REFERENCE MAPS & BEARINGS:

1.) SURVEY MAP SHOWING TRACT 1 AND 2
A PORTION OF LEIGHTON AND ENERGY PLANTATION
LOCATED IN SECTIONS 7, 8, AND 9, T15S – R16E,
LAFOURCHE PARISH, LOUISIANA
PREPARED BY: GEORGE BERGERON JR. & SON, INC. DATED: JANUARY 28, 1988

2.) REDIVISION OF PARCEL 1 INTO 1B AND REMAINING
LAND BELONGING TO ENERGY REALTY INVESTMENTS COMPANY, L.L.C.
LOCATED IN SECTIONS 7, 8, & 9, T15S – R16E
LAFOURCHE PARISH, LOUISIANA
PREPARED BY: DAVID A. WAITZ DATED: JANUARY 9, 2008
REVISED: JULY 31, 2008

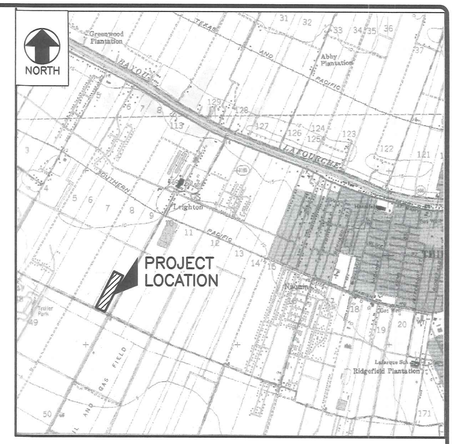
3.) THE VILLAS AT LEIGHTION PLANTATION
LOCATED IN SECTIONS 8, & 9, T15S – R16E
LAFOURCHE PARISH, LOUISIANA
PREPARED BY: DAVID A. WAITZ DATED: OCTOBER 10, 2012
ENTRY #1174241

4.) DIVISION OF PROPERTY BELONGING TO ENERGY REALTY INVESTMENT
COMPANY, L.L.C. INTO TRACT V1, TRACT V2 AND REMAINING LAND
LOCATED IN SECTION 9, T15S – R16E
LAFOURCHE PARISH, LOUISIANA
PREPARED BY: JAMES M. TEMPLETON DATED: OCTOBER 21, 2019
(DAVID A. WAITZ ENGINEERING & SURVEYING)
ENTRY #1288573

NOTE: REFERENCE BEARING IS S25°11'22"W (SHOWN AS N25°11'22"E THIS PLAT) ALONG THE EASTERNMOST PROPERTY LINE OF PARCEL 1B AS SHOWN ON REF. MAP 2.

CURVE DATA TABLE

CURVE	ARC	RADIUS	CHORD
A	23.18'	25.00'	S38°14'43"E–22.36'
B	25.79'	50.00'	S26°27'23"E–25.50'
C	59.85'	50.00'	S75°31'17"E–56.34'
D	59.85'	50.00'	N35°54'01"E–56.34'
E	25.79'	50.00'	N13°09'53"W–25.50'
F	23.18'	25.00'	N01°22'33"W–22.36'
G	23.18'	25.00'	N51°45'17"E–22.36'
H	14.19'	50.00'	N70°11'22"E–14.14'
I	57.05'	50.00'	N29°22'17"E–54.01'
J	32.67'	50.00'	N22°02'12"W–32.09'
K	41.57'	50.00'	N64°34'22"W–40.38'
L	25.79'	50.00'	S76°50'07"W–25.50'
M	23.18'	25.00'	S88°37'28"W–22.36'
N	29.06'	18.50'	S19°48'38"E–26.16'
O	29.06'	18.50'	S70°11'22"W–26.16'



VICINITY MAP
SCALE 1