

BASIS OF BEARINGS:
LINE C-D AS PER
REFERENCE PLAT 1)

STUDNEY THIBODEAUX, III
P. O. BOX 1282
YOUNGVILLE, LA 70592

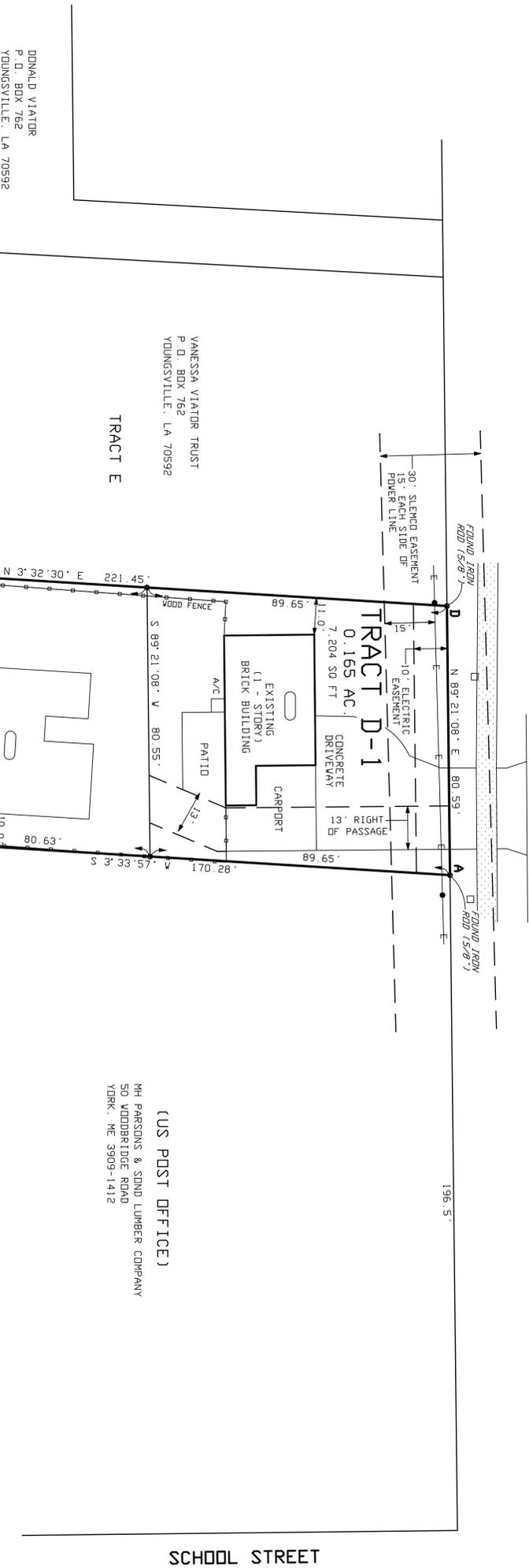
JOHN BROUSSARD
113 STONEHILL ROAD
LAFAYETTE, LA 70508

NOTES

MINIMUM LOT SIZE:	7,204 SQ. FT.
MINIMUM LOT FRONTAGE:	80.59'
TOTAL AREA:	0.361 AC.
MUNICIPAL NUMBERS:	0
LIMITS OF DEDICATION:	A-B-C-D-A
TOTAL NUMBERS OF LOTS:	2
CURRENT ZONING:	URBAN DISTRICT (RDVILLE)

FLOOD NOTE:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (F.I.R.M.), DATED DECEMBER 21, 2018 MAP PANEL NO. 2205500275J, THIS PROPERTY IS LOCATED IN FLOOD ZONE X.

IBERIA STREET (LA HWY 92) 70'-R/W (PUBLIC)



(US POST OFFICE)
MH PARSONS & SONO LUMBER COMPANY
50 WOODBRIDGE ROAD
YORK, ME 3909-1412

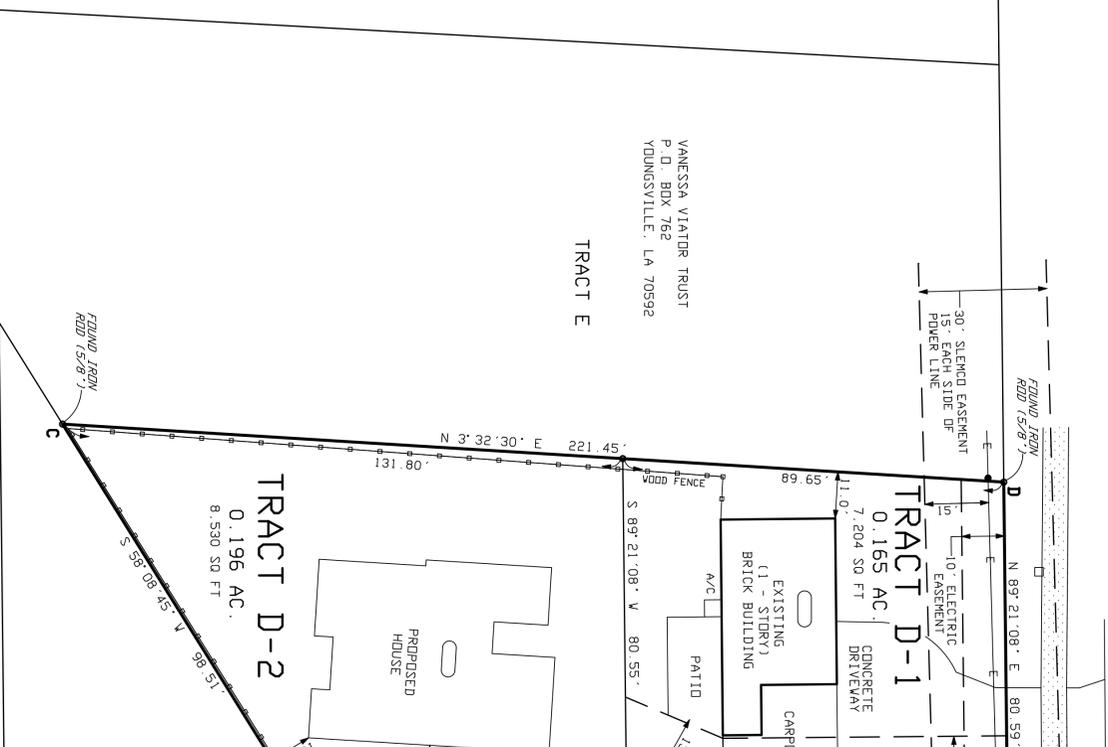
I CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED MEETS THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS C SURVEY AS ADOPTED BY THE LA. STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS (LAC TITLE 46:XXI CH. 29)

