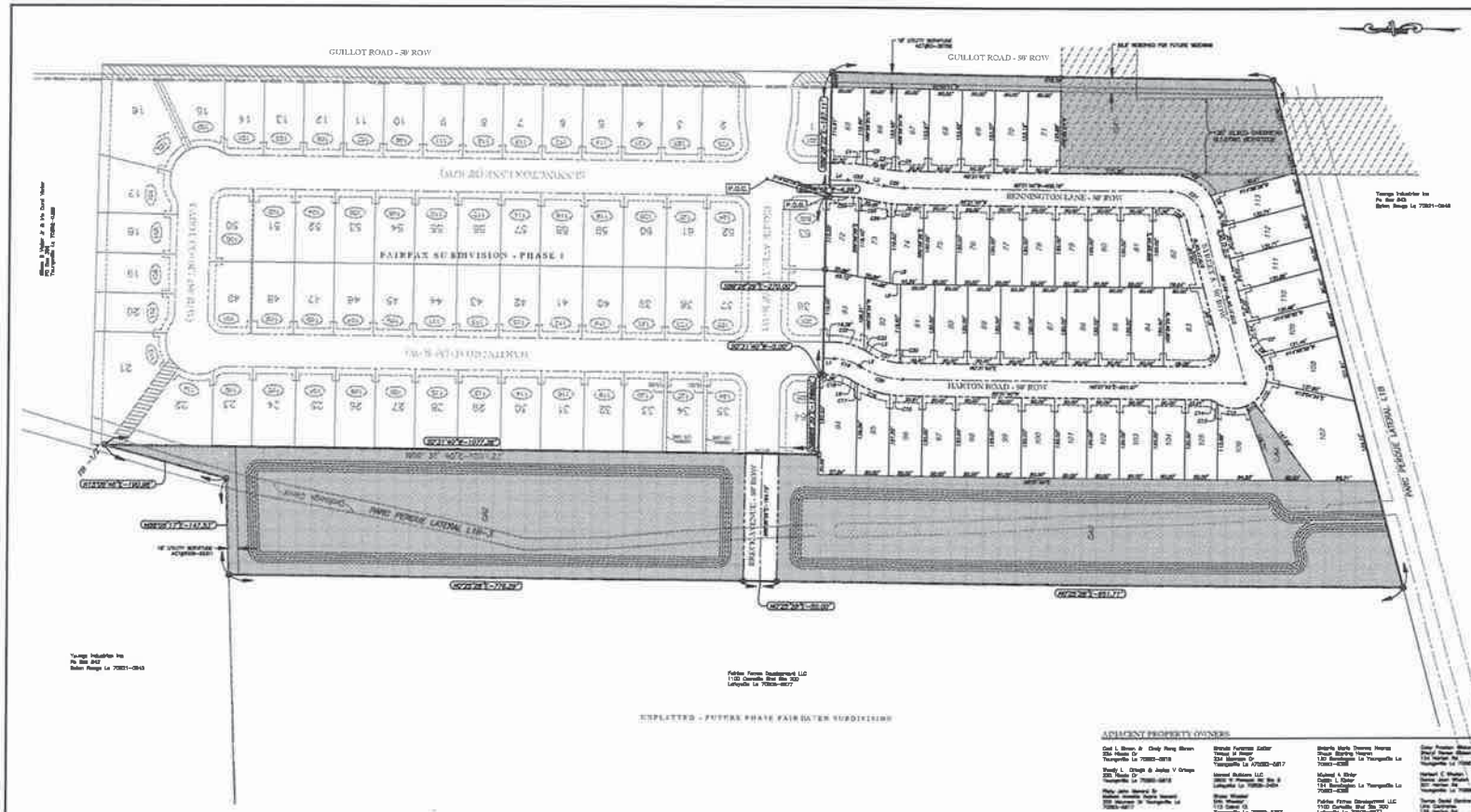


VICINITY MAP

SCALE: 1" = 2000'

