



LEGAL DESCRIPTION:
 A CERTAIN TRACT OF LAND CONTAINING 6.004 ACRES, BEING SITUATED IN SECTION 14 TOWNSHIP 11-SOUTH RANGE 4-EAST, LAFAYETTE PARISH, LOUISIANA AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS:
 COMMENCING AND BEGINNING AT A FOUND D.O.T.D. MONUMENT MARKING THE NORTHERN RIGHT OF WAY OF SAVOY ROAD AND THE EASTERN RIGHT OF WAY OF VEROT SCHOOL ROAD;

THENCE, NORTH 32° 56' 42" WEST FOR A DISTANCE OF 85.20 FEET TO A SET 1/2" IRON ROD.
 THENCE, NORTH 00° 15' 14" EAST FOR A DISTANCE OF 122.30 FEET TO A FOUND 1/2" IRON ROD.
 THENCE, NORTH 89° 52' 39" EAST FOR A DISTANCE OF 134.37 FEET TO A FOUND 1/2" IRON ROD.
 THENCE, NORTH 89° 52' 58" EAST FOR A DISTANCE OF 100.09 FEET TO A FOUND 1/2" IRON ROD.
 THENCE, NORTH 00° 22' 13" EAST FOR A DISTANCE OF 106.78 FEET TO A FOUND 1/2" IRON ROD.
 THENCE, NORTH 00° 43' 11" EAST FOR A DISTANCE OF 106.60 FEET TO A FOUND 1/2" IRON ROD.
 THENCE, NORTH 89° 56' 08" EAST FOR A DISTANCE OF 177.49 FEET TO A FOUND 1/2" IRON ROD.
 THENCE, NORTH 89° 52' 35" EAST FOR A DISTANCE OF 235.66 FEET TO A FOUND 1/2" IRON ROD.
 THENCE, SOUTH 29° 58' 34" EAST FOR A DISTANCE OF 472.90 FEET TO A SET 1/2" IRON ROD.
 THENCE, NORTH 89° 52' 21" WEST FOR A DISTANCE OF 653.30 FEET TO A SET 1/2" IRON ROD.
 THENCE, SOUTH 89° 56' 45" WEST FOR A DISTANCE OF 186.81 FEET TO A FOUND D.O.T.D. MARKER, SAID MARKER BEING THE POINT OF BEGINNING (P.O.B.)

ADDITIONAL NOTES:
 1. ANY STRUCTURE ENCLOSED ON THREE OR MORE SIDES, BUILT OR PLACED ON PROPERTY IN THE ONE HUNDRED (100) YEAR FLOOD ZONE (1% ANNUAL CHANCE FLOODPLAIN, FLOOD ZONES A, AE, OR AH) AS DEPICTED ON THIS PLAT SHALL BE ELEVATED SO AS TO ENSURE THE LOWEST FLOOR OF SUCH STRUCTURE AND ALL ELECTRICAL/MECHANICAL EQUIPMENT IS LOCATED AT A MINIMUM OF ONE FOOT (1') ABOVE THE BASE FLOOD ELEVATION HEIGHT FOR THE AREA AT THAT TIME.
 2. ANY DEVELOPMENT THAT FILLS OR MODIFIES A DESIGNATED SPECIAL FLOOD HAZARD AREA MUST MITIGATE THAT DEVELOPMENT VOLUMETRICALLY.
 3. THE PROPERTY OWNER WILL NEED TO CONTACT MILTON WATER DIRECTLY WITH ANY PLANS FOR DEVELOPMENT IF WATER SERVICE WILL BE REQUIRED. THE MILTON WATER SYSTEM WILL EVALUATE THEIR NEED AND DETERMINE IF IT CAN MEET THEM.
 4. THIS DEVELOPMENT/LOT/AREA HAS BEEN APPROVED WITH AN OPEN DITCH DRAINAGE SYSTEM. THE DEVELOPMENT/LOT/AREA SHALL REMAIN OPEN DITCH AND ONLY SUBSURFACE CULVERTS REQUIRED FOR DRIVEWAYS SHALL BE PERMITTED, UNLESS OTHERWISE APPROVED BY THE LCC PW DEPARTMENT.
 5. IT IS RECOMMENDED THAT THE FINISH FLOOR ELEVATION OF ANY STRUCTURE ENCLOSED ON THREE OR MORE SIDES BE AT A MINIMUM ONE FOOT (1') HIGHER THAN THE CENTERLINE OF THE ADJACENT ROAD.
 6. EFFLUENT WILL DRAIN AS APPROVED BY THE STATE OF LOUISIANA, DEPARTMENT OF PUBLIC HEALTH.

OWNER/DEVELOPER:
 MARY KRABBE
 1316 SAVOY RD
 YOUNGVILLE LA 70592
 TEL: (337)-322-8097

UTILITIES NOTE:
 WATER: PRIVATE
 SEWER: PRIVATE WELL/ MILTON
 ELECTRIC: SLEMCO
 TELEPHONE: AT&T/COX
 GAS: CENTERPOINT

LOT NOTES:
 TOTAL NUMBER OF LOTS: 3
 MINIMUM LOT ACREAGE: 0.680
 MINIMUM LOT FRONTAGE: 296.69'
 TOTAL ACREAGE: 6.004

LEGEND:
 ● FOUND PROPERTY CORNER
 ○ SET 1/2" IRON RODS
 ○ POWER POLE
 ○ DOTS MONUMENT
 □ UTILITY PEDESTAL
 ⊕ METER
 ⊙ SEWER FEATURE
 ○ POINT OF BEGINNING
 ○ P.O.B.
 ○ POINT OF COMMENCEMENT
 ○ FND.
 ○ IRON PIPE
 ○ IRON ROD
 ○ R.O.W.
 --- EASEMENT LINES
 --- SECTION LINE
 --- OLD LOT LINES
 --- SUBJECT PROPERTY LINE
 --- ADJACENT PROPERTY LINE
 --- FENCE LINE
 --- POWERLINE (OHE)
 --- FLOODZONE LINE
 --- EDGE OF DITCH
 --- GRAVEL AREA
 --- BUILDING/STRUCTURE TO REMAIN

PRELIMINARY
 NOT BEING USED FOR CONSTRUCTION, RECORDING, RECORDATION, CONVEYANCE, SALES OR AS A BASIS FOR THE ISSUANCE OF A PERMIT

ADAM D. MECHE, P.L.S.
 PROFESSIONAL LAND SURVEYOR NO. 5079

DRAWING NAME: 24-302_BNDY.DWG
 DRAWN BY: MPF JOB NO: 24-303
 APPROVED BY: ADM DATE: 9/23/24
 REV. DATE: SHEET NO. 1 OF 1
 REV. # 1 SHEET NO. 1 OF 1
 REV. DESC. LOT ADJUST

PROJECTION: LOUISIANA SOUTH
 GEO. DATUM: NAD83 | VERT. DATUM: NAVD83 GEOID12A
 SPCS GRID UNITS: US SURVEY FEET
 SCALE: 1" = 40'

BOUNDARY SURVEY
 CREATING ARABIC TRACTS 1A, 2A & 3A
 A RESIDENTIAL SUBDIVISION
 SECTION 11 TOWNSHIP 11-SOUTH RANGE 4-EAST
 LAFAYETTE PARISH UNINCORPORATED AREA
 LOUISIANA

PIONEER SURVEYING
 822 HARDING ST SUITE 204
 LAFAYETTE, LA 70503
 337-371-5179

GENERAL NOTES:
 1. BEARINGS AND DIMENSIONS ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE, NAD 83(2011) AS DERIVED FROM GPS OBSERVATIONS. AREA CALCULATIONS HAVE BEEN MADE RELATIVE TO SAID GRID COORDINATES.
 2. FIELD WORK PERFORMED ON 07/24/2024.
 3. THIS SURVEYOR HAS MADE NO ATTEMPT REGARDING RESEARCH INTO SERVITUDE, EASEMENTS, RIGHT OF WAYS, OR PIPELINES AND SHALL NOT BE RESPONSIBLE FOR SUCH ENCUMBRANCES. IN ADDITION, NO ATTEMPT HAS BEEN MADE BY THIS SURVEYOR TO VERIFY TITLE OR ACTUAL LEGAL OWNERSHIP.
 4. THIS PLAT DOES NOT DEPICT ALL UTILITY LOCATIONS, OR EASEMENTS VISIBLE OR OF RECORD, THAT MAY EXIST ON OR ADJACENT TO PROPERTY.

5. I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND MEETS THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS UNDER A CLASS "C" SURVEY AS ADOPTED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
 6. RECORD BEARINGS OR DISTANCES SHOWN IN PARENTHESES.
 7. PROPERTY IS LOCATED AT THE INTERSECTION OF VEROT SCHOOL AND SAVOY ROAD.
 8. PROPERTY IS NOT LOCATED IN A DESIGNATED ZONING DISTRICT AND IS APPROXIMATELY 345 FEET DUE WEST OF THE YOUNGVILLE UNINCORPORATED LIMITS.

REMARKS:
 THIS TRACT HAS BEEN DETERMINED TO BE LOCATED IN FLOOD ZONES X AND A, AS INDICATED ON FLOOD INSURANCE RATE MAP NUMBER 220505001 EFFECTIVE DATE DECEMBER 21, 2018.
 2. PLAT SHOWING SURVEY OF THE BEVERLY ABSHIRE, DANIE ABSHIRE, AND ROBERT ABSHIRE LOTS AND THE SUBDIVISION OF THE CLEMENT L. ABSHIRE ESTATE, DATED 10/31/81, PREPARED BY ALDON A. LEBLANC, FILED UNDER ACT NO. 1987-38180
 3. PROPERTY IS LOCATED IN A DESIGNATED ZONING DISTRICT AND IS APPROXIMATELY 345 FEET DUE WEST OF THE YOUNGVILLE UNINCORPORATED LIMITS.
 ZONE A - A ZONE ASSOCIATED WITH PROPERTY SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD HAZARD AND CONSIDERED A SPECIAL FLOOD HAZARD AREA.

REFERENCE PLATS:
 1. A MAP OF SURVEY SHOWING A PORTION OF THE PROPERTY OF CLEMENT L. ABSHIRE, DATED 11/13/69, PREPARED BY R.W. LAURENT.
 2. PLAT SHOWING SURVEY OF THE BEVERLY ABSHIRE, DANIE ABSHIRE, AND ROBERT ABSHIRE LOTS AND THE SUBDIVISION OF THE CLEMENT L. ABSHIRE ESTATE, DATED 10/31/81, PREPARED BY ALDON A. LEBLANC, FILED UNDER ACT NO. 1987-38180
 3. PROPERTY IS LOCATED IN A DESIGNATED ZONING DISTRICT AND IS APPROXIMATELY 345 FEET DUE WEST OF THE YOUNGVILLE UNINCORPORATED LIMITS.
 ZONE A - A ZONE ASSOCIATED WITH PROPERTY SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD HAZARD AND CONSIDERED A SPECIAL FLOOD HAZARD AREA.