

Lafayette Parish Recording Page

Louis J. Perret
Clerk of Court
P.O. Box 2009
Lafayette, LA 70502-2009
(337) 291-6400

Sabal South
Final Plat

First VENDOR

BROUSSARD, RUSSELL J JR

First VENDEE

YOUNGVILLE CITY OF

Index Type : CONVEYANCES

File Number : 2024-00005959

Type of Document : DEDICATION

Recording Pages : 5

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Lafayette Parish, Louisiana.


Clerk of Court

On (Recorded Date) : 02/29/2024

At (Recorded Time) : 12:29:13PM



Doc ID - 044879220005

CLERK OF COURT
LOUIS J. PERRET
Parish of Lafayette
I certify that this is a true copy of the attached
document that was filed for registry and
Recorded 02/29/2024 at 12:29:13
File Number 2024-00005959



Deputy Clerk



STATE OF LOUISIANA
PARISH OF LAFAYETTE
CITY OF YOUNGSVILLE

ACT OF DEDICATION OF SERVITUDE(S)

BE IT KNOWN, that on this 22nd day of February, 2024 before me, the undersigned Notary Public, duly commissioned and qualified as such in and for the aforesaid Parish and State, and in the presence of the undersigned competent witnesses, personally came and appeared:

Russell J. Braussard Jr. and Steven M. Ashby, Jr.

who, after being first duly sworn, did depose and declare that:

Appearer is the owner of certain property more fully described as follows, to wit: That certain parcel of ground, together with all improvements thereon, and all rights, ways, privileges, servitudes, advantages and appurtenances thereon and thereunto appertaining to be known and declared as Sabal South Subdivision, Phase I, located in the City of Youngsville, Parish of Lafayette as shown and set forth in that certain plat of survey prepared by Trevor L. Eum, Registered Land Surveyor, dated the 28 day of January 2022, a copy of which is attached hereto and made a part hereof.

Appearer has submitted the herein above referenced plat of survey to the City of Youngsville in order to have plat approval issued by said Department. In connection therewith and in order to obtain such approval, Appearer does by these presents dedicate, create and establish exclusively in favor of the City of Youngsville, for the ultimate benefit of the public and any other persons, entities or estates who are given authority by the City of Youngsville to use same or who as a result of this dedication may derive any benefit there from, any and all rights of way, rights of passage, utility servitudes, drainage servitudes, and all other items shown on the plat of survey referenced herein.

Appearer declares that in connection herewith, Appearer grants a perpetual predial servitude(s) in favor of the City of Youngsville and such other persons, entities or estates who are given authority by said Government to use the servitudes, rights of passage, rights of way and other items shown on the attached plat of survey, or who may as a result of this grant of servitude derive any benefit therefrom, and in connection therewith agrees that the City of Youngsville and any such individuals, entities and estates as are authorized by the City of Youngsville shall have access to said servitudes for the purpose of constructing, repairing, maintaining, upgrading, improving or otherwise operating any and all utility, drainage and other improvements, and in connection therewith, may, within the confines of said servitudes as shown on the plat, clear brush, trees and other items or obstacles as may interfere with the free use of said servitudes; construct drainage, electric, sewer, and water and other utility facilities; remove all obstacles which would hamper or preclude the exercise of the servitude; and otherwise have full access for the purpose of utilizing and maintaining the servitudes and any improvements hereafter or heretofore constructed therein, or thereon. Appearer agrees to provide for the perpetual maintenance of any and all drainage ditches, including roadside ditches and other sewage receptors of effluent and other discharges from any and all sewer systems, to the extent they have not been accepted for maintenance by the City of Youngsville, on the property within the subdivision and to perform and have performed all actions necessary to maintain, clean, clear or improve said waste water discharge as necessary and/or required by law.

In connection with the exercise of the use of the servitudes created hereby, the City of Youngsville, for the ultimate benefit of the public and any other persons, entities or estates, shall have such access as is appropriate or reasonably necessary, both within and without the actual confines of the servitudes, as same are shown on said plat, to access said servitudes in order to maintain same, improve same, construct appropriate improvements, structures and appurtenances with regard thereto, in accordance with the relevant provisions of the Louisiana Civil Code, and in particular Article 745 thereof.

