

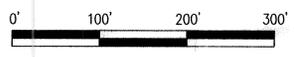
VICINITY MAP
Scale: 1"=3000'

APPROVED FOR RECORDATION
TOWN OF YOUNGVILLE
MAYOR
5-11-06
DATE

FINAL PLAT
OF

SHADOWBROOK
(Phase II)
(A Residential Development)

LOCATED IN
SECTION 8, T-11-S, R-5-E
LAFAYETTE PARISH, LOUISIANA



Scale: 1"=100' Date: MAY 9, 2006

prepared by
Michael J. Breaux & Associates, Inc.
Professional Land Surveyors
106 Annonce Street
Lafayette, Louisiana 70507
(337)232-2428

NOTES

This survey was conducted by me or under my direct supervision based on standards for Class C surveys in accordance with the minimum standards for property boundary surveys as adopted by the Board of Registration for Professional Engineers and Land Surveyors.

Purpose of Plat is for approval by the Town of Youngsville Department of Planning, Zoning, and Codes.

Boundaries are referenced to Plat recorded under Act No. 99-25185.

No fill, structure, improvement or development of any type can be developed in flood-way unless technical data is submitted by a Louisiana Licensed Engineer or Land Surveyor certifying that proposed flood heights will not result due to the development.

No structure, enclosed on three or more sides, shall be erected in the one-hundred (100) year flood zone unless the lowest floor is at or above the base flood elevation height for that area in effect at that time. The lowest floor elevation will have to be certified by a Louisiana Licensed Engineer or Land Surveyor.

This property is located within the Town of Youngsville, Louisiana.

According to Flood Insurance Rate Map (FIRM) No. 22055C 800, having an effective date of January 10, 1995, Lafayette Parish, this property is located in Flood Zone X Out.

Title to property: Cash Sale recorded under Act No. 03-051088.

Title lines not proven.

Property may be subject to R/Ws, Easements, and/or Encumbrances that are not shown.

This platted property is located in the Study Corridor for a planned major Arterial connecting Lafayette Street to Galliot Road. This planned Arterial alignment may have a direct or indirect impact on these lots/parcels.

This platted property is located in the Study Corridor for the extension of Sway Road, a planned Minor Arterial, which may have a direct or indirect impact on these lots/parcels.

NOTES

Total Lots	34
Minimum Lot Size	0.169 Acres
Minimum Frontage	50.75'
Total Acreage	9.040 Acres
700	Municipal Number
Drainage	Piped Ditch
Streets	Asphalt
Electricity	Energy
Water	Town of Youngsville
Sewer System	Town of Youngsville
Telephone	South Central Bell
Gas	Entex
o	Set 1/2" Iron Rod unless otherwise noted.
A, B, C, & D	Property for future road

CURVE DATA

CURVE	ARC	RADIUS
C1	39.27'	25.00'
C2	19.56'	85.00'
C3	50.75'	85.00'
C4	50.75'	85.00'
C5	12.46'	85.00'

