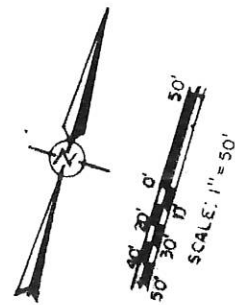
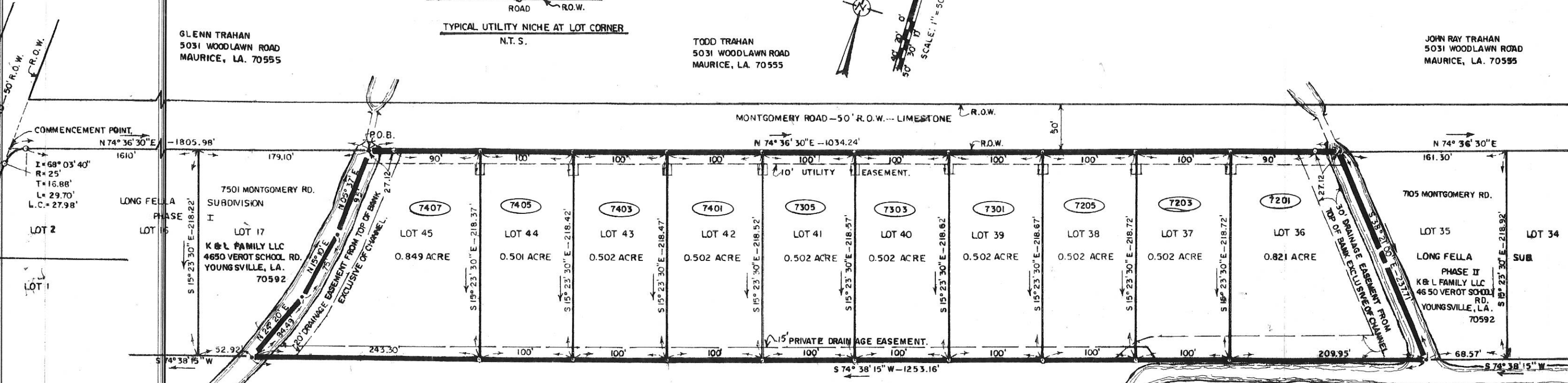


TODD TRAHAN
5031 WOODLAWN ROAD
MAURICE, LA. 70555



JOHN RAY TRAHAN
5031 WOODLAWN ROAD
MAURICE, LA. 70555

GLENN TRAHAN
5031 WOODLAWN ROAD
MAURICE, LA. 70555



COMMENCEMENT POINT
N 74° 36' 30" E
1610'
I = 68° 03' 40"
R = 25'
T = 16.88'
L = 29.70'
L.C. = 27.98'

LOT 2
LOT 1

7501 MONTGOMERY RD.
SUBDIVISION
LOT 17
K & L FAMILY LLC
4650 VEROT SCHOOL RD.
YOUNGVILLE, LA.
70592

LOT 45 0.849 ACRE
LOT 44 0.501 ACRE
LOT 43 0.502 ACRE
LOT 42 0.502 ACRE
LOT 41 0.502 ACRE
LOT 40 0.502 ACRE
LOT 39 0.502 ACRE
LOT 38 0.502 ACRE
LOT 37 0.502 ACRE
LOT 36 0.821 ACRE

705 MONTGOMERY RD.
LOT 35
LONG FELLA
SUB
PHASE II
K & L FAMILY LLC
4650 VEROT SCHOOL
RD.
YOUNGVILLE, LA.
70592
LOT 34

SUZETTE S. TRADO
C/O J. CLEMILLE SIMON
P.O. BOX 52242
LAFAYETTE, LA. 70505

MICHELLE E. SIMON ECKERT
45 ABBOTT STREET
ST. AUGUSTINE, FLORIDA 32084

ELI ZABETH HAMPTON SIMON
165 CROYDON AVENUE
BATON ROUGE, LA. 70806

(J. MINOS SIMON ESTATE)

DRIVEWAY RECOMMENDATION: LOTS 36 THROUGH 45
12" R.C.P. AT MIN. 0.25% SLOPE.
SUBSTITUTE 12" CORR. P.V.C. DRAINAGE PIPE AND
12" DOUBLE WALL, SMOOTH INTERIOR PLASTIC PIPE
IF ALL MANUFACTURER SPECS. ARE FOLLOWED AND
MIN. 0.25% SLOPE.

- Notes:**
- (1) Electricity—SLEMCO. SLEMCO power poles at front of lots is within the 10 ft. utility easement.
 - (2) Telephone—AT & T.
 - (3) Cablevision—Communications.
 - (4) Water—Vermilion Parish Waterworks District No. 1. Existing water line is within the 10 ft. utility easement at front of lots.
 - (5) Roads—Existing asphaltic concrete and Limestone.
 - (6) Drainage—Existing drainage ditches and roadside ditches.
 - (7) Sewer—Individual sewer systems as approved by the Office of Public Health for Vermilion Parish Health Unit. Effluent to be discharge into the south roadside ditch of Montgomery Road which is owned and maintained by the Vermilion Parish Police Jury.
 - (8) Total area of development—5.684 acres.
 - (9) Number of Lots—Ten (10).
 - (10) Minimum lot frontage—100 ft.
 - (11) Minimum lot size—0.501 acre.
 - (12) Driveway culverts—Montgomery Road is owned and maintained by the Vermilion Parish Police Jury. Culvert sizes and grades to be verified with the Vermilion Parish Police Jury prior to installation and owner/s of lot/s to obtain "DRIVEWAY PERMIT" from said Police Jury.
 - (13) Building Setback Lines—Minimum 5 ft. building setback from all side property lines, minimum 20 ft. building setback from rear property line, and 35 ft. building setback from front property line.
 - (14) MUNICIPAL NUMBER—XXXX.