CURVE TABLE					
Curve #	Radius	Arc	Chord Bearing	Chord Length	
C1	200.00'	33.60'	N03° 41' 36"E	33.64'	
C2	200.00'	13.04'	N06° 51' 05"E	13.04'	
C3	150.00'	10.00'	N08° 16' 46"E	10.00'	
C4	150.00'	14.13'	N03° 11' 25"E	14.13'	
C5	75.00'	70.53'	N07° 30' 04"E	67.98'	
C6	75.00'	21.00'	N40° 00' 39"E	20.93'	
C7	25.00'	14.04'	N55° 46' 25"E	14.02'	
C8	25.00'	13.99'	N10° 11' 11"E	13.84'	
C9	25.00'	41.47'	N78° 12' 41"E	40.32'	
C10	25.00'	23.57'	S07° 31' 49"E	22.72'	
C11	25.00'	14.22'	S39° 21' 05"E	14.11'	
C12	25.00'	43.98'	S84° 41' 24"E	43.00'	
C13	25.00'	2.72'	S31° 31' 11"E	2.72'	
C14	25.00'	14.04'	S11° 18' 28"E	14.02'	
C15	150.00'	19.12'	S04° 10' 38"E	19.12'	
C16	150.00'	33.00'	S11° 33' 42"E	33.00'	
C17	150.00'	8.47'	S08° 34' 14"E	8.47'	
C18	25.00'	39.79'	S12° 21' 21"E	35.44'	
C19	75.00'	42.14'	S12° 21' 21"E	39.88'	
C20	150.00'	84.28'	S12° 21' 21"E	83.13'	
C21	25.00'	40.04'	S38° 21' 21"E	35.87'	
C22	175.00'	21.27'	S03° 38' 41"E	21.26'	
C23	175.00'	21.27'	S03° 38' 41"E	21.26'	
C24	150.00'	17.00'	S03° 46' 38"E	17.00'	
C25	150.00'	8.34'	S08° 41' 17"E	8.33'	
C26	200.00'	16.36'	S08° 21' 12"E	16.35'	
C27	200.00'	19.12'	S03° 10' 38"E	19.12'	
C28	25.00'	22.72'	S39° 21' 05"E	22.00'	
C29	25.00'	39.27'	N51° 38' 21"E	35.37'	

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	16.29'	N00° 21' 38"E
L2	4.00'	N21° 11' 33"E
L3	25.49'	S13° 41' 59"W
L4	27.20'	S00° 21' 38"W
L5	4.00'	S21° 11' 33"W

DEVELOPER

FAIRHAVEN FAIRFAX DEVELOPMENT, LLC
C/O RYAN POWER
337 HIGHWAY 21, SUITE D
MADISONVILLE, LA 70447
PH. (985) 351-4814

THIS PRELIMINARY PLAT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

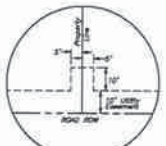
I CERTIFY THAT THIS REPRESENT AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR A CLASS "C" SURVEY AS DEFINED BY THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS ADOPTED BY LAPELS IN 2019.

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

BARRY J. BLEDSOE, PE, PLS

LEGEND

- EASEMENTS
- RIGHT OF WAY
- GAS PIPELINE
- LOT LINE
- BOUNDARY
- SET 1/2" IRON ROD
- FOUND CORNER (SEE CORNERS ON PLAT FOR DESCRIPTION)
- FLOOD ZONE
- COMMON AREA



TYPICAL UTILITY NICHE

FLOODMAPS

THIS PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE X SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD) ACCORDING TO THE EFFECTIVE FLOOD INSURANCE RATE MAP NUMBER 22055C0277G, DATED DECEMBER 21, 2018.

GENERAL NOTES:

TOTAL NUMBER OF RESIDENTIAL LOTS:	49
AREA OF RESIDENTIAL LOTS:	7.381 ACRES
AREA OF RIGHT OF WAY	1.977 ACRES
COMMON AREA / DETENTION	8.489 ACRES
TOTAL AREA OF DEVELOPMENT:	17.817 ACRES
MINIMUM LOT AREA:	5730 SQ. FEET (B-21)
MINIMUM FRONTAGE:	33.21' (LOT B-54)

TYPES OF IMPROVEMENTS

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

BUILDING SETBACKS

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

REFERENCES

1. A FINAL PLAT OF FAIRFAX – PHASE 1 PREPARED BY BARRY J. BLEDSOE, PE, PLS, LLC DATED JULY 15, 2014.

SURVEY DATUM

1. COORDINATE SYSTEM: U.S. STATE PLANE 1983
   ZONE: LOUISIANA SOUTH 1702
   DATUM: NAD83
   GEOID 01BA
2. BEARINGS ARE BASED OFF OF GPS OBSERVATIONS

LEGAL DESCRIPTION - FAIRFAX PHASE 2

A CERTAIN PARCEL OF LAND [illegible] LOCATED IN SECTION 10, T5S-R3E-[illegible], CITY OF YOUNGSVILLE, LAFAYETTE PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF BENNINGTON AND GUILLOT ROADS AND BENNINGTON LANE, THE POINT BEING THE POINT OF COMMENCEMENT (P.O.C.);
THENCE PROCEED ALONG A BEARING OF SOUTH 14°21'36" WEST FOR A DISTANCE OF 53.41 FEET TO A POINT, THE POINT BEING THE POINT OF BEGINNING (P.O.B.);

