

VICINITY MAP
0 2000' 4000'
SCALE: 1" = 2000'

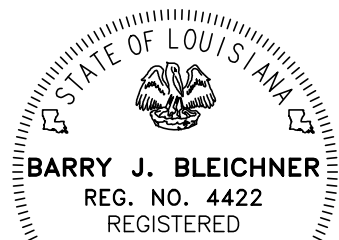
LEGAL DESCRIPTION - LOT 1A

A CERTAIN PARCEL OF LAND BEING 11.284 ACRES SITUATED IN SECTION 18 TOWNSHIP-11-SOUTH, RANGE-9-EAST, CITY OF YOUNGVILLE, LAFAYETTE PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF ROADWAYS FOR CHEMIN METAIRIE PARKWAY AND DETENTE ROAD, THENCE SOUTH 22°05'55" EAST FOR A DISTANCE OF 132.03 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING #1 (P.O.B.#1);
THENCE PROCEED SOUTH 70°56'14" EAST FOR A DISTANCE OF 636.88 FEET;
THENCE PROCEED SOUTH 19°55'28" WEST FOR A DISTANCE OF 678.86 FEET;
THENCE PROCEED NORTH 89°08'35" WEST FOR A DISTANCE OF 612.17 FEET;
THENCE PROCEED NORTH 13°09'42" EAST FOR A DISTANCE OF 773.27 FEET;
THENCE PROCEED SOUTH 77°02'12" EAST FOR A DISTANCE OF 10.27 FEET;
THENCE PROCEED NORTH 13°09'48" EAST FOR A DISTANCE OF 80.21 FEET;
THENCE PROCEED NORTH 77°34'58" EAST FOR A DISTANCE OF 38.30 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING #1 (P.O.B.#1).

LEGAL DESCRIPTION - LOT 2A

A CERTAIN PARCEL OF LAND BEING 5.281 ACRES SITUATED IN SECTION 18 TOWNSHIP-11-SOUTH, RANGE-9-EAST, CITY OF YOUNGVILLE, LAFAYETTE PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF ROADWAYS FOR CHEMIN METAIRIE PARKWAY AND DETENTE ROAD, THENCE SOUTH 22°05'55" EAST FOR A DISTANCE OF 132.03 FEET; THENCE SOUTH 70°56'14" EAST FOR A DISTANCE OF 1,004.91 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING #2 (P.O.B.#2);
THENCE SOUTH 70°56'14" EAST FOR A DISTANCE OF 367.82 FEET;
THENCE SOUTH 19°55'28" WEST FOR A DISTANCE OF 557.27 FEET;
THENCE NORTH 89°08'35" WEST FOR A DISTANCE OF 389.12 FEET;
THENCE SOUTH 19°55'28" WEST FOR A DISTANCE OF 678.86 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING #2 (P.O.B.#2).

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 AT THE TIME OF THIS SURVEY.



BARRY J. BLEICHNER, PLS

REFERENCES

- MAP OF SURVEY SHOWING PROPERTY OF YOUNG'S INDUSTRIES, INC. PREPARED BY BARRY BLEICHNER DATED AUGUST 28, 2008.
- PLAT OF SURVEY SHOWING RIGHT OF WAY TO BE ACQUIRED BY THE TOWN OF YOUNGVILLE FROM YOUNG'S INDUSTRIES, INC. PREPARED BY C.H. FENSTERMAKER & ASSOCIATES, LLC DATED OCTOBER, 2005, LAST REVISED 05-02-06
- A REVISED FINAL PLAT OF CHEMIN METAIRIE COMMERCIAL PARK PHASE 2 PREPARED BY BRIAN RONKARTZ DATED NOVEMBER 29, 2018.

SURVEY DATUM

- COORDINATE SYSTEM: U.S. STATE PLANE 1983
ZONE: LOUISIANA SOUTH 1702
DATUM: NAVD88
GEOID 012A
- BEARINGS ARE BASED OFF OF GPS OBSERVATIONS

FLOODMAPS

THIS PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO THE EFFECTIVE FLOOD INSURANCE RATE MAP NUMBER 2055C0250J, DATED DECEMBER 21, 2018