The purpose of this Act is to dedicate to the City of Youngsville, for the ultimate benefit of the public, all utility servitudes, rights of way and other matters as reflected on the plat of survey and to provide for the use and enjoyment of same by the public. In that regard, however, this dedication is made in favor of the City of Youngsville, which will have full authority to regulate the use of said servitudes, rights of way, rights of passage and other items shown on said plat. The servitudes shall be subject to full use by the City of Youngsville and those authorized by it for the purposes for which they are intended by those having the need or responsibility of providing utilities, drainage or other services to the properties or estates to be serviced or benefited by said servitudes, whether contiguous or not.

THUS DONE AND PASSED on the date first hereinabove written, before me, Notary, and in the presence of the undersigned competent witnesses, after due reading of the whole.

WITNESS:

Michael Rogers
Ernest Brunsant

James F. R. d. P.
Steven M. Ashby Jr

Frederick F. Trahan
NOTARY PUBLIC # 014477

STATE OF LOUISIANA
PARISH OF LAFAYETTE
CITY OF YOUNGSVILLE

ACT OF DEDICATION OF SERVITUDE(S)

BE IT KNOWN, that on this 23rd day of February, 2024 before me, the undersigned Notary Public, duly commissioned and qualified as such in and for the aforesaid Parish and State, and in the presence of the undersigned competent witnesses, personally came and appeared:

Russell Joseph Broussard Jr

who, after being first duly sworn, did depose and declare that:

Appearer is the owner of certain property more fully described as follows, to wit: That certain parcel of ground, together with all improvements thereon, and all rights, ways, privileges, servitudes, advantages and appurtenances thereon and thereunto appertaining to be known and declared as Sabal South Subdivision, Phase I, located in the City of Youngsville, Parish of Lafayette as shown and set forth in that certain plat of survey prepared by Trevor L. Evans, Registered Land Surveyor, dated the 28 day of January 20 22, a copy of which is attached hereto and made a part hereof.

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THUS DONE AND PASSED on the date first hereinabove written, before me, Notary, and in the presence of the undersigned competent witnesses, after due reading of the whole.

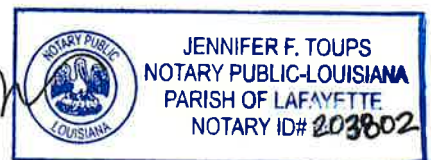
WITNESS:

Ben Roch

W. Brown

Donald J. B. [Signature]

[Signature]
NOTARY PUBLIC



CURVE #	BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C1	S45° 09' 10"W	35.47	39.43	25.00
C2	N65° 33' 59"W	20.41	21.03	25.00
C3	N53° 57' 45"W	21.63	21.80	50.00
C4	S56° 56' 33"W	83.49	98.79	50.00
C5	S56° 38' 13"E	83.84	99.44	50.00
C6	N54° 16' 05"E	20.89	21.15	50.00
C7	N66° 14' 30"E	20.41	21.03	25.00
C8	S44° 50' 50"E	35.24	39.11	25.00
C9	S45° 08' 57"W	35.47	39.43	25.00
C10	N65° 34' 24"W	20.41	21.03	25.00
C11	N47° 10' 14"W	9.92	9.93	50.00
C12	S63° 32' 15"W	89.57	111.00	50.00
C13	S56° 58' 05"E	83.78	99.32	50.00
C14	N54° 08' 03"E	20.78	20.93	50.00
C15	N66° 14' 13"E	20.41	21.03	25.00
C16	S44° 58' 30"E	35.32	39.22	25.00
C17	S45° 08' 57"W	35.47	39.43	25.00
C18	N44° 51' 03"W	35.24	39.11	25.00
C19	N45° 09' 10"E	35.47	39.43	25.00
C20	S44° 50' 50"E	35.24	39.11	25.00

ENGINEER/SURVEYOR
COMEUX ENGINEERING & CONSULTING
 A PROFESSIONAL CORPORATION
 TREVOR L. EVANS, P.L.S. NO. 5313
 WALTER S. COMEAU, II, P.E., P.L.S.
 P.E. NO. 23357, P.L.S. NO. 4742
 P.O. BOX 452
 BROUSSARD, LOUISIANA 70518
 PH. 337-837-2210
 FAX 337-837-7217

OWNER/DEVELOPER
SABAL SOUTH, LLC
 4950 JOHNSTON STREET
 LAFAYETTE, LA 70508
 PH. 337-277-6069

NOTE:
 ADJACENT LAND OWNERS SHOWN WERE TAKEN
 FROM THE CURRENT LAFAYETTE PARISH TAX
 ASSESSOR RECORDS.

