

UNPLATTED
LAFAYETTE PARISH SCHOOL BOARD
113 CHAPLIN DR.
LAFAYETTE, LA 70508

UNPLATTED
CAROLYN CAVALIERE
2200 PEARSON WAY
ROUND ROCK, TX 78665

(ACT NO.
CAJUN MOBILE HOME PARK, INC &
CAJUN COUNTRY MOBILE HOME PARK
ATTN: YVONNE TRIPP
PO BOX 52388
LAFAYETTE, LA 70505-2388

UNPLATTED
ACADIANA GOLF, LLC
100 CLUB DR.
BROUSSARD, LA 70518-6103

UNPLATTED
PATRICIA ANN DUGAS FRIEDMAN
1055 MASON RD
ARNAUVILLE, LA 70512-4324

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PATRICIA ANN DUGAS FRIEDMAN
1055 MASON RD
ARNAUVILLE, LA 70512-4324

TRACT 3A-1
THOMAS & ARLENE GRANGER
107 MISSION HILLS DR.
BROUSSARD, LA 70518

(ACT NO. 1999-36196)
CLIFFORD J. MYERS &
BARBARA C. MYERS
238 VIAULET RD
YOUNGVILLE, LA 70592-6108

- REFERENCE PLATS:
- PLAT FOR CAJUN MOBILE HOME WATER WELL SITE BY: TRAVIS P. LAURENT, P.L.S. DATED: JANUARY 20, 2016 (ACT NO. 2016-5615)
 - PLAT FOR RIGHT OF WAY - CHEMIN METAIRIE PARKWAY BY: DOUGLAS A. DOMINGUE, P.L.S. DATED: JANUARY 7, 2010 (ACT NO. 2011-8916)
 - PLAT FOR HEIRS OF CORNELIUS PROVOST BY: TIMOTHY L. COLLINS, P.L.S. DATED: JUNE 7, 2010
 - PLAT FOR LETRIOMPE TRACT K, PHASE I BY: PAUL L. MIERS, P.L.S. DATED: FEBRUARY 21, 2005 (ACT NO. 2005-12862)
 - PLAT SHOWING A BOUNDARY AGREEMENT BETWEEN PATRICIA DUGAS, CLIFFORD J. MEYERS & DEAN J. DUGAS BY: RODNEY A. NAYLOR, P.L.S. DATED: JANUARY 5, 2005 (ACT NO. 2005-7890)
 - PLAT FOR CLIFFORD J. MEYERS BY: ALDON A. LEBLANC, P.L.S. DATED: FEBRUARY 4, 1999 (ACT NO. 1999-9407)
 - PLAT FOR DEAN J. DUGAS BY: M. J. BREAU, P.L.S. DATED: MARCH 18, 1987 (ACT NO. 1987-15989)
 - PLAT FOR GLADYS GIROUARD DUGAS BY: FRED L. COLOMB, P.L.S. DATED: AUGUST 18, 1978 (ACT NO. 1980-5874)
 - PLAT FOR ESTATE OF MR. AND MRS. GEORGE GIROUARD BY: FRED L. COLOMB, P.L.S. DATED: NOVEMBER 30, 1973 (ACT NO. 1975-648042)
 - PLAT FOR C. J. ALLET BY: V. E. SMITH, P.L.S. DATED: FEBRUARY 19, 1945

NOTES:
BEARINGS ARE BASED ON THE LOUISIANA COORDINATE SYSTEM OF 1983 (CORS 96), SOUTH ZONE.
A BOUNDARY LINE AGREEMENT SHOULD BE SIGNED WITH ADJACENT PROPERTY OWNERS.
DRAINAGE DETENTION WILL BE REQUIRED FOR FUTURE IMPROVEMENTS. PRE-EXISTING RUNOFF SHALL BE BASED UPON EXISTING IMPROVEMENTS SHOWN ON THIS PLAT. THE OWNER WILL BE REQUIRED TO SUBMIT A DRAINAGE ANALYSIS WITH DETENTION FACILITIES DESIGNED FOR 25 YEAR STORM IN ACCORDANCE WITH CITY OF YOUNGVILLE DRAINAGE REGULATIONS AT SUCH TIME AS DEVELOPMENT OCCURS.
SIDEWALKS ARE REQUIRED ALONG ALL CITY STREETS.
EFFLUENT WILL DRAIN TO GIREER ROAD OR VIAULET ROAD, PUBLIC STREETS MAINTAINED BY THE CITY OF YOUNGVILLE.
THIS SURVEY WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
MONTAGNET & DOMINGUE, INC IS NOT RESPONSIBLE FOR ANY EASEMENT, RIGHTS OF WAY OR SERVITUDE'S NOT SHOWN. THIS FIRM HAS DONE NO PUBLIC RECORDS SEARCH TO LOCATE SUCH ITEMS OF RECORD.
PLEASE BE ADVISED, IF GREATER THAN FIFTEEN (15) LOTS ARE DEVELOPED ALONG THE PRIVATE STREET, A COMMUNITY TYPE SEWERAGE DISPOSAL SYSTEM MAY BE REQUIRED, AND ALL LOTS AND/OR UNITS SHALL BE CONNECTED TO SAID SYSTEM.
FLOOD NOTE:
THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED: DECEMBER 21, 2018 (ZONE X) Panel No. 22055C 0275J.

