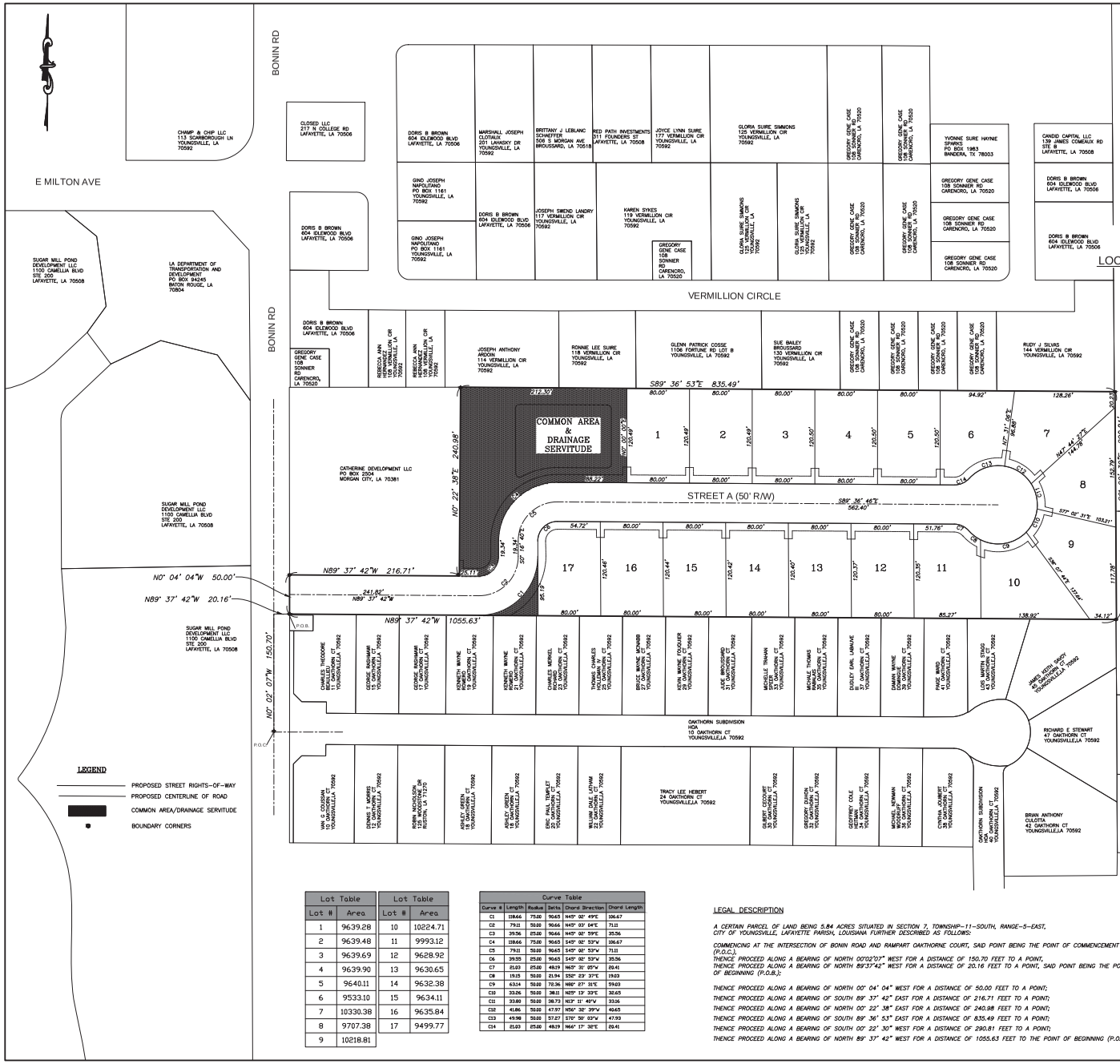


LEGEND

- PROPOSED STREET RIGHTS-OF-WAY
- PROPOSED CENTERLINE OF ROAD
- COMMON AREA/DRAINAGE SERVITUDE
- BOUNDARY CORNERS

Lot Table		Lot Table	
Lot #	Area	Lot #	Area
1	9639.28	10	10224.71
2	9639.48	11	9993.12
3	9639.69	12	9628.92
4	9639.90	13	9630.65
5	9640.11	14	9632.38
6	9533.10	15	9634.11
7	10330.38	16	9635.84
8	9707.38	17	9499.77
9	10218.81		

