R 4 E
SECTION 1

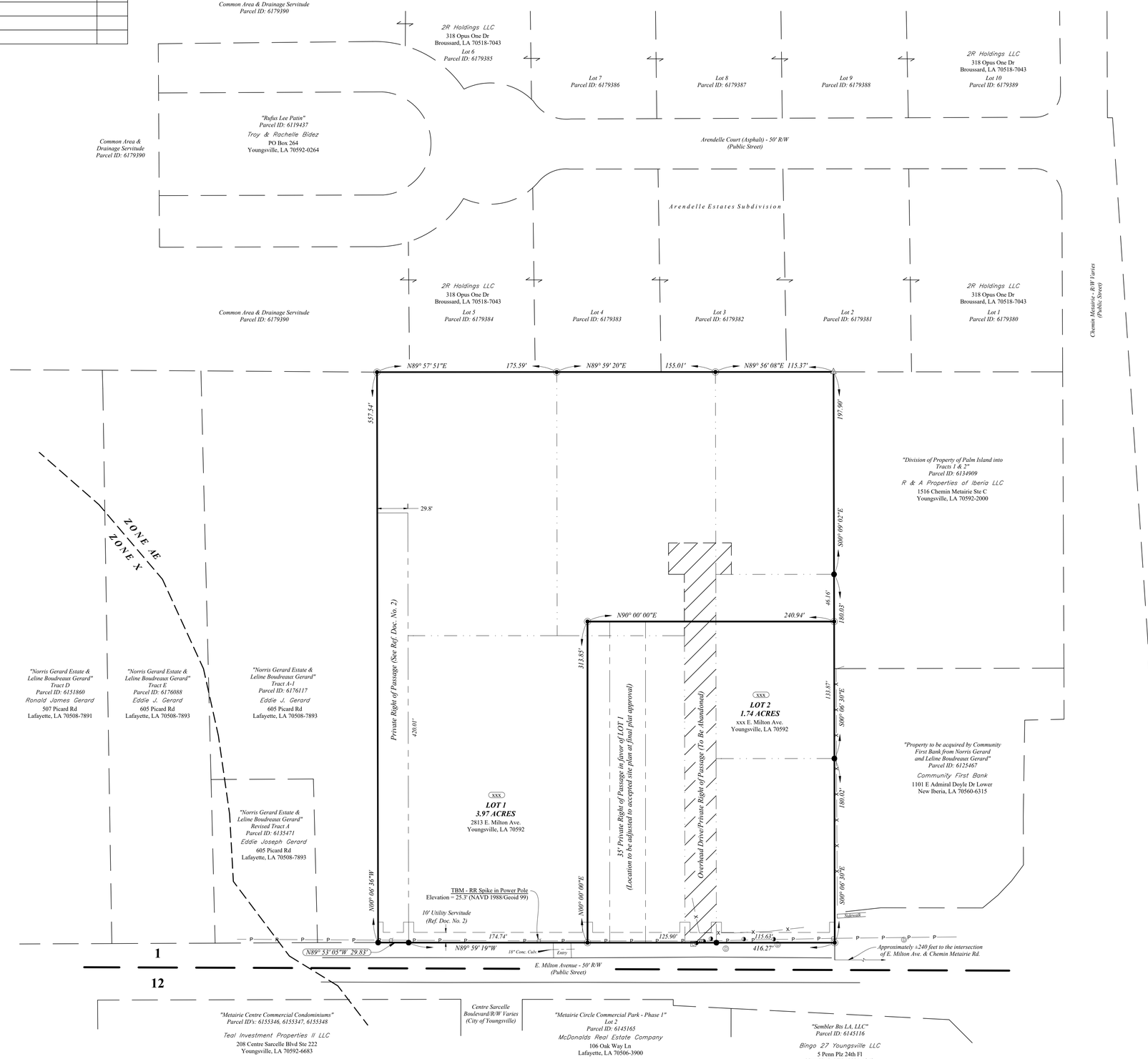
T 11 S

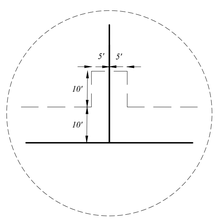
SURVEY LEGEND

Type of Development...Commercial
Total Area of Development.....5.71 Acres (248,805 Sqft.)
Total Number of Lots.....2
Minimum Frontage on Dedicated Street.....204.57'
Minimum Area.....1.74 Acres
Setbacks
.....Front 20'
.....Rear 10'
.....Side 5'
Streets.....Existing asphalt
Drainage.....Subsurface/Open Ditch (existing)
Sewer.....City of Youngsville
Water.....City of Youngsville
Electric.....Slemco & Entergy
Telephone.....AT&T
Gas.....Centerpoint Energy
Cable TV.....Cox