MINIMUM BUILDING SETBACKS

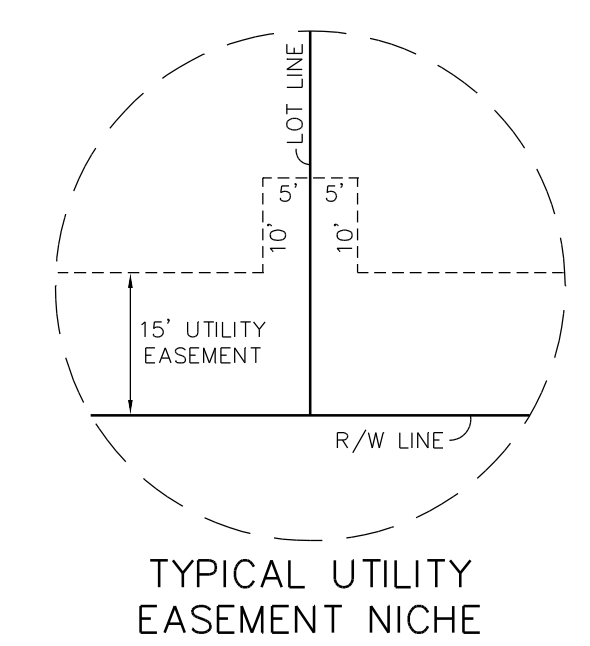
FRONT	100'
SIDE	10'
REAR	20'

TYPES OF IMPROVEMENTS

WATER	WATER WELL
SEWER	INDIVIDUAL SEWER PACKAGE
ELECTRIC	SLEMCO
TELEPHONE	BELL SOUTH
DRAINAGE	OPEN DITCH (EXISTING)
ROADWAY	EXISTING ASPHALT

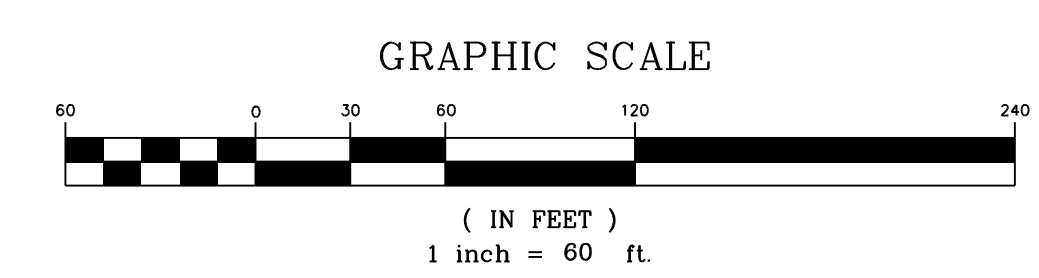
GENERAL NOTES

TOTAL NUMBER OF LOTS	6
TOTAL AREA OF DEVELOPMENT	15.81 ACRES
MINIMUM FRONTAGE	184.84'
MINIMUM LOT SIZE	2.40 ACRES
	MUNICIPAL ADDRESS



FOR REVIEW

OWNER/APPLICANT
BEVERLY HERNANDEZ KIMBALL
222 MORELAN DR
LAFAYETTE, LA 70507
(337) 277-8940



A FINAL MAP OF SURVEY SHOWING A PARTITION OF TRACT 1, ESTATE OF MR. AND MRS. GEORGE GIROUARD, CREATING TRACTS 1-A, 1-B, 1-C, 1-D, 1-E & 1-F, MR. AND MRS. GEORGE GIROUARD

(A RESIDENTIAL DEVELOPMENT)
ADDRESS: VIAULET ROAD
GIREER ROAD
YOUNGVILLE, LA 70592
LOCATED IN THE CITY OF YOUNGVILLE
SECTION 15, T-11-S, R-5-E
LAFAYETTE PARISH, LOUISIANA

PREPARED BY: **PRELIMINARY**
ANDRE' E. MONTAGNET
P. L. S. NO. 4484
C. E. NO. 18687
MONTAGNET AND DOMINGUE, INC.
136 CLARA VON DRIVE
LAFAYETTE, LOUISIANA 70503
Phone: (337)981-2130 Fax: (337)981-3282
DATE: MARCH 19, 2019 SCALE: 1"=60'