THENCE PROCEED SOUTH 21°11'40" WEST FOR A DISTANCE OF 4.00 FEET TO A POINT;
THENCE PROCEED SOUTH 00°21'38" EAST FOR A DISTANCE OF 167.11 FEET TO A POINT;
THENCE PROCEED SOUTH 01°40'41" WEST FOR A DISTANCE OF 675.75 FEET TO A POINT;
THENCE PROCEED SOUTH 70°33'04" WEST FOR A DISTANCE OF 79.10 FEET TO A POINT;
THENCE PROCEED NORTH 13°41'36" WEST FOR A DISTANCE OF 221.71 FEET TO A POINT;
THENCE PROCEED NORTH 13°41'36" WEST FOR A DISTANCE OF 15.02 FEET TO A POINT;
THENCE PROCEED NORTH 13°41'36" WEST FOR A DISTANCE OF 779.29 FEET TO A POINT;
THENCE PROCEED NORTH 88°18'17" EAST FOR A DISTANCE OF 147.52 FEET TO A POINT;
THENCE PROCEED NORTH 13°41'36" WEST FOR A DISTANCE OF 150.00 FEET TO A POINT;
THENCE PROCEED SOUTH 13°41'36" WEST FOR A DISTANCE OF 1071.28 FEET TO A POINT;
THENCE PROCEED SOUTH 88°18'17" EAST FOR A DISTANCE OF 150.00 FEET TO A POINT;
THENCE PROCEED SOUTH 13°41'36" WEST FOR A DISTANCE OF 5.00 FEET TO A POINT;
THENCE PROCEED SOUTH 88°18'36" EAST FOR A DISTANCE OF 870.00 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING (P.O.B.).

ADJACENT PROPERTY OWNERS

Carl L. Brown & Cindy Hang Brown 3344 Hunter Dr Youngsville La 70592-5818	Brenda Fontenot Esther Trahan & Wife Dr 324 Bennington Dr Youngsville La 70592-5817	Brenda Marie Thomas Hoarse Shaun Stanley Hoarse 130 Bennington Ln Youngsville La 70592-4368	Gary Preston Blanco Sheryl Renee Blanco [illegible] Youngsville La 70592-4362
Sandy L. Gringh & Jaylen V Gringh 325 Hunter Dr Youngsville La 70592-5818	Leonard Robinson LLC 2800 N Pinnacle St Ste 3 Lafayette La 70508-2404	Michael A Sinior Dustin L Sinior 134 Bennington Ln Youngsville La 70592-4368	Herbert J Hayes Sylvia Jean Hayes [illegible] Youngsville La 70592-4362
Ricky John Hancock Jr Kimberly Ann Hancock Hancock 326 Harton Dr Youngsville La 70592-5817	Bruce Wooten Erin Wooten 112 Comal Ct Youngsville La 70592-5367	Fairfax Farms Development LLC 1100 Camellia Blvd Ste 300 Lafayette La 70508-8677	Terrie David Gardenhire Jay Gardenhire [illegible] Youngsville La 70592-4362
Timothy Paul Brown Jr Kelly Ann Hoffman Brown Green 108 Comal Ct Youngsville La 70592-5367	Greg Schumann Cecelia Schumann 8 Kilt Bonnet Rd Lafayette La 70508-5307	Belle Nelson Rehabilitation Homeowners Association 7888 Wheat Rd Denham Springs La 70726-9485	
Alexander Scott Guillot Kelly Marie Guillot Hunter 114 Comal Ct Youngsville La 70592-5367	Adam J Hornsmid 127 Harton Rd Youngsville La 70592-4369	Jonathan Clayton Ray Hamilton Desiderio Jorge Pena 213 Walters Dr Youngsville La 70592-6750	
Chad Paul Gauthreaux Trent Lynn Gauthreaux 104 Harton Rd Youngsville La 70592-4369	Jeffrey Wilson Amber Elizabeth Warren 112 Harton Rd Youngsville La 70592-4369	Matthew C Elliott Christina Porter Elliott 204 Walters Dr Youngsville La 70592-6750	
Phillip Scott Hebert Jodie Hebert 118 Harton Rd Youngsville La 70592-4369	David Anthony Blanchard Jennifer Lynn Blanchard Stansfield 128 Harton Rd Youngsville La 70592-4369	Jerrod M Bergeron Hannah K Bergeron 128 Harton Rd Youngsville La 70592-4369	
Lindsey Brooks Breaux Sarah Bernard Breaux 113 Harton Rd Youngsville La 70592-4369	Christopher Marie Jr 102 Harton Rd Youngsville La 70592-4369	William L Brisson Mai N Brisson 114 Harton Rd Youngsville La 70592-4369	
Jade Michael Breaux Peggy Abide Breaux 107 Harton Rd Youngsville La 70592-4369	Kelly R Abendroth Bryan C Abendroth 101 Harton Rd Youngsville La 70592-4369	Benjamin Paul Blanchard Ashley Lynn Blanchard 120 Harton Rd Youngsville La 70592-4369	
Jerome D Watson II 228 Hunter Dr Youngsville La 70592-5818	Jude Bagwell 123 Bennington Ln Youngsville La 70592-4365	Jamie Bebbington Brooke Bebbington 320 Bennington Ln Youngsville La 70592-4732	
Michael Jr Hebert Leslie A Broussard-Hebert 203 Hunter Dr Youngsville La 70592-5818	Andrew Gremillion Kimberly Gremillion 320 Harton Rd Youngsville La 70592-5369	Shane J Guillot Lisa P Guillot (Estate) 320 Silver Oak Ln Broussard La	
Shane R Walter Jr & Iris David Walter PO Box 280 Youngsville La 70592-0280	G K Harper Inc Gulf Coast 7884 Wessel Rd Southern Springs La 70729-9503	Youngs Industries Inc Po Box 843 Baton Rouge La 70821-0843	
Kaye Rogers Leonard Regina Marceaux Leonard 112 Comal Ct Youngsville La 70592-5367	Stephanie Fitzgerald Clark II Kelly Clark 112 Walters Dr Youngsville La 70592	Keagan Robert Blanchard 210 Walters Dr Youngsville La 70592	
Anthony Richard Harrison Kimberly Ann Gidger Harrison 102 Harton Rd Youngsville La 70592-4369	Shawn D Nagelle Ashley Nagelle 208 Walters Dr Youngsville La 70592-6750	Mark Phonsie Lejeune Shelli M Lejeune 204 Walters Dr Youngsville La 70592-6750	
Jolly K Manger 122 Harton Rd Youngsville La 70592-4369	Brice Anthony May Kathryn Breaux May 109 Harton Rd Youngsville La 70592-4369	Carl Jesse Lorenzo Jodi Blaise Fornelli 110 Harton Dr Youngsville La 70592-4369	
John Austin Berry Jessica Smith Fabrique 117 Harton Rd Youngsville La 70592-4369	Darryl E Gilliam Jr Jerrell D Gilliam 113 Harton Rd Youngsville La 70592-4369	JuDiar Hanell Thomas Kristie Lynn Thomas 119 Harton Rd Youngsville La 70592-4369	
Dawson Mark Gremillion 111 Harton Rd Youngsville La 70592-4369	Robert Eric Garcia 115 Harton Rd Youngsville La 70592-4369	David Paul Breedlough Shelly Jeanine Breedlough 132 Harton Rd Youngsville La 70592-4369	
Renee B Marceaux Frederick M Marceaux 13341 Jamestown Estates Dr Gulfport Ms 39503-5879			

