

- LEGEND**
- BOUNDARY
  - EXISTING UTILITIES EASEMENT
  - EXISTING CENTER LINE OF ROAD
  - CENTER LINE OF DITCH
  - TOP BANK OF DITCH
  - FOUND 1/2" IRON ROD

**DEVELOPMENT NOTE**

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

**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

**LEGAL DESCRIPTION A-3-B**

A CERTAIN PARCEL OF LAND BEING 1.40 ACRES SITUATED IN SECTION 7, TOWNSHIP-11-SOUTH, RANGE-5-EAST, CITY OF YOUNGVILLE, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE INTERSECTION OF BROYLES STREET AND GAUNT LANE, SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.), THENCE PROCEED ALONG A BEARING OF SOUTH 30°29'29" EAST FOR A DISTANCE OF 53.29 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B. 1);

THENCE PROCEED ALONG A BEARING OF NORTH 89° 48' 09" EAST FOR A DISTANCE OF 183.23 FEET TO A POINT, THENCE PROCEED ALONG A BEARING OF SOUTH 00° 11' 51" EAST FOR A DISTANCE OF 65.18 FEET TO A POINT, THENCE PROCEED ALONG A BEARING OF SOUTH 03° 44' 00" WEST FOR A DISTANCE OF 101.42 FEET TO A POINT, THENCE PROCEED ALONG A BEARING OF SOUTH 03° 44' 00" WEST FOR A DISTANCE OF 123.01 FEET TO A POINT, THENCE PROCEED ALONG A BEARING OF SOUTH 00° 04' 50" EAST FOR A DISTANCE OF 57.11 FEET TO A POINT, THENCE PROCEED ALONG A BEARING OF NORTH 90° 00' 00" WEST FOR A DISTANCE OF 168.91 FEET TO A POINT, THENCE PROCEED ALONG A BEARING OF NORTH 90° 00' 00" EAST FOR A DISTANCE OF 179.86 FEET TO A POINT, THENCE PROCEED ALONG A BEARING OF NORTH 90° 00' 00" WEST FOR A DISTANCE OF 161.39 FEET TO A POINT,

THENCE PROCEED TO A POINT ALONG A CURVE HAVING A RADIUS OF 1,028 FEET, AN ARC LENGTH OF 4.36 FEET, A CHORD LENGTH OF 4.36 FEET, AND A CHORD BEARING OF NORTH 00°03'14" WEST, SAID POINT BEING THE POINT OF BEGINNING (P.O.B. 1).

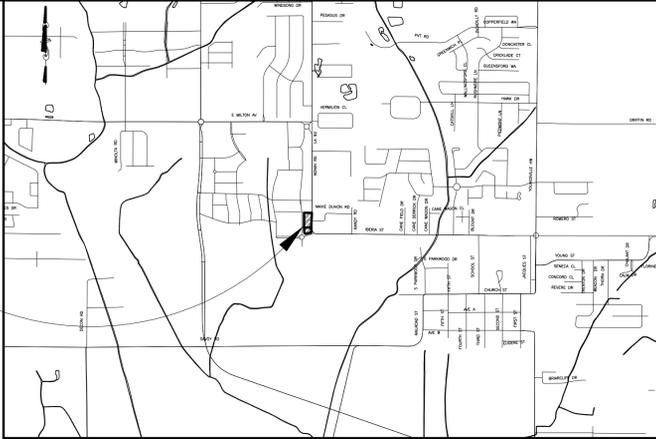
**LEGAL DESCRIPTION A-4**

A CERTAIN PARCEL OF LAND BEING 0.51 ACRES SITUATED IN SECTION 7, TOWNSHIP-11-SOUTH, RANGE-5-EAST, CITY OF YOUNGVILLE, LAFAYETTE PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE INTERSECTION OF BROYLES STREET AND GAUNT LANE, SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.), THENCE PROCEED ALONG A BEARING OF SOUTH 30°29'29" EAST FOR A DISTANCE OF 53.29 FEET TO A POINT, THENCE PROCEED ALONG A CURVE HAVING A RADIUS OF 1028.00 FEET, AN ARC LENGTH OF 4.36 FEET, A CHORD LENGTH OF 4.36 FEET, AND A CHORD BEARING OF SOUTH 00°03'14" EAST, THENCE PROCEED ALONG A BEARING OF SOUTH 00°00'00" EAST FOR A DISTANCE OF 179.86 FEET, SAID POINT BEING THE POINT OF BEGINNING (P.O.B. 2);

THENCE PROCEED ALONG A BEARING OF NORTH 00° 00' 00" EAST FOR A DISTANCE OF 168.91 FEET TO A POINT, THENCE PROCEED ALONG A BEARING OF SOUTH 00° 04' 50" EAST FOR A DISTANCE OF 90.31 FEET TO A POINT, THENCE PROCEED ALONG A CURVE HAVING A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 34.65 FEET, A CHORD LENGTH OF 33.58 FEET, AND AN CHORD BEARING OF SOUTH 24°29'39" WEST, TO A POINT; THENCE PROCEED ALONG A BEARING OF SOUTH 76° 30' 31" WEST FOR A DISTANCE OF 106.41 FEET TO A POINT, THENCE PROCEED ALONG A CURVE HAVING A RADIUS OF 37.50 FEET, AN ARC LENGTH OF 65.29 FEET, A CHORD LENGTH OF 57.35 FEET, AND AN CHORD BEARING OF SOUTH 53°37'09" EAST, TO A POINT; THENCE PROCEED ALONG A BEARING OF NORTH 03° 44' 51" WEST FOR A DISTANCE OF 83.82 FEET TO A POINT,

THENCE PROCEED ALONG A BEARING OF NORTH 00° 00' 00" WEST FOR A DISTANCE OF 28.03 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B. 2).