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	118.66	75.00	90.65	N45° 02' 49"E	106.67
C2	79.11	50.00	90.66	N45° 03' 04"E	71.11
C3	39.56	25.00	90.66	N45° 02' 59"E	35.56
C4	118.66	75.00	90.65	S45° 02' 53"W	106.67
C5	79.11	50.00	90.65	S45° 02' 53"W	71.11
C6	39.55	25.00	90.65	S45° 02' 53"W	35.56
C7	21.03	25.00	48.19	N65° 31' 05"W	20.41
C8	19.15	50.00	21.94	S52° 23' 37"E	19.03
C9	63.14	50.00	72.36	N88° 27' 31"E	59.20
C10	33.26	50.00	38.11	N25° 13' 33"E	32.65
C11	33.89	50.00	38.73	N13° 11' 49"W	33.26
C12	41.86	50.00	47.97	N56° 38' 39"W	40.65
C13	49.98	50.00	57.27	S76° 50' 03"W	47.93
C14	21.03	25.00	48.19	N66° 17' 38"E	20.41

FLOOD NOTE

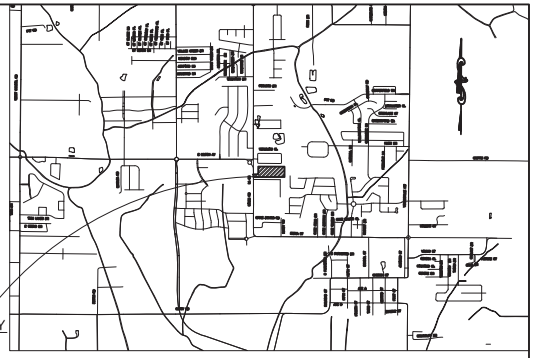
THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 22055C0250J DATED DECEMBER 21, 2018

SETBACKS

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

CONTRACTOR NOTE

THE CONTRACTOR FOR CONSTRUCTION ON THE LOTS SHALL SUBMIT AND COMPLY WITH THE STORM WATER POLLUTION PREVENTION PLAN AS REQUIRED BY THE CITY OF YOUNGSVILLE. PLEASE NOTE THAT NO CONSTRUCTION PERMITS WILL BE ISSUED UNTIL CERTIFICATION THAT THE NOTICE OF INTENT FOR EACH LOT HAS BEEN SENT TO LA DEQ.



VICINITY MAP

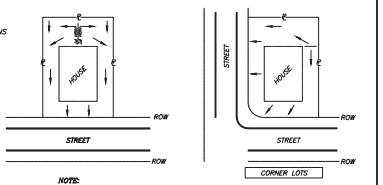
TYPES OF IMPROVEMENTS

STREETS:	ASPHALT WITH CURB AND GUTTER
WATER:	CITY OF YOUNGSVILLE
SEWER:	CITY OF YOUNGSVILLE
ELECTRIC:	SLEMCO
TELEPHONE:	AT&T
CABLE TV:	COX COMMUNICATIONS

GENERAL NOTES:

TOTAL NUMBER OF RESIDENTIAL LOTS:	17
AREA OF RESIDENTIAL LOTS:	3.94 ACRES
AREA OF COMMON AREA:	0.78 ACRES
AREA OF RIGHT OF WAY:	1.25 ACRES
TOTAL AREA OF DEVELOPMENT:	5.84 ACRES
MINIMUM LOT AREA:	9,499.77 SQ. FEET
MINIMUM FRONTAGE:	33.26'
OPEN SPACE:	11.0 %
POND AREA:	10,057.82 SQ. FEET

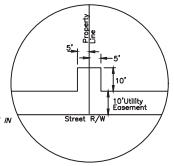
TYPICAL LOT GRADING PLAN



NOTE:
HOME BUILDER SHALL BE RESPONSIBLE FOR GRADING ALL LOTS BACK TO ROADWAY.