Lot Area Table	
LOT #	SQ. FT.
B42	10,628
B43	10,553
B44	6,325
B45	20,109
B46	6,534
B47	6,890
B48	6,890
B49	6,890
B50	6,890
B51	6,890
B52	6,890
B53	6,890
B54	6,890
B55	6,890
B56	6,890
B57	6,890
B58	6,890
B59	6,890
B60	6,890
B61	6,890
B62	6,890
B63	6,890
B64	6,890
B65	6,890
B66	6,890
B67	6,890

Lot Area Table	
LOT #	SQ. FT.
B68	6,890
B69	6,890
B70	6,890
B71	6,890
B72	6,890
B73	6,890
B74	6,890
B75	6,890
B76	6,890
B77	6,890
B78	6,890
B79	6,890
B80	6,890
B81	6,890
B82	6,890
B83	6,890
B84	6,890
B85	6,890
B86	6,890
B87	17,110
B88	6,019
B89	7,100
B90	6,620
B91	6,520
B92	6,520
B93	6,520
B94	6,520
B95	6,520
B96	6,520
B97	6,520
B98	6,520
B99	6,520
B100	6,520
B101	6,520
B102	6,520
B103	6,520
B104	6,520
B105	6,520
B106	6,520
B107	6,520
B108	6,520
B109	6,520
B110	6,520
B111	6,520
B112	6,520
B113	6,520

A PRELIMINARY PLAT OF

FAIRFAX SUBDIVISION PHASE 2

A RESIDENTIAL NEIGHBORHOOD DEVELOPMENT

LOCATED IN
SECTION 10, T10S - R3E
CITY OF YOUNGSVILLE
LAFAYETTE PARISH
LOUISIANA

0 60' 120'

SCALE: 1" = 60'

DATE OF PLAT:
AUGUST 3, 2020

PREPARED BY
BARRY J. BLEDSOE, PE, PLS, LLC
CIVIL ENGINEER & LAND SURVEYOR
275 RICHLAND AVENUE
LAFAYETTE, LOUISIANA 70508
TEL. (337) 235-7686