BUILDING SETBACKS:
 FRONT: 20'
 SIDES: 4'
 REAR: 10'
 GARAGE SETBACK: 25'

NOTE:
 -DETENTION POND SHALL
 BE AERATED TO ACCOUNT
 FOR PERCENTAGE OF
 COMMON AREA

NOTE:
 SIDEWALKS ARE REQUIRED ON ALL CITY
 STREETS ON BOTH SIDES, AND MUST BE
 A MINIMUM OF 4' WIDE.

- NOTES:**
1. THE MINIMUM FINISHED FLOOR ELEVATION OF ANY STRUCTURE, ENCLOSED ON THREE OR MORE SIDES, MUST BE HIGHER VALUE OF EITHER 1' ABOVE THE BASE FLOOD ELEVATION (BFE), 1.5' ABOVE THE ROAD'S CENTERLINE IF THE STRUCTURE IS OUTSIDE OF THE SPECIAL FLOOD HAZARD AREA (SFHA), OR 2' ABOVE THE ROAD'S CENTERLINE IF THE STRUCTURE IS INSIDE OF THE SFHA.
 2. ENCROACHMENTS ARE PROHIBITED, INCLUDING FILL, NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENT AND OTHER DEVELOPMENTS, 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.
 3. ANY UTILITY AND SANITARY FACILITIES SHALL BE INSTALLED SO AS TO MINIMIZE THE EFFECT ON SAME BY FLOOD WATERS.

LEGAL DESCRIPTION
 That certain tract of land situated in Section 5, T-11-S, R-5-E, Louisiana Meridian, Southwestern Land District, City of Youngsville, Lafayette Parish, State of Louisiana. Said tract contains 30.084 acres and is more fully described as follows:

Commencing at the most Northwestern Corner of said tract, also being the Point of Beginning;

thence South 89°39'40" East, a distance of 1668.47 feet;
 thence South 00°02'29" East, a distance of 783.07 feet;
 thence North 89°40'06" West, a distance of 1678.18 feet;
 thence North 00°40'07" East, a distance of 783.27 feet;

to the Point of Beginning.

NOTE:
 BFE - 25.9'
 *PER CITY OF YOUNGVILLE FLOODPLAIN MANAGER

FLOOD NOTE:
 PORTIONS OF THIS PROPERTY HAS BEEN DETERMINED TO BE LOCATED IN ZONE X AND ZONE A, AS INDICATED BY THE FLOOD INSURANCE RATE MAP FOR THE PARISH OF LAFAYETTE, LOUISIANA, MAP #2205500275J WITH THE EFFECTIVE DATE OF DECEMBER 21, 2018.

ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IS NOT CONSIDERED TO BE A SPECIAL FLOOD HAZARD AREA

ZONE A - AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AND CONSIDERED TO BE A SPECIAL FLOOD HAZARD AREA

UTILITIES:
 SEWERAGE - CITY OF YOUNGVILLE
 WATER - CITY OF YOUNGVILLE
 TELEPHONE - AT&T
 ELECTRIC - ENTERGY
 GAS - CENTERPOINT
 STREETS & DRAINAGE - ASPH, CURB & CUTTER

NOTE:
 NO. OF LOTS - 58 (1 COMMERCIAL & 57 RESIDENTIAL)
 TOTAL AREA - 30.084 ACRES
 R/W AREA - 3.602 ACRES
 TOTAL LOT ACREAGE - 19.749 ACRES
 TOTAL COMMON AREA ACREAGE - 6.733 ACRES
 FOND AREA - 4.080 ACRES
 AVERAGE LOT SIZE - 0.282 ACRES
 MINIMUM FRONTAGE - 75.00' (LOT 38)
 MINIMUM LOT SIZE - 0.234 ACRES (LOT 37)