DEVELOPMENT NOTE

THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH CITY OF YOUNGSVILLE DRAINAGE AND SUBDIVISION ORDINANCE.



TYPICAL UTILITY NICHE

DEVELOPER

JORDAN DAIGLE
420 RICHLAND AVE.
LAFAYETTE, LA 70508

PROPERTY OWNER

CATHERINE DEVELOPMENT LLC
PO BOX 2504
MORGAN CITY, LA 70381

REFERENCE PLAT

CLASS C SURVEY PLAT OF SUBDIVISION OF PROPERTY FORMERLY OF CATHERINE DEVELOPMENT, LLC DATED JUNE 4, 2019, RECORDED UNDER ACT NO. 2019-18263

SURVEY DATUM

COORDINATE SYSTEM: U.S. STATE PLANE 1983
ZONE: LOUISIANA SOUTH 1702
DATUM: NAVD88
GEOID12A

LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND BEING 5.84 ACRES SITUATED IN SECTION 7, TOWNSHIP-11-SOUTH, RANGE-5-EAST, CITY OF YOUNGSVILLE, LAFAYETTE PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF BONIN ROAD AND RAMPART OAKTHORNE COURT, SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.).
THENCE PROCEED ALONG A BEARING OF NORTH 00°02'07" WEST FOR A DISTANCE OF 150.70 FEET TO A POINT,
THENCE PROCEED ALONG A BEARING OF NORTH 89°37'42" WEST FOR A DISTANCE OF 20.16 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.);

THENCE PROCEED ALONG A BEARING OF NORTH 00° 04' 04" WEST FOR A DISTANCE OF 50.00 FEET TO A POINT;
THENCE PROCEED ALONG A BEARING OF SOUTH 89° 37' 42" EAST FOR A DISTANCE OF 216.71 FEET TO A POINT;
THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 38" EAST FOR A DISTANCE OF 240.98 FEET TO A POINT;
THENCE PROCEED ALONG A BEARING OF SOUTH 89° 36' 53" EAST FOR A DISTANCE OF 835.49 FEET TO A POINT;
THENCE PROCEED ALONG A BEARING OF SOUTH 00° 22' 30" WEST FOR A DISTANCE OF 290.81 FEET TO A POINT;
THENCE PROCEED ALONG A BEARING OF NORTH 89° 37' 42" WEST FOR A DISTANCE OF 1055.63 FEET TO THE POINT OF BEGINNING (P.O.B);

I CERTIFY THAT THIS REPRESENTS AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR A CLASS "C" SURVEY AS DEFINED BY THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS ADOPTED BY LAPELS IN 2019.

STATE OF LOUISIANA
BARRY J. BLEICHNER
REG. NO. 4422
REGISTERED
LAND SURVEYOR

BARRY J. BLEICHNER, PE, PLS

A PRELIMINARY PLAT OF

THE PRESERVE

"A SINGLE FAMILY RESIDENTIAL DEVELOPMENT"

LOCATED IN
SECTION 7 T-11-S, R-5-E
CITY OF YOUNGSVILLE,
LAFAYETTE PARISH, LOUISIANA

DATE OF PLAT:
SEPTEMBER 2, 2020

0 60' 120'
SCALE: 1" = 60'

PREPARED BY
BARRY J. BLEICHNER, PE, PLS, LLC
CIVIL ENGINEER & LAND SURVEYOR
321 RICHLAND AVENUE
LAFAYETTE, LOUISIANA 70508
TEL. (337) 849-7696