

**METES & BOUNDS**  
ALL PHASES  
(99.112 TOTAL ACRES)

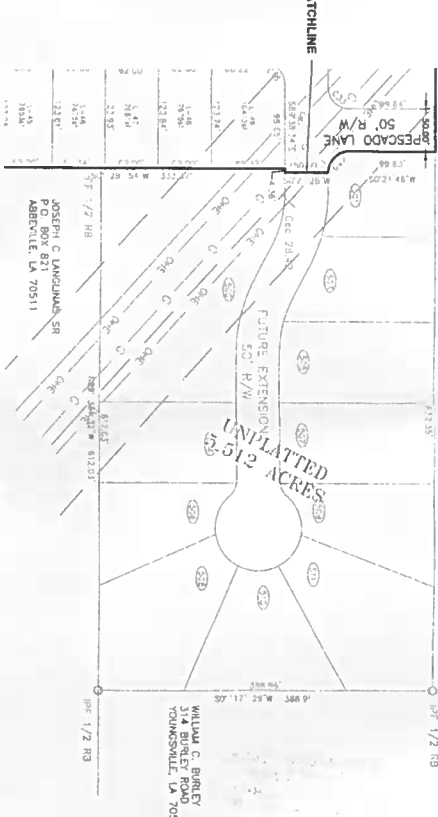
COMMENCING AT THE SOUTHWEST CORNER OF BURLEY ROAD AND DETENTE ROAD, BEARING S 89° 38' 11" W A DISTANCE OF 321.436' TO A POINT 1/2" IRON ROD, THENCE S 0° 07' 29" W A DISTANCE OF 386.96' TO A POINT 1/2" IRON ROD, THENCE S 0° 46' 19" W A DISTANCE OF 672.03' TO A POINT 1/2" IRON ROD, THENCE S 89° 38' 11" W A DISTANCE OF 2595.88' TO A POINT 1/2" IRON ROD, BEING (THE POINT OF BEGINNING).

**METES & BOUNDS**  
PHASE I  
(48.528 TOTAL ACRES)

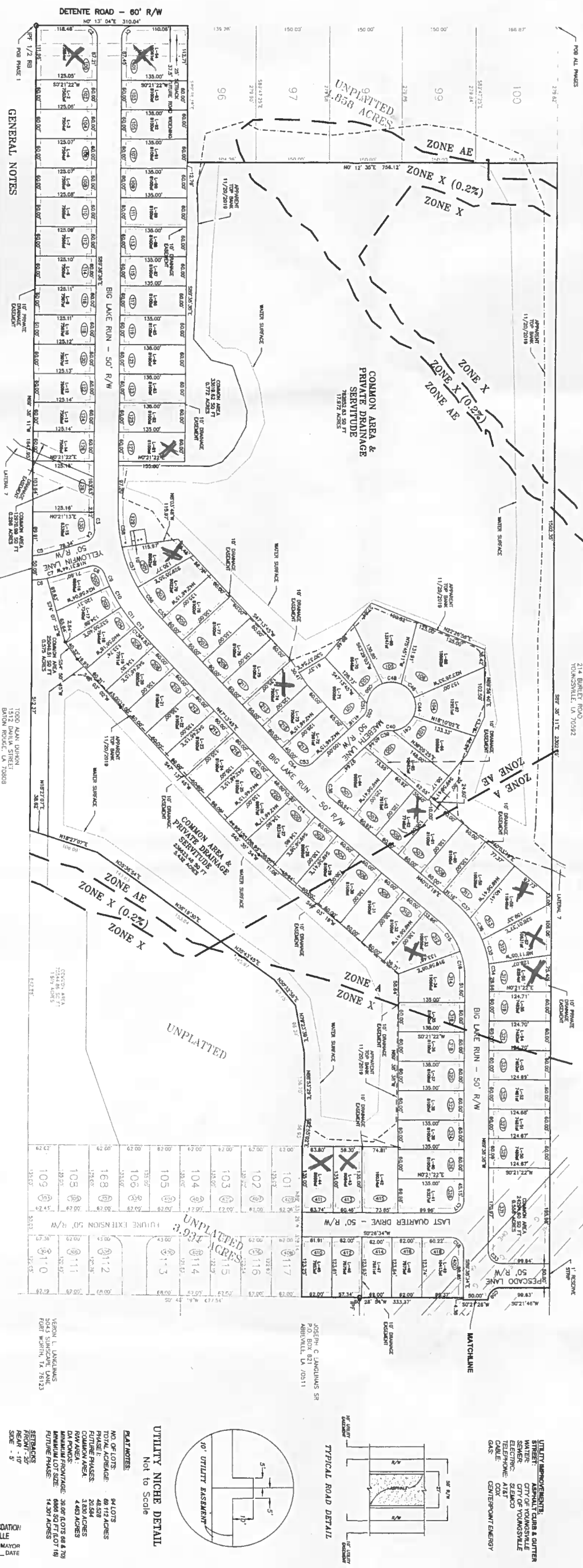
COMMENCING AT THE SOUTHWEST CORNER OF BURLEY ROAD BEING THE POINT OF BEGINNING, BEARING S 89° 38' 11" W A DISTANCE OF 310.04', THENCE BEARING N 0° 13' 04" E A DISTANCE OF 279.92', THENCE BEARING S 89° 38' 11" W A DISTANCE OF 756.12', THENCE BEARING S 89° 38' 11" W A DISTANCE OF 2302.78', THENCE BEARING S 0° 21' 48" W A DISTANCE OF 99.63', HAVING A POINT OF BEGINNING, BEARING S 89° 38' 11" W A DISTANCE OF 25.00' AND A LONG CHORD BEARS S 44° 39' 42" E A DISTANCE OF 55.36', THENCE BEARING S 0° 21' 48" W A DISTANCE OF 50.00', THENCE BEARING S 0° 07' 29" W A DISTANCE OF 4.36', THENCE BEARING S 0° 17' 04" W A DISTANCE OF 214.03', THENCE BEARING S 0° 53' 15" W A DISTANCE OF 308.15', THENCE BEARING N 82° 35' 02" W A DISTANCE OF 56.91', THENCE BEARING S 89° 38' 11" W A DISTANCE OF 186.70', THENCE BEARING S 89° 38' 11" W A DISTANCE OF 87.72', THENCE BEARING S 0° 33' 58" W A DISTANCE OF 145.97', THENCE BEARING S 36° 43' 45" W A DISTANCE OF 153.84', THENCE BEARING S 36° 43' 45" W A DISTANCE OF 145.83', THENCE BEARING S 182° 27' 07" W A DISTANCE OF 144.71', THENCE BEARING N 89° 38' 11" W A DISTANCE OF 1647.95', TO (THE POINT OF BEGINNING).

