVEWAY ACCESS WILL BE FROM THE NEIGHBORHOOD STREETS ONLY.

NOTE:
WHERE LOTS ENCRANCH DRAINAGE SERVICE
PROPERTY OWNERS FENCE SHALL NOT ENCRANCH ON
DRAINAGE SERVICE.

NOTE:
A SIX (6) FOOT SIDE WALK IS REQUIRED BETWEEN THE
DEVELOPMENT AND ANY PUBLIC STREET THAT IS ADJACENT TO THE
DEVELOPMENT.

NOTE:
FENCING IS REQUIRED WHERE A DEVELOPMENT FACES A
PUBLIC STREET, PARK, OR OTHER PUBLIC PROPERTY.

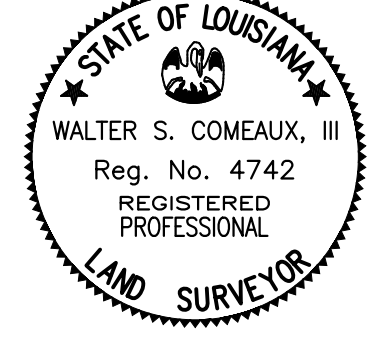
NO ATTEMPT HAS BEEN MADE BY COMEAUX ENGINEERING &
CONSULTING TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP,
SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS
ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE
OWNER OR HIS/HER REPRESENTATIVE.

FLOOD NOTE:
PORTIONS OF THIS PROPERTY HAVE BEEN DETERMINED
TO BE LOCATED IN THE FOLLOWING ZONES AS INDICATED BY THE
FLOOD INSURANCE RATE MAP FOR THE PARISH OF LAFAYETTE,
LOUISIANA, MAP NUMBER 22065C0275
EFFECTIVE DATE DECEMBER 21, 2018:

ZONE X - AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN

I CERTIFY THAT THIS PLAT REPRESENTS AN
ACTUAL GROUND SURVEY, IN ACCORDANCE WITH
THE APPLICABLE MINIMUM STANDARDS OF BOUNDARY
SURVEYING, AND THAT NO ENCROACHMENTS EXIST
EITHER WAY ACROSS ANY OF THE PROPERTY LINES,
UNLESS OTHERWISE SHOWN.

WALTER S. COMEAUX, III, P.L.S., REG. NO. 4742



2017087 - PHASE II PRELIMINARY PLAT - 05-2022.DWG

JOB: 2017087

CLASS C SURVEY
DATE: JANUARY 25, 2022

PRELIMINARY-NOT FOR RECORDATION

PRELIMINARY PLAT
CANEHAVEN SUBDIVISION PHASE II
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
LOCATED IN SECTION 20 & 21, T-11-S, R-5-E
CITY OF YOUNGVILLE
LAFAYETTE PARISH, LOUISIANA