



GARNET JANE BERNARD
YOUNGVILLE, LA 70592

KESHA & MARCUS SPENCER
200 SHORE DRIVE
YOUNGVILLE, LA 70592

BELLA VISTA PARKWAY

ALISON FLURY LIGHTFOOT
SHORE DR
YOUNGVILLE, LA 70592

RAY MANUEL FLORES
100 SHORE DR
YOUNGVILLE, LA 70592

DANIEL JAMES BEFARD
100 SHORE DR
YOUNGVILLE, LA 70592

DAVID MICHAEL MANN
100 SHORE DR
YOUNGVILLE, LA 70592

BLAKE JAMES BROCKARD
100 SHORE DR
YOUNGVILLE, LA 70592

SUGAR MILL POND DEVELOPMENT, LLC
1100 CAMELLIA BLVD, SUITE 201
LAFAYETTE, LA 70508

SUGAR MILL POND-PHASE I

SHORE DRIVE (R/W VARIES)

ARC=12.95'
RADIUS=9.00'
CHORD LENGTH=11.86'
CHORD BEARING=S41° 11' 55"E

P.O.C.

WATERVIEW ROAD (R/W VARIES)

P.O.B. #2

SUGAR MILL POND-PHASE I A

SUGAR MILL POND DEVELOPMENT, LLC
1100 CAMELLIA BLVD, SUITE 201
LAFAYETTE, LA 70508

SUGAR MILL POND
MANAGEMENT COMPANY, LLC
WATERHOUSE APARTMENTS
1100 CAMELLIA BLVD, SUITE
201
LAFAYETTE, LA 70592

SUGAR MILL POND DEVELOPMENT, LLC
1100 CAMELLIA BLVD, SUITE 201
LAFAYETTE, LA 70508

SUGAR MILL POND MANAGEMENT
COMPANY, LLC VILLAGE STATION
APARTMENTS
1100 CAMELLIA BLVD, SUITE 201
LAFAYETTE, LA 70592

SUGAR MILL POND DEVELOPMENT, LLC
1100 CAMELLIA BLVD, SUITE 201
LAFAYETTE, LA 70508

BULKHEAD

O-1
0.622 ACRES

N90° 00' 00"W
133.00'

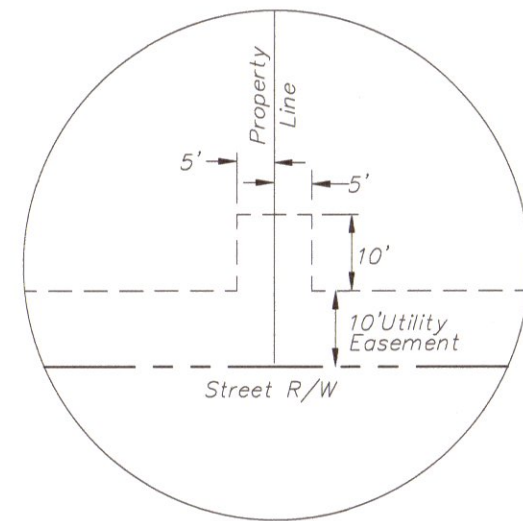
O-2
0.244 ACRES

N90° 00' 00"W
133.00'

SUGAR MILL POND DEVELOPMENT, LLC
1100 CAMELLIA BLVD, SUITE 201
LAFAYETTE, LA 70508

LEGEND

- PROPOSED UTILITY EASEMENT LINE
- RIGHTS-OF-WAY
- BOUNDARY LINES
- CL ROADWAY
- SET 1/2" IRON RODS
- DRAINAGE STRUCTURES
- CONCRETE SIDEWALKS
- CONCRETE CURB



TYPICAL UTILITY NICHE

REFERENCES

- A PRELIMINARY PLAT OF SUGAR MILL POND PHASE 17 A TND DEVELOPMENT BY BARRY BLEICHNER, PE, PLS, LLC, DATED NOVEMBER 1, 2017, ACT# 2020-46683
- A FINAL PLAT OF SUGAR MILL POND PHASE 17 DATED NOVEMBER 6, 2023, BY CHRISTIAN ARMSTRONG, PLS, ACT #2023-000376331

SETBACKS

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

SURVEY DATUM

- COORDINATE SYSTEM: U.S. STATE PLANE 1983
ZONE: LOUISIANA SOUTH 1702
DATUM: NAVD88
GEOID: D128
- BEARINGS ARE BASED OFF OF GPS OBSERVATIONS
- NO ATTEMPT HAS BEEN MADE BY THIS SURVEYOR TO VERIFY TITLE OR ACTUAL LEGAL OWNERSHIP
- THIS SURVEY PLAT DOES NOT INCLUDE RESEARCH AND LOCATION OF ALL SERVITUDES, RIGHTS OF WAY, EASEMENTS OR UTILITIES LOCATED ON THIS PROPERTY

LEGAL DESCRIPTION - LOT O-1

A CERTAIN PARCEL OF LAND BEING 0.622 ACRES SITUATED IN SECTION 12 TOWNSHIP-11-SOUTH, RANGE-4-EAST, CITY OF YOUNGVILLE, LAFAYETTE PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF WATERVIEW ROAD AND SHORE DRIVE, SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.); THENCE PROCEED SOUTH 38°54'33" WEST FOR A DISTANCE OF 40.00 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B. #1);

THENCE PROCEED SOUTH 00°00'00" EAST FOR A DISTANCE OF 194.09 FEET TO A POINT;
THENCE PROCEED NORTH 90°00'00" WEST FOR A DISTANCE OF 133.00 FEET TO A POINT;
THENCE PROCEED NORTH 00°00'00" WEST FOR A DISTANCE OF 173.36 FEET TO A POINT;
THENCE PROCEED NORTH 42°48'08" EAST FOR A DISTANCE OF 30.78 FEET TO A POINT;
THENCE PROCEED NORTH 90°00'00" EAST FOR A DISTANCE OF 11.21 FEET TO A POINT;
THENCE PROCEED NORTH 00°00'00" EAST FOR A DISTANCE OF 19.51 FEET TO A POINT;
THENCE PROCEED SOUTH 82°23'49" EAST FOR A DISTANCE OF 93.89 FEET TO A POINT;

THENCE PROCEED ALONG A CURVE HAVING AN ARC LENGTH OF 12.95 FEET, A RADIUS OF 9.00 FEET, A CHORD BEARING OF SOUTH 41°11'55" EAST AND A CHORD LENGTH OF 11.86 FEET; SAID POINT BEING THE POINT OF BEGINNING (P.O.B. #1).

LEGAL DESCRIPTION - LOT O-2

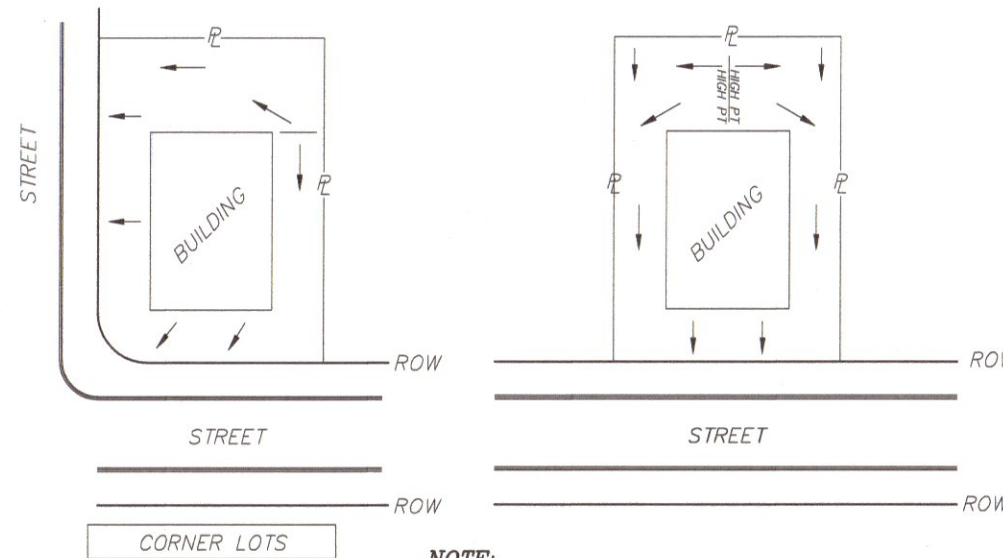
A CERTAIN PARCEL OF LAND BEING 0.244 ACRES SITUATED IN SECTION 12 TOWNSHIP-11-SOUTH, RANGE-4-EAST, CITY OF YOUNGVILLE, LAFAYETTE PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF WATERVIEW ROAD AND SHORE DRIVE, SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.); THENCE PROCEED SOUTH 38°54'33" WEST FOR A DISTANCE OF 40.00 FEET TO A POINT, THENCE PROCEED SOUTH 00°00'00" EAST FOR A DISTANCE OF 194.09 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B. #2);

THENCE PROCEED SOUTH 00°00'00" EAST FOR A DISTANCE OF 80.00 FEET TO A POINT;
THENCE PROCEED NORTH 90°00'00" WEST FOR A DISTANCE OF 133.00 FEET TO A POINT;
THENCE PROCEED NORTH 00°00'00" EAST FOR A DISTANCE OF 80.00 FEET TO A POINT;

THENCE PROCEED NORTH 90°00'00" EAST FOR A DISTANCE OF 133.00 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING (P.O.B. #2).

SITE GRADING PLAN



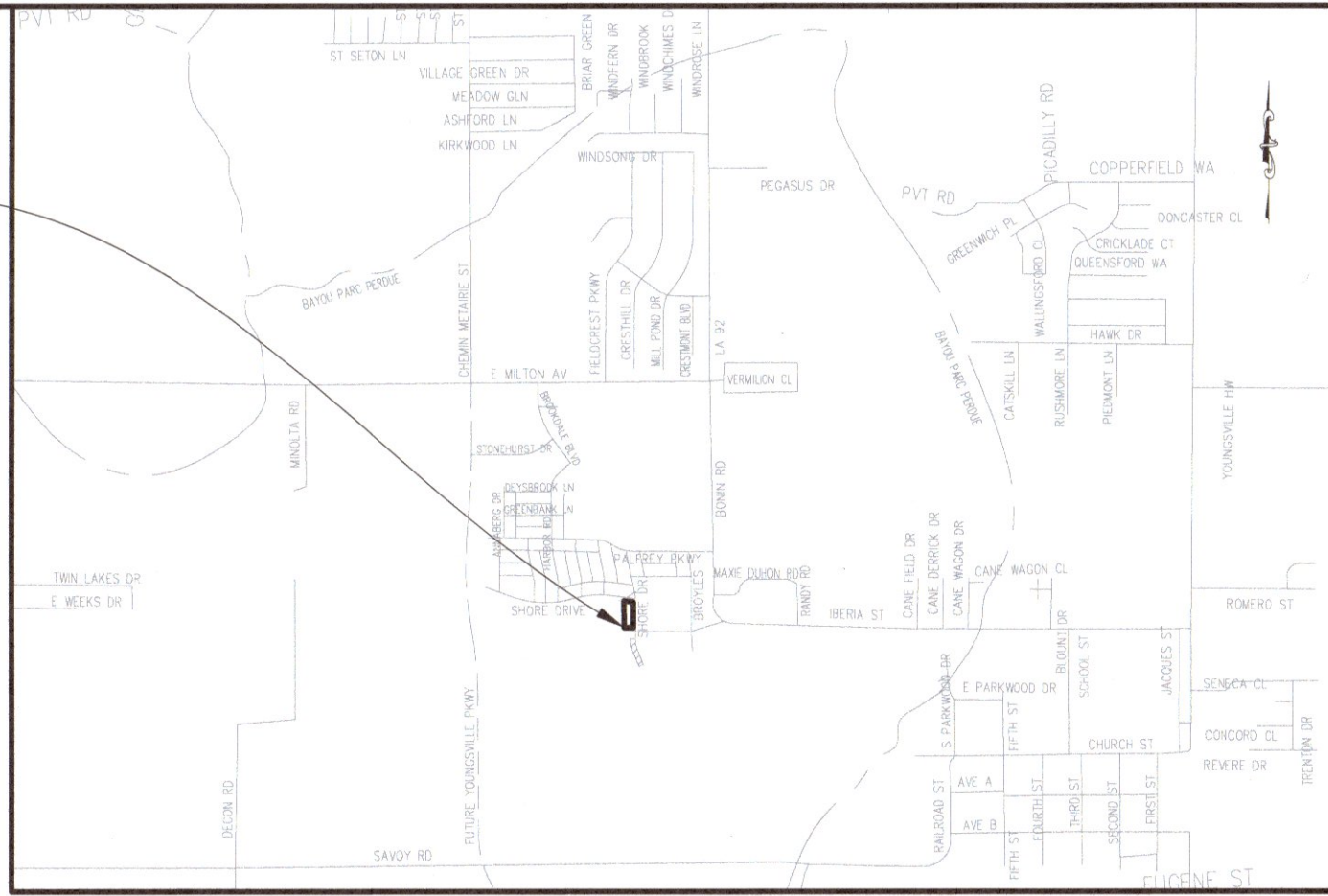
NOTE:
BUILDER SHALL BE RESPONSIBLE FOR GRADING ALL LOTS BACK TO ROADWAY.

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 2023.



K. CHRISTIAN ARMSTRONG, PLS

LOCATION OF PROPERTY



VICINITY MAP

SCALE: 1" = 2000'

FLOODMAPS

THIS PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE EFFECTIVE FLOOD INSURANCE RATE MAP NUMBER 22055C02504, DATED DECEMBER 21, 2018.

NOTE:

CONTRACTORS VERIFY SIDEWALK LOCATION IN THE FIELD.

GENERAL NOTES:

TOTAL NUMBER OF COMMERCIAL LOTS:	2
AREA OF RESIDENTIAL LOTS:	N/A
AREA OF COMMON AREA:	N/A
AREA OF RIGHT OF WAY:	N/A
TOTAL AREA OF DEVELOPMENT:	0.866 ACRES
MINIMUM LOT AREA:	0.244 SQ. FEET
MINIMUM FRONTAGE:	80.00'
COMMERCIAL AREA:	0.866 ACRES
LOT O-1 AREA:	0.622 ACRES
LOT O-2 AREA:	0.244 ACRES

TYPES OF IMPROVEMENTS

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

AN ACT OF CORRECTIONS OF THE FINAL PLAT OF SUGAR MILL POND PHASE 17

"A TND DEVELOPMENT"
CORRECTING LOT LABELS O-1 AND O-2

LOCATED IN
SECTION 12, T-11-S, R-4-E
CITY OF YOUNGVILLE
LAFAYETTE PARISH, LOUISIANA

SCALE: 1" = 10'

DATE OF PLAT:
DECEMBER 21, 2023

PREPARED BY
K. CHRISTIAN ARMSTRONG, PLS
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