**BOUNDARY SURVEY**

CURVE DATA				CURVE DATA					
CURVE #	BEARING	CHORD DIST	LENGTH	RADIUS	CURVE #	BEARING	CHORD DIST	LENGTH	RADIUS
C1	N44°42'47"W	35.31	30.21	25.00'	C15	N75°07'22"E	54.71	51.50	200.00'
C2	N45°17'11"E	35.40	39.33	25.00'	C16	N60°31'17"E	49.71	49.83	200.00'
C3	N67°05'46"E	32.68	32.67	300.00'	C17	N46°44'09"E	52.72	46.61	200.00'
C4	N25°03'58"W	31.02	34.24	25.00'	C18	N68°38'37"E	37.50	42.40	250.00'
C5	N85°34'41"W	34.68	34.74	150.00'	C19	S18°40'34"E	70.41	21.03	25.00'
C6	N48°42'28"W	36.70	30.75	200.00'	C20	S07°47'29"W	8.07	8.08	50.00'
C7	N135°04'41"W	27.45	18.33	200.00'	C41	S34°50'54"E	51.52	54.13	500.00'
C8	S56°33'58"W	34.18	37.60	25.00'	C42	S68°14'31"E	38.08	35.05	50.00'
C9	N87°17'25"E	27.99	28.00	350.00'	C43	N46°45'52"E	38.46	38.47	50.00'
C10	N10°14'08"E	48.79	48.83	300.00'	C44	N1°46'15"E	38.80	39.36	50.00'
C11	N25°04'01"E	48.89	48.83	300.00'	C45	S17°37'52"E	51.53	54.14	500.00'
C12	N48°08'44"E	11.19	11.19	350.00'	C46	N47°13'47"E	7.24	7.25	50.00'
C13	N67°13'45"E	0.00	0.00	8.26'	C47	N68°51'56"W	20.41	21.03	25.00'
C14	N43°46'11"E	60.11	80.13	650.00'	C48	N27°13'44"E	35.36	39.27	25.00'
C15	S4°47'31"W	74.31	77.16	150.00'	C49	N47°13'47"E	0.00	0.00	21.58'
C16	S79°56'32"W	35.38	34.53	150.00'	C50	N47°13'47"E	12.23	12.34	200.00'
C17	N44°56'02"W	35.38	39.31	25.00'	C51	N53°38'55"E	67.08	67.22	300.00'
C18	N45°23'58"W	35.33	39.23	25.00'	C52	N68°32'57"E	88.46	88.80	300.00'
C19	N45°23'58"W	35.33	39.27	25.00'	C53	N63°41'31"E	69.63	69.79	300.00'
C24	N85°22'19"E	27.79	27.81	200.00'	C59	S44°38'24"E	33.36	39.77	25.00'