Description of Tract:
Commencement Point is the intersection of the southern R.O.W. of Montgomery Road and the eastern R.O.W. of Andrus Road;
Thence along the southern R.O.W. of Montgomery Road N 74° 36' 30" E a distance of 1805.98 ft. to a point, said point being Point-of-Beginning (P.O.B.);
Thence along the southern R.O.W. of Montgomery Road N 74° 36' 30" E a distance of 1034.24 ft. to a point on the R.O.W. and approximate centerline of a drainage ditch;
Thence S 38° 21' 00" E a distance of 237.71 ft. along the approximate centerline of a drainage ditch to a point;
Thence S 74° 38' 15" W a distance of 1253.16 ft. to a point on approximate centerline of a drainage ditch;
Thence N 24° 20' E a distance of 84.49 ft. along the approximate centerline of a drainage ditch to a point;
Thence along the approximate centerline of a drainage ditch N 15° 10' E a distance of 75 ft. to a point;
Thence along the approximate centerline of a drainage ditch N 05° 37' E a distance of 95 ft. to a point on the southern R.O.W. of Montgomery Road and Point-of-Beginning (P.O.B.).
Said tract of property contains 5.684 acres and is located in Section 29, T-11-S, R-4-E, SWD, Parish of Vermilion, State of Louisiana.

Montgomery Road (limestone) Declaration:
It is understood by the developer and/or lot owner/s that Montgomery Road is a limestone road within this development and that the Vermilion Parish Police Jury is under no obligations to hard surface the road and that the Vermilion Parish Police Jury will hard surface said road only when funds are available and allocated for these improvements."

LA. ONE CALL TICKET NO. 150037014.

- Reference Plats:**
- (1) Plat showing the survey of Joseph H. Broussard's 37.813 acre tract of property to be acquired by K & L Family, LLC located in Section 29, T-11-S, R-4-E, SWD, Parish of Vermilion, State of Louisiana by Aldon A. LeBlanc, Land Surveyor, dated November 5, 2006.
 - (2) Plat showing the survey of K & L Family, LLC's 37.813 acre tract of property with existing 40 ft. R.O.W. along Montgomery Road and dedication of additional 10 ft. R.O.W. to create a 50 ft. R.O.W. along Montgomery Road, located in Section 29, T-11-S, R-4-E, SWD, Parish of Vermilion, State of Louisiana, State of Louisiana by Aldon A. LeBlanc, Land Surveyor, dated December 11, 2006.
 - (3) Plat showing survey of Bimini Terrace Subdivision, single family residential, being a portion of K & L Family, LLC tract of property located in Section 29, T-11-S, R-4-E, SWD, Parish of Vermilion, State of Louisiana by Aldon A. LeBlanc, Land Surveyor, dated May 15, 2007.
 - (4) Plat showing survey of Long Fella Subdivision, Phase I, single family residential, being a portion of K & L Family, LLC tract of property located in Section 29, T-11-S, R-4-E, SWD, Parish of Vermilion, State of Louisiana by Aldon A. LeBlanc, Land Surveyor, dated September 15, 2007.
 - (5) Plat showing survey of Long Fella Subdivision, Phase II, single family residential, being a portion of K & L Family, LLC tract of property located in Section 29, T-11-S, R-4-E, SWD, Parish of Vermilion, State of Louisiana by Aldon A. LeBlanc, Land Surveyor, dated March 15, 2009 and revised September 1, 2009.

Notation of number of lots in each phase of Long Fella Subdivision
Phase I—17 lots numbered Lots 1 through 17.
Phase II—18 lots numbered Lots 18 through 35.
Phase III—10 lots numbered Lots 36 through 45.

Survey Certification
No attempt has been made by Aldon A. LeBlanc and Associates to verify title, actual legal ownership, servitudes, easements, right-of-ways or other burdens on the property other than that furnished by the owner or his representative.
This plat represents my actual on the ground survey and meets the Minimum Standards for Property Boundary Surveys under a Class C Survey as stipulated in the Louisiana Administrative Code, Title 46, Part LXI.
To all parties interested in title to premises surveyed:
I hereby certify that the above shown survey was actually made on the ground, as per record description, and is correct, and that there are no visible encroachments either way across property lines, unless otherwise noted.

Aldon A. LeBlanc, Land Surveyor
REVISED SEPTEMBER 5, 2015
September 22, 2014
Date

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent, establish the minimum building lines, and dedicate all road and road right-of-way, drainage and utility easements to public use.
Kenneth L. Breaux
Owner: Kenneth L. Breaux

Owner/Developer:
K & L Family, LLC
4650 VEROT SCHOOL ROAD
YOUNGVILLE, LA. 70592
Contact Person:
Kenneth Breaux
4650 Verot School Road
Youngville, La. 70592
Phone: (337) 856 - 8843

PLAT SHOWING SURVEY OF LONG FELLA SUBDIVISION, PHASE III, SINGLE FAMILY RESIDENTIAL, BEING PORTION OF K & L FAMILY, LLC TRACT OF PROPERTY LOCATED IN SECTION 29, T-11-S, R-4-E, SWD, PARISH OF VERMILION, STATE OF LOUISIANA.

Long Fella Subdivision, Phase III
Lots 36 through 45
Single Family Residential
Final Plat

Aldon A. LeBlanc, P.E. & P.L.S.
Civil Engineer and Land Surveyor
La. License No. L.S. 2315-C.E. 11393
140 Etch. Dr.
Aldon A. LeBlanc
Civil Engineer and Land Surveyor
La. License No. L.S. 2315-C.E. 11393

