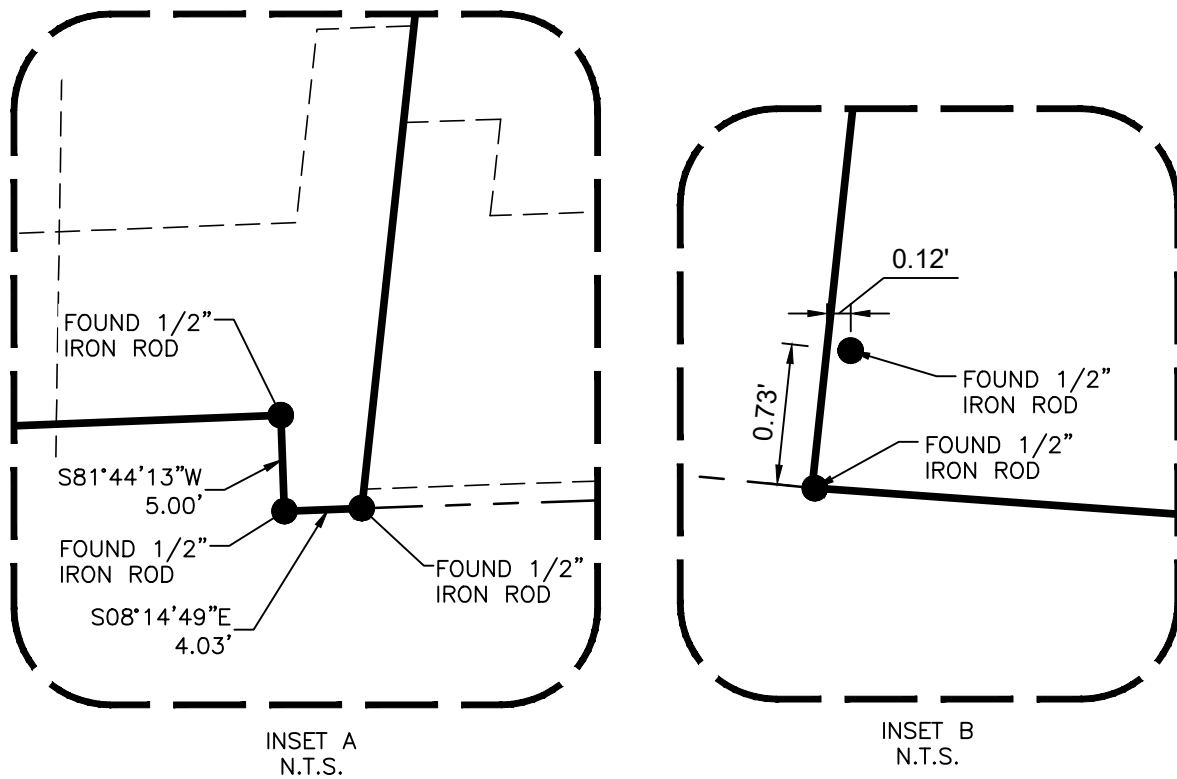


LA SOUTH 1702 NAD 1983 (2011)

SECTION 12, T11S-R4E

BELAIRE, LATIOLAIS
& ASSOCIATES, LLC
LAND SURVEYING • CONSULTING
337.288.1118 OR 337.288.8583



LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND BEING IN SECTION 12, TOWNSHIP 11 SOUTH, RANGE 4 EAST IN THE CITY OF YOUNGVILLE, LAFAYETTE PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" IRON ROD, [N: 582939.76, E: 3065054.86], ALONG THE EASTERN RIGHT OF WAY LINE OF CHEMIN METAIRIE PARKWAY, THAT PARTICULAR POINT ALSO BEING KNOWN AS THE POINT OF BEGINNING (P.O.B.).

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3,457.00 FEET (HAVING A CURVE BEARING OF SOUTH 07°41'19" EAST AND A CHORD DISTANCE OF 70.78 FEET) A DISTANCE OF 70.78 FEET TO A SET 5/8" IRON ROD.

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3,457.00 FEET (HAVING A CURVE BEARING OF SOUTH 05°48'37" EAST AND A CHORD DISTANCE OF 149.80 FEET) A DISTANCE OF 149.82 FEET TO A SET 5/8" IRON ROD.

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3,457.00 FEET (HAVING A CURVE BEARING OF SOUTH 03°12'51" EAST AND A CHORD DISTANCE OF 159.81 FEET) A DISTANCE OF 159.79 FEET TO A FOUND 1/2" IRON ROD.