REFERENCE:  
A Plat Showing Division of Burley Pondion  
Filed November 26, 1896



**GENERAL NOTES**

- THE LOCATION OF EXISTING UTILITIES HAS BEEN SHOWN IN AN APPROXIMATE MANNER. THEY WERE NOT LOCATED TO BE ACCURATELY LOCATED. NECESSARY PERMITS OR APPROVALS SHALL BE OBTAINED BY THE APPLICANT. LOCATIONS OF EXISTING UTILITIES SHALL BE SHOWN ON ANY TITLE SEARCH OR ABSTRACT.
- THE PROPERTY IS LOCATED WITHIN THE FOLLOWING FLOOD ZONES: "X" AREAS OF FLOOD HAZARD ZONING. "X" AREAS ARE AREAS OF FLOOD HAZARD. "X" AREAS ARE AREAS OF FLOOD HAZARD. "X" AREAS ARE AREAS OF FLOOD HAZARD.
- STREETS AND ALLEYS SHALL BE CONSTRUCTED BY THE OWNER OR CONTRACTOR PRIOR TO ANY CONSTRUCTION, AS AN ABSTRACT HAS NOT BEEN PERMITTED BY THE UNDERSEAL.
- THIS SURVEY WAS DONE ON THE GROUND UNDER MY DIRECT SUPERVISION AND CONTROL. ANY FOUND AND ENCUMBRANCES OF RECORD NOT SHOWN ON THIS SURVEY SHALL BE THE RESPONSIBILITY OF THE APPLICANT.
- PERSONAL ACCURACY OF ROAD MONUMENTS ARE WITH DIMENSIONAL TOLERANCES IN ACCORDANCE WITH THE NATIONAL ACCURACY OF ROAD MONUMENTS.
- BEARINGS AND DISTANCES ARE BASED ON STATE PLANE LOUISIANA SOUTH.
- NO ADJACENT PROPERTY HAS BEEN SURVEYED. THE LOCATION OF ADJACENT PROPERTY SHALL BE THE RESPONSIBILITY OF THE APPLICANT.
- ALL DIMENSIONS SHALL BE SET WITH PLAIN.

**LEGEND**

- MONUMENT FOUND
- MONUMENT SET
- IRON PIPE FOUND
- IRON ROD FOUND
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- IRON ROD SET
- IRON ROD FOUND
- RIGHT-OF-WAY

**CITY OF YOUNGSSVILLE NOTES**

- SEWERAGE ARE REQUIRED ALONG ALL CITY STREETS.
- NO STRUCTURES ARE ALLOWED TO BE CONSTRUCTED WITHIN THE FUTURE ROAD RIGHT-OF-WAY OR ENLARGED ROAD RIGHT-OF-WAY.
- ADJACENT CONSIDERED OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE FUTURE ROAD RIGHT-OF-WAY.
- THE DEPTH OF THE PAVES IS 40 PLUS FEET.
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE WITHIN THE PRIVATE DRAINAGE SERVITUDE.

**OWNER/APPLICANT**  
HACIENDA DULAC  
C/O AL THERIOT  
1516 CHEMIN METAIRIE STE. C.  
LAFAYETTE, LA 70592  
PH: (337) 957-4754  
FAX: (337) 957-4096

**FRANCIS FORTIER, P.L.S. 4789**  
I CERTIFY THAT THE PLAT REPRESENTS AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM A LICENSED PROFESSIONAL SURVEYOR AND THIS SURVEY WAS MADE AT THE REQUEST OF AND CONTROLLED BY:  
HACIENDA DULAC, LLC

APPROVED FOR RECORDATION  
CITY OF YOUNGSSVILLE  
DATE: 11/22/2019

UTILITY NICHIE DETAIL  
TYPICAL ROAD DETAIL

PLAT NOTES:  
NO. OF LOTS: 64 LOTS  
TOTAL ACRES: 99.112 ACRES  
PHASE: PHASE I  
COMMON AREA: 1.800 ACRES  
RAW AREA: 4.483 ACRES  
DRAINAGE: 30.00 ACRES (64.70 ACRES)  
MINIMUM LOT SIZE: 6666 SQ FT (LOT 18)  
FUTURE PHASE: 14.301 ACRES

REVISION RECORD

NO.	DESCRIPTION	DATE	BY	CHK'D
1	REVISED PER CITY ENGINEER FINAL PLAT REVIEW LETTER DATED 8/27/19	8-5-19	BKH	

DEMAN BY: BKH  
DRAWN BY: F.F.  
PROJECT NO.: 18-079  
DRAWING NO.: 18-079-1

A FINAL PLAT  
of  
DETENTE LAKES  
A SINGLE FAMILY RESIDENTIAL SUBDIVISION  
LOCATED IN SECTION 19, T11S, R5E  
CITY OF YOUNGSSVILLE, LAFAYETTE PARISH, LOUISIANA

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The Benchmark in Surveying  
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