**LOCATION OF PROPERTY**



SCALE: 1" = 2000'

**GENERAL NOTES**

TOTAL NUMBER OF LOTS:	2
OLD AREA OF LOT A3B:	0.69 ACRES
OLD AREA OF LOT A4:	1.22 ACRES
NEW AREA OF LOT A3B:	1.40 ACRES
NEW AREA OF LOT A4:	0.51 ACRES
MINIMUM LOT FRONTAGE:	124.96'
STREETS:	EXISTING, PUBLIC, ASPHALT
WATER:	CITY OF YOUNGVILLE
SEWER:	CITY OF YOUNGVILLE
ELECTRIC:	ENERGY

**SURVEY NOTES**

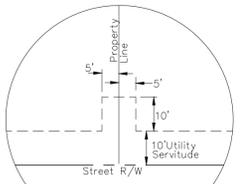
- COORDINATE SYSTEM: U.S. STATE PLANE 1983  
 ZONE: LOUISIANA SOUTH 1702  
 DATUM: NAVD88  
 GEOID: 0128
- BEARINGS ARE BASED OFF OF GPS OBSERVATIONS
- NO ATTEMPT HAS BEEN MADE BY THIS SURVEYOR TO VERIFY TITLE OR ACTUAL LEGAL OWNERSHIP
- THIS SURVEY PLAT DOES NOT INCLUDE RESEARCH AND LOCATION OF ALL SERVIDES, RIGHTS OF WAY, EASEMENTS OR UTILITIES LOCATED ON THIS PROPERTY

**PROPERTY OWNER/ADDRESS**

SUGAR MILL POND DEVELOPMENT LLC  
 1100 CAMELLIA BLVD STE 200  
 LAFAYETTE, LA 70508

**REFERENCE PLATS**

- A FINAL PLAT OF SUGAR MILL POND PHASE 2, A RESIDENTIAL AND COMMERCIAL DEVELOPMENT, BY BARRY J BLEICHER, DATED JULY 30, 2007. ACT#2007-36574
- A BOUNDARY LINE ADJUSTMENT BETWEEN LOTS A-2-A AND A-2-B SUGAR MILL POND PHASE 2 A RESIDENTIAL AND COMMERCIAL DEVELOPMENT, BY BARRY BLEICHER, DATED AUGUST 1, 2016.
- A RE-PLAT OF LOT A-3 INTO A-3-A AND A-3-B SUGAR MILL POND PHASE 2 A COMMERCIAL DEVELOPMENT, BY BARRY J. BLEICHER, DATED APRIL 25, 2016, ACT#2016-14457



TYPICAL UTILITY NICHE

**A BOUNDARY LINE ADJUSTMENT OF LOT A-3-B AND LOT A-4 OF SUGAR MILL POND PHASE 2 A RESIDENTIAL AND COMMERCIAL SUBDIVISION**

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

SCALE: 1" = 40'

DATE OF PLAT: DECEMBER 19, 2023

PREPARED BY K. CHRISTIAN ARMSTRONG, PLS LAND SURVEYOR 430 RICHLAND AVENUE LAFAYETTE, LOUISIANA 70508 TEL. (225) 939-2773 EMAIL: CHRISTIAN@RJDDEVELOPERS.COM



K. CHRISTIAN ARMSTRONG, PLS

PRC ADDITIO

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 SHREVEPORT, LA 71101

YOUNGS INDUSTRIES INC  
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 BATON ROUGE, LA 70821

COMEAX SIX RENTALS LLC  
 2817 BONIN RD  
 YOUNGVILLE, LA 70592

CITY OF YOUNGVILLE  
 305 IBERIA ST  
 YOUNGVILLE, LA 70592

COMEAX SIX RENTALS LLC  
 2817 BONIN RD  
 YOUNGVILLE, LA 70592

BETTY A BROUSSARD  
 2813 BONIN RD  
 YOUNGVILLE, LA 70592

CLINT P DUTIL DDS LLC  
 2814 BONIN RD  
 YOUNGVILLE, LA 70592

MISSIE ANN MIGUES DROUANT  
 1013 NELSON RD  
 SAINT MARTINVILLE, LA 70582

SANDERS GERALD DERISE  
 901 BROYLES ST  
 YOUNGVILLE, LA 70592

THE VISION CLINIC LLC  
 207 ISAAH DR  
 LAFAYETTE, LA 70508

SUGAR MILL POND INVESTORS LLC  
 108 ELLENDALE BLVD  
 LAFAYETTE, LA 70508