ANY STRUCTURE, ENCLOSED ON THREE OR MORE SIDES BUILT WITHIN THE 100 YEAR FLOOD ZONE SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION SET AT THE HIGHER VALUE OF EITHER ONE FOOT ABOVE THE BASE FLOOD ELEVATION OR TWO FEET ABOVE THE ROAD CENTERLINE'S ELEVATION, BOTH DETERMINED AT THE TIME OF CONSTRUCTION

ENCROACHMENTS, WHICH INCLUDE FILL, NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENT, & OTHER DEVELOPMENTS, ARE PROHIBITED UNLESS CERTIFICATION BY A PROFESSIONAL REGISTERED ENGINEER OR ARCHITECT IS PROVIDED DEMONSTRATING THAT ENCROACHMENTS SHALL NOT RESULT IN ANY INCREASE IN FLOOD LEVELS WITHIN THE COMMUNITY DURING OCCURRENCE OF THE BASE FLOOD DISCHARGE.

TYPES OF IMPROVEMENTS

STREETS: EXISTING ASPHALT, CURB & GUTTER SIDEWALKS TO BE REQUIRED
WATER: CITY OF YOUNGVILLE
SEWER: CITY OF YOUNGVILLE
ELECTRIC: SLEMC0
TELEPHONE: AT&T
CABLE TV: COX COMMUNICATIONS
GAS: AT&T

GENERAL PLAT NOTES

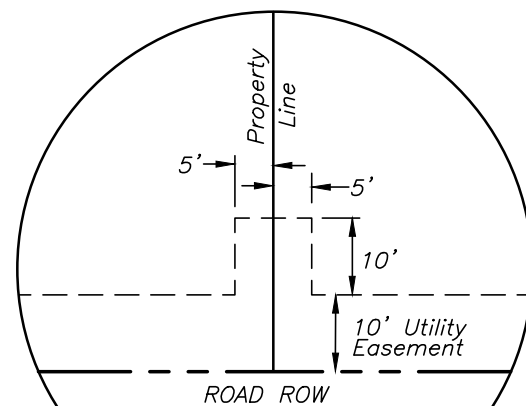
- THIS SURVEY AND PLAT DOES NOT INCLUDE THE RESEARCH, INVESTIGATION AND LOCATION OF ALL SERVITUDES, RIGHTS OF WAY, EASEMENTS OR UTILITIES ON THIS PROPERTY.
- NO ATTEMPT HAS BEEN MADE BY THIS SURVEYOR TO VERIFY TITLE OR ACTUAL LEGAL OWNERSHIP
- ALL LOTS PURCHASES SHALL REFER TO THE CITY OF YOUNGVILLE PRELIMINARY PLAT APPROVAL LETTER DATED OCTOBER 4, 2018 AND JUNE 24, 2020.
- PRIOR TO OBTAINING BUILDING PERMITS, CONDITIONS OF THE PRELIMINARY PLAT APPROVAL LETTER SHALL BE MET.
- ALL DRIVEWAYS SHALL BE APPROVED BY THE CITY OF YOUNGVILLE
- SIDEWALKS ARE REQUIRED ALONG ALL CITY STREETS.

MINIMUM BUILDING SETBACKS

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

LEGEND

EASEMENTS
RIGHT OF WAY
GAS PIPELINE
LOT LINE
BOUNDARY
SET 1/2" IRON ROD
FOUND CORNER (SEE CORNERS ON PLAT FOR DESCRIPTION)
LAKE AREAS/COMMON AREAS/PRIVATE DRAINAGE SERVITUDES
PUBLIC DRAINAGE SERVITUDES



TYPICAL UTILITY NICHE

OWNER
YOUNG'S INDUSTRIES, INC.
PO BOX 842
BATON ROUGE, LA 70821

A BOUNDARY LINE ADJUSTMENT

ELIMINATING LOTS 1 & 2
AND CREATING LOTS 1-A & 2-A

CHEMIN METAIRIE
COMMERCIAL PARK - PHASE II
A COMMERCIAL DEVELOPMENT

LOCATED IN
SECTION 18, TOWNSHIP 11 SOUTH, RSE
CITY OF YOUNGVILLE
LAFAYETTE PARISH
LOUISIANA

0 100' 200'
SCALE: 1" = 100'

DATE OF PLAT:
APRIL 11, 2022

PREPARED BY
BARRY J. BLEICHNER, PLS, LLC
CIVIL ENGINEER & LAND SURVEYOR
321 RICHLAND AVENUE
LAFAYETTE, LOUISIANA 70508