THENCE NORTH 89°56'22" WEST, A DISTANCE OF 417.34 FEET TO A FOUND 1/2" IRON ROD;

THENCE NORTH 06°02'42" WEST, A DISTANCE OF 160.93 FEET TO A SET 5/8" IRON ROD;

THENCE NORTH 06°02'42" WEST, A DISTANCE OF 149.87 FEET TO A SET 5/8" IRON ROD;

THENCE NORTH 06°02'42" WEST, A DISTANCE OF 140.82 FEET TO A SET 5/8" IRON ROD;

THENCE NORTH 06°02'42" WEST, A DISTANCE OF 222.66 FEET TO A FOUND 1/2" IRON ROD;

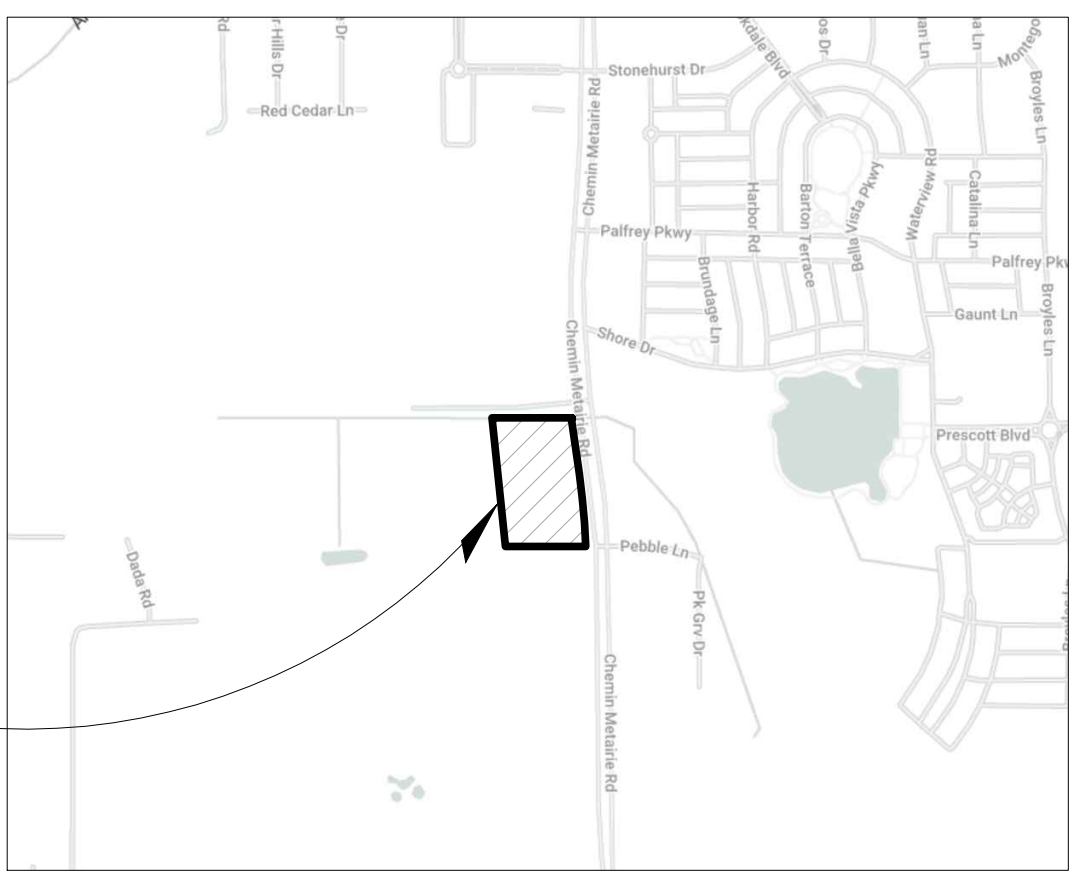
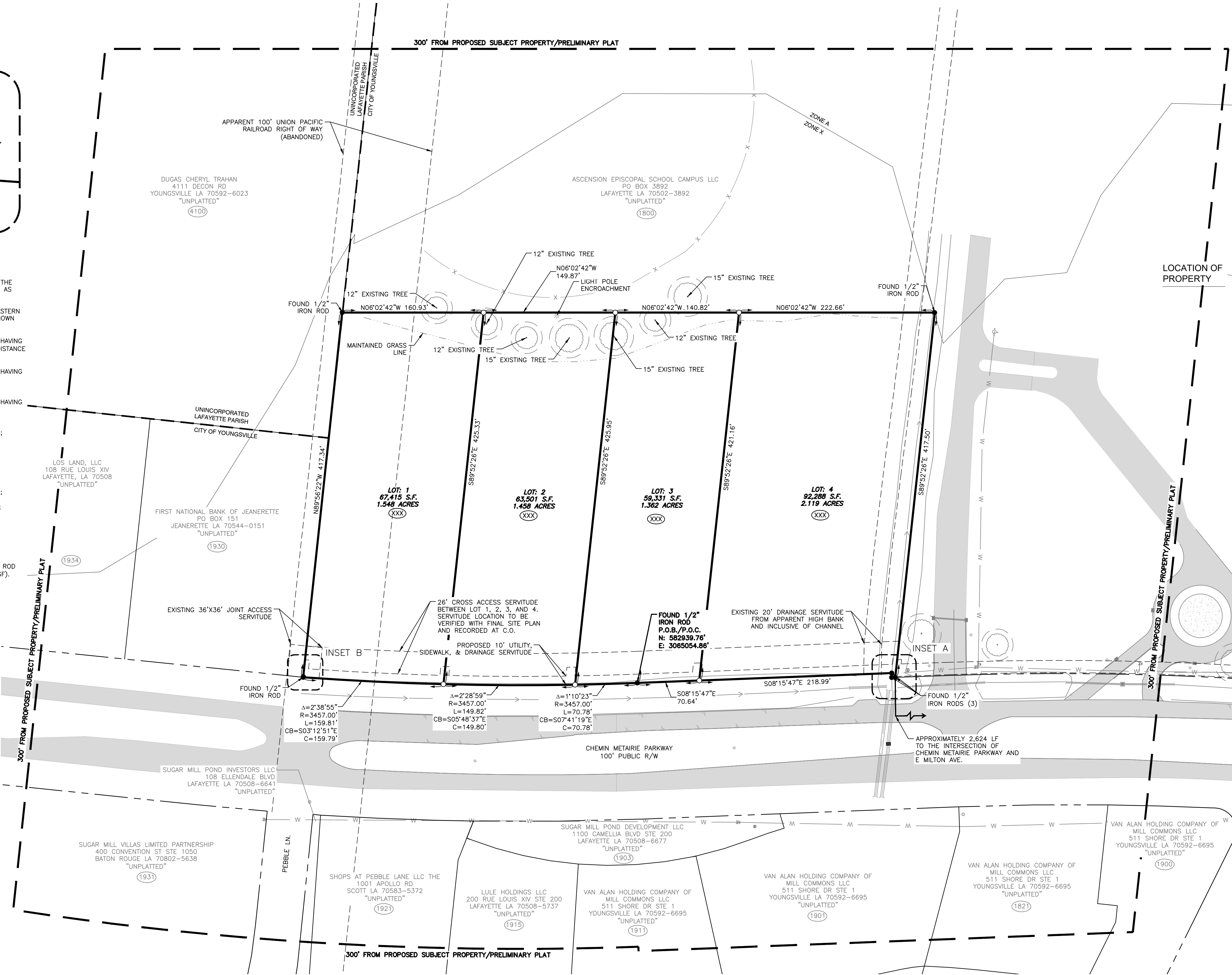
THENCE SOUTH 89°52'26" EAST, A DISTANCE OF 417.50 FEET TO A FOUND 1/2" IRON ROD;