NOTE:
 1/4" IRON RODS SET AT
 ALL CORNERS UNLESS OTHERWISE NOTED

NOTE:
 1/4" I.R. SET AT 10'
 OFFSET FROM REAR
 PROPERTY CORNER FOR
 LOTS 1-9 & 18-20

NOTE:
 0 - FND 1/2" I.R. UNLESS OTHERWISE NOTED

NOTE:
 BASIS OF BEARINGS:
 GRID NORTH OBTAINED FROM GPS OBSERVATION
 LOUISIANA STATE PLANE COORDINATE SYSTEM
 NAD 83 (2011), LA SOUTH ZONE (1702)

REFERENCE PLATS:
 "PLAT SHOWING PROPERTY OF COMEAU PLANTING COMPANY, INC."
 PREPARED BY: ALFRED L. REAUX, P.L.S. NO. 3158 (PENSCO)
 PLAT DATED: JULY 14, 2000

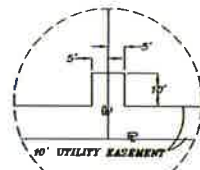
"PLAT OF SURVEY SHOWING A PORTION OF THE PROPERTY OF
 CHARLES R. AND MABEL BLANCHET DUPELIX ESTATE"
 PREPARED BY: EDMOND E. DUPRE, JR. NO. 188
 REVISED PLAT DATED: AUGUST 22, 1983 (ACT#1983-034791)

"REVISED FINAL PLAT OF DONATION OF PATRON SAINTS BOULEVARD
 (ALSO ELIMINATING LOT 1-D) BY YOUNGVILLE LAND COMPANY, LLC"
 PREPARED BY: WALTER S. COMEAU III, NO. 4742
 PLAT DATED: MAY 2, 2018 (ACT#2018-014273)

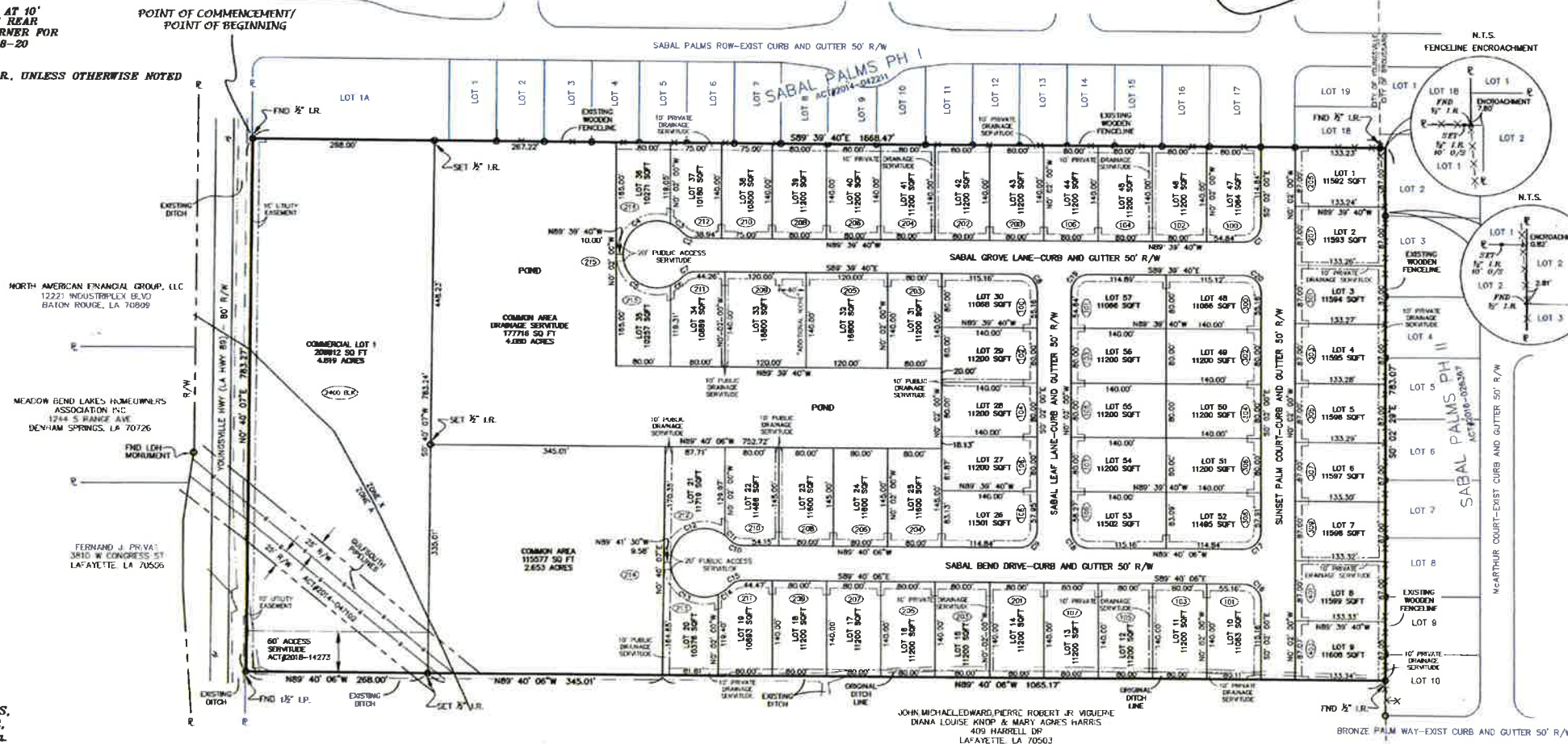
ACT#2015-048640
 ACT#2016-015579
 ACT#2014-047102