REFERENCE PLATS:
1) PLAT BY STEPHEN J. LANGLIMATS, R.L.S. FOR DONALD VIATOR; 3-31-2005 (2005-19238)
2) PLAT BY STEPHEN J. LANGLIMATS, R.L.S. FOR FOREST VIATOR; 6-09-1982 (1982-16701))

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

DONALD VIATOR
P. O. BOX 762
YOUNGVILLE, LA 70592

VANESSA VIATOR TRUST
P. O. BOX 762
YOUNGVILLE, LA 70592



LEGAL DESCRIPTION (RIGHT OF PASSAGE)

THAT CERTAIN RIGHT OF PASSAGE PROVIDING ACCESS TO TRACT D-2 THOUGH TRACT D-1 CONTAINING 1204 SQUARE FEET, LOCATED IN SECTION 7, T. 11 S. - R. 5 E. LAFAYETTE PARISH, LA, WITHIN THE CORPORATE LIMITS OF THE CITY OF YOUNGVILLE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF IBERIA STREET (LA HWY 92), SAID POINT BEING 7.74 FEET IN A WESTERLY DIRECTION ALONG SAID RIGHT OF WAY OF IBERIA STREET FROM THE NORTHEASTERLY CORNER OF TRACT D-1; THENCE S 23.02° 44' V. - 21.87 FEET TO A POINT FOR CORNER; THENCE S 89.21° 08' V. - 14.20 FEET TO A POINT FOR CORNER; THENCE N 03.32° 30' E. - 89.65 FEET TO A POINT FOR CORNER; THENCE N 00.30° 53' V. - 66.64 FEET TO A POINT FOR CORNER; SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY OF IBERIA STREET; THENCE WITH SAID RIGHT OF WAY OF IBERIA STREET N 89.21° 08' E. - 13.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (TRACT D-2)

THAT CERTAIN TRACT OR PARCEL OF GROUND CONTAINING 0.196 ACRES, LOCATED IN SECTION 7, T. 11 S. - R. 5 E. LAFAYETTE PARISH, LA, WITHIN THE CORPORATE LIMITS OF THE CITY OF YOUNGVILLE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR THE NORTHEASTERLY CORNER OF IBERIA STREET (LA HWY 92), SAID POINT BEING 196.5 FEET IN A WESTERLY DIRECTION ALONG THE SOUTHERLY RIGHT OF WAY OF IBERIA STREET FROM ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY OF SCHOOL STREET; AND S 03.32° 30' E. - 89.65 FEET TO SAID POINT OF BEGINNING; THENCE S 23.02° 44' V. - 21.87 FEET TO A POINT FOR CORNER; THENCE S 89.21° 08' V. - 14.20 FEET TO A POINT FOR CORNER; THENCE N 03.32° 30' E. - 89.65 FEET TO A POINT FOR CORNER; THENCE N 00.30° 53' V. - 66.64 FEET TO A POINT FOR CORNER; SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY OF IBERIA STREET; THENCE WITH SAID RIGHT OF WAY OF IBERIA STREET N 89.21° 08' E. - 13.00 FEET TO THE POINT OF BEGINNING.

DRAWN/DEVELOPER
CHASE INVESTMENTS, LLC
PO BOX 369
YOUNGVILLE, LA 70592
337-9550025

PLAT OF SURVEY
SHOWING A PROPOSED DIVISION OF TRACT D INTO 2 LOTS TO BE KNOWN AS
TRACTS D-1 & D-2 OF FOREST VIATOR DIVISION
(FORMERLY FOREST VIATOR, MAP NO. 00593)
SECTION 7, T. 11 S. - R. 5 E.
LAFAYETTE PARISH, LOUISIANA
CITY OF YOUNGVILLE

SCALE: 1" = 20'
DATE: JANUARY 26, 2026

CRAIG P. SPIKES
R.L.S. NO. 4580
TOLSON INVESTMENTS, INC.
10400 WOODBRIDGE ROAD
LAFAYETTE, LA 70506
(337) 237-0907

SIDEWALK NOTE:
SIDEWALKS ARE REQUIRED ALONG ALL CITY STREETS.