THENCE SOUTH 08°14'49" EAST, A DISTANCE OF 4.03 FEET TO A FOUND 1/2" IRON ROD;

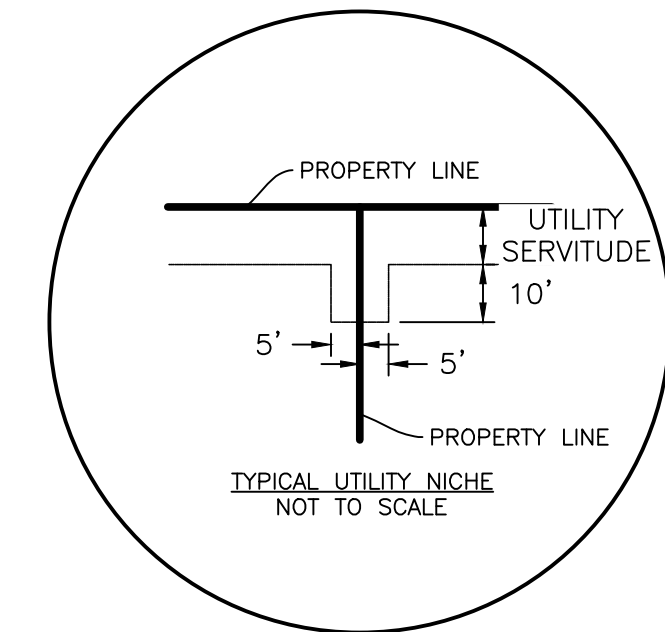
THENCE SOUTH 81°44'13" WEST, A DISTANCE OF 5.00 FEET TO A FOUND 1/2" IRON ROD;

THENCE SOUTH 08°15'47" EAST, A DISTANCE OF 218.99 FEET TO A SET 5/8" IRON ROD;

THENCE SOUTH 08°15'47" EAST, A DISTANCE OF 70.64 FEET BACK TO A FOUND 1/2" IRON ROD BEING THE P.O.B. (POINT OF BEGINNING) CONTAINING AN AREA OF 6.486 ACRES (282,536 SF).