LEGEND

- R/W LINE
- EASEMENT LINE
- - - FENCE LINE
- - - GAS LINE
- - - CORPORATE LIMIT LINE
- - - EXISTING DITCH
- - - MUNICIPAL NUMBER
- FND
- I.R.
- N.T.S.
-



INSET SHOWING UTILITY NICHE

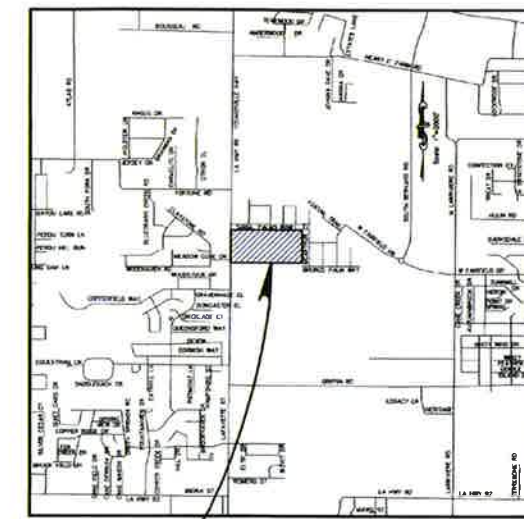
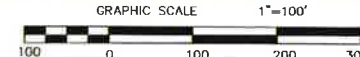


I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY, PERFORMED BY MYSELF AND/OR UNDER MY DIRECT SUPERVISION AND CONTROL, IN ACCORDANCE WITH THE APPLICABLE MINIMUM STANDARDS OF BOUNDARY SURVEYING FOR A CLASS "C" SURVEY, AS ADOPTED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

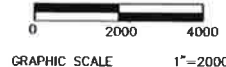
TREVOR L. EVANS, P.L.S., LICENSE NO. 5313



SABAL SOUTH
 A SINGLE FAMILY RESIDENTIAL SUBDIVISION



VICINITY MAP



FINAL PLAT OF
 SABAL SOUTH SUBDIVISION
 A SINGLE FAMILY RESIDENTIAL SUBDIVISION
 LOCATED IN SECTION 5, T-11-S, R-5-E
 CITY OF YOUNGVILLE
 LAFAYETTE PARISH, LOUISIANA

CLASS C SURVEY
 DATE: JANUARY 28, 2022

COMEUX ENGINEERING & CONSULTING
 A PROFESSIONAL CORPORATION
 BROUSSARD, LOUISIANA 70518

2021081_Sabal_South_Final_L-20-2024.dwg

JOB: 2021081

APPROVED FOR RECORDATION
 CITY OF YOUNGVILLE
 MAYOR
 DATE