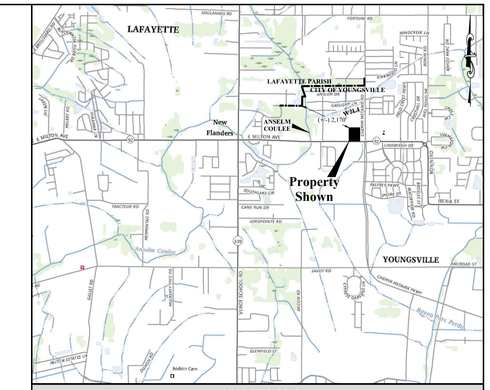
- Set 5/8" Iron Rod
- Found 1/2" Iron Rod
- Found 1/2" Iron Pipe
- Power Pole
- Telephone Pedestal
- Fiber Optic Sign
- Drain Manhole
- Underground Communications Cover
- —— X —— X —— Fences
- —— P —— P —— Overhead Power
- — · · — · · — Former Lot Line
- Approximate Section Line
- Overhead Drive/Right of Passage to be abandoned (See Ref. Doc. No. 2)

Rev. No.	Description	Date





TYPICAL UTILITY SERVITUDE DETAIL
SCALE 1" = 20'



VICINITY MAP
0' 3,000' 6,000'
SCALE: 1" = 3,000'

NAD 1983 (2011) South Zone

"Lafayette Parish School Board" Parcel ID: 6103432 ERNEST GALLET ELEMENTARY Lafayette Parish School Board 202 Rue Iberville Lafayette, LA 70508

FLOOD ZONE INFORMATION:

1. According to the FEMA Flood Insurance Rate Map (FIRM) Panel #22055C0250 J dated December 21, 2018, this property was located in Zone A. See LOMR Case No.: 21-06-3256P effective October 14, 2022, updating the surveyed property into Zone AE with a BFE of 24.6' on the W2L4 upstream/eastern side of the property.

2. Any structure, enclosed on three or more sides, built on property in the one hundred (100) year Flood Zone as depicted on this plat shall be elevated so as to insure the lowest floor of such structure is located at a minimum of one foot (1') above the base flood elevation height for that area at that time.

3. Encroachments are prohibited, including fill, new construction, substantial improvement and other developments; unless certification by a Professional Registered Engineer or Architect is provided demonstrating that encroachments shall not result in any increase in flood levels within the community during occurrence of the base flood discharge.

4. Any utility and sanitary facilities shall be installed so as to minimize the effect on same by Flood Waters.

5. In lieu of elevating the structure on a site that falls within the (100) year flood zone to an elevation above the base flood elevation, the building may be flood-proofed as certified by a Louisiana Licensed Engineer or Land Surveyor and approved by the Flood Plain Administrator.

Notes:
1. Scope of work does not include wetlands determinations, servitudes, easements or rights-of-way, unless specifically noted with accompanying recorded document.

2. Bearings and distances are based on the Louisiana State Plane Coordinate System of NAD 1983 (2011), South Zone.

3. There are no buildings/structures on the surveyed property.

4. City of Youngsville corporate limits depicted in vicinity map were acquired from Lafayette Parish assessor website.

5. Adjacent landowners reflected as per current Parish Assessor's tax rolls.

This survey was performed on the ground by myself and/or under my direct supervision and control. The survey is in accordance with applicable standard "Class C" for a property boundary survey as adopted by the Louisiana Professional Engineering and Land Surveying Board, LAC 46:LXI.Chapter 29, §2907.

PRELIMINARY - FOR REVIEW ONLY
Not for recordation, conveyance or sales.

REGISTERED LAND SURVEYOR NO. 5144
STATE OF LOUISIANA
TERRY J. ORTEGO
SOUTHEAST ENGINEERS & LAND SURVEYORS
P.O. BOX 1834, SCOTT, LA 70583
337-266-9500

C3D M-3 T11SR4ES1 Cajun Play (SELS-25-1171).dwg

SOUTHEAST ENGINEERS & LAND SURVEYORS

Reference Documents (Lafayette Parish Clerk of Courts):
1. Cash Sales recorded under File Nos. 2020-18493 & 2020-18494.
2. Real Estate Deed recorded under File No. 2022-39866.
3. Plat of Survey recorded under File No. 2020-14405.
4. Plat of Survey recorded under File No. 2024-15000.
5. Real Estate Deeds recorded under File Nos. 2026-134, 2026-135 & 2026-136.

LEGAL DESCRIPTION OF 5.71 ACRE TRACT OF LAND

That certain 5.71 Acre Tract of Land situated in Section 1, Township 11 South, Range 4 East, Southwestern District, Louisiana Meridian, City of Youngsville, Lafayette Parish, Louisiana more fully described as follows:

Beginning at a found 1/2-inch iron rod marking the southwest corner of LOT 5 in N.L. Gerard Subdivision shown on plat of survey prepared by Garry J. Johnson, R.L.S., last revised March 30, 2020, and recorded under File Number 2020-00014405 in the records of the Clerk of Court for Lafayette Parish, Louisiana, and being situated on the northern right-of-way of E. Milton Avenue (LA Hwy. 92).

Thence from said Point of Beginning N00° 06' 36"W, along the western boundary of said LOT 5, a distance of 557.54' to a set 5/8" iron rod marking the northwest corner of said LOT 5; thence N89° 57' 51"E, along the northern boundary of said LOT 5, a distance of 175.59' to a set 5/8" iron rod marking the northern common corner to said LOT 5 & LOT 4 in said Subdivision; thence N89° 59' 20"E, along the northern boundary of said LOT 4, a distance of 155.01' to a set 5/8-inch iron rod marking the northern common corner to said LOT 4 & LOT 3 in said Subdivision; thence N89° 56' 08"E, along the northern boundary of said LOT 3, a distance of 115.37' to a found 1/2-inch iron pipe marking the northeast corner of said LOT 3; thence S00° 09' 02"E, along the eastern boundary of said LOT 3, a distance of 197.90' to a found 1/2-inch iron rod marking the eastern common corner to said LOT 3 & LOT 2 in said Subdivision; thence S00° 06' 30"E, along the eastern boundary of said LOT 2, a distance of 180.03' to a found 1/2-inch iron rod marking the eastern common corner to said LOT 2 & LOT 1 in said Subdivision; thence S00° 06' 30"E, along the eastern boundary of said LOT 1, a distance of 180.02' to a set 5/8-inch iron rod marking the southeast corner of said LOT 1, being situated on said northern right-of-way; thence N89° 59' 19"W, along the southern boundary of said LOT 1 and said northern right-of-way, a distance of 115.63' to a found 1/2" iron rod marking the southwest corner of said LOT 1; thence N89° 59' 19" W, along southern boundary of said Subdivision and said northern right-of-way, a distance of 300.64' to a found 1/2-inch iron rod marking the southeast corner to a called 30' Private Right of Passage; thence N89° 53' 05"W, along the southern boundary of said Subdivision and said northern right-of-way, a distance of 29.83' to the Point of Beginning containing 5.71 acres, more or less.

All bearings and distances are based on the Louisiana State Plane Coordinate System of NAD 1983 (2011), South Zone.

COMMERCIAL DEVELOPMENT

OWNER/APPLICANT:
Cajun Play, L.L.C.
c/o Gul N. Awan
900 Gerstner Memorial Blvd.
Lake Charles, LA 70601
337/990-5605 Ext: 2

PLAT OF SURVEY

ELIMINATING LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, LOT 6 & OVERHEAD DRIVE/PRIVATE RIGHT OF PASSAGE

CREATING LOT 1 (3.97 ACRES) & LOT 2 (1.74 ACRES) of CAJUN PLAY, LLC SUBDIVISION & PRIVATE RIGHT OF PASSAGE (A COMMERCIAL DEVELOPMENT)

SITUATED IN SECTION 1, T. 11 S., R. 4 E.
CITY OF YOUNGSVILLE
LAFAYETTE PARISH, LOUISIANA

0' 50' 100'
SCALE: 1" = 50'

January 29, 2026