VICINITY MAP
1000' 500' 0' 1000' 2000'
GRAPHIC SCALE: 1" = 1000'



LEGEND

- SET 5/8" IRON ROD
- FOUND IRON ROD (SIZED NOTED AT LOCATION)
- PROPERTY LINE
- - - RIGHT OF WAY LINE
- - - SERVITUDE/EASEMENT LINE
- XXX MUNICIPAL ADDRESS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

OWNER/DEVELOPER

YOUNG'S INDUSTRIES
P.O. BOX 842
BATON ROUGE LA 70821-0842

UTILITIES

SEWER: CITY OF YOUNGVILLE
WATER: CITY OF YOUNGVILLE
ELECTRIC: SLEMCO

BUILDING SETBACKS

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

PRELIMINARY PLAT
SHOWING A SUBDIVISION OF
TRACT A
OF
YOUNG'S INDUSTRIES INC
BEING
PARADISE PLAZA
"A COMMERCIAL DEVELOPMENT"
LOCATED IN
SECTION 12, T11S-R4E
CITY OF YOUNGVILLE
LAFAYETTE PARISH, LOUISIANA
SCALE: 1" = 60' DATE: MARCH 4, 2024

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

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION, CONVEYANCE
OR RECORDATION PURPOSES

KERRY M. SIMON
PROFESSIONAL LAND SURVEYOR
LA. LICENSE NO. 5195
1053 BOCK HUVAL RD
BREAUX BRIDGE, LA 70517

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY
PERFORMED UNDER MY SUPERVISION AND GUIDANCE AND IN
ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE
AS STIPULATED IN THE RULES OF PROFESSIONAL CONDUCT
SET FORTH BY THE L.S.B.P.E.L.S. AND CONFORMING TO
THE CLASS C SURVEY DESCRIBED THEREIN.

NUMBER OF LOTS	4
MINIMUM LOT FRONTAGE	143.40'
TYPE OF STREET	PUBLIC
TOTAL AREA OF DEVELOPMENT	6.486 ACRES

GENERAL NOTES

1. RESEARCH OF UTILITY AND OTHER EASEMENTS NOT INCLUDED IN THIS SURVEY. PROPERTY MAY BE SUBJECT TO RIGHT-OF-WAYS, SERVITUDES AND/OR EASEMENTS THAT ARE NOT SHOWN ON THIS PLAT. NO TITLE SEARCH HAS BEEN PERFORMED BY THE SURVEYOR NOR HAS ANY ADDITIONAL INFORMATION BEEN SUPPLIED.

2. BEARINGS ARE GRID ON THE LOUISIANA COORDINATE SYSTEM, SOUTH ZONE NAD 1983 (2011, EPOCH:2010) BASED ON GPS OBSERVATIONS.

3. SIZE AND TYPE OF EXISTING TREES SEE REFERENCE PLAT #1.

FLOOD NOTES

THIS PROPERTY IS SITUATED IN ZONE "X" AS PER FLOOD INSURANCE RATE MAP 22055C0250J, EFFECTIVE DATE OF DECEMBER 21, 2018.

REFERENCE PLATS

1. REFERENCE PLAT SHOWING PROPERTY BELONGING TO YOUNG'S INDUSTRIES, INC. PREPARED BY C & R LAND SURVEYING, LLC DATED MAY 16, 2023.

2. REFERENCE PLAT OF SURVEY OF PROPERTY OWNED BY YOUNG'S INDUSTRIES, INC. TO BE DONATED TO COMMUNITY FOUNDATION OF ACADIANA FOR ASCENSION EPISCOPAL SCHOOL, PREPARED BY DUBROC ENGINEERING, INC. DATED MAY 23, 2007 AND RECORDED UNDER ACT NO. 2007-38637.

3. REFERENCE A SUBDIVISION PLAT OF THE NORTHERN EASTERN MOST 2.53 ACRES OF TRACT 11 INTO TRACT 1A AND 1B OF TRACT 11 PREPARED BY K. CHRISTIAN ARMSTRONG PLS DATED DECEMBER 14, 2021 AND RECORDED UNDER ACT NO. 2022-36413.

4. REFERENCE PLAT SHOWING PROPERTY OF HAROLD JAMES AND DELLA D. TRAHAN PREPARED BY TIMOTHY L. COLLINS, P.L.S. DATED SEPTEMBER 10, 2008 AND RECORDED UNDER ACT NO. 2008-45306.

5. REFERENCE PLAT OF SURVEY SHOWING RIGHT OF WAY TO BE ACQUIRED BY THE TOWN OF YOUNGVILLE FROM YOUNG'S INDUSTRIES, INC. PREPARED BY RYAN J. FUSELIER, P.L.S. DATED MAY 2, 2006 AND RECORDED UNDER ACT NO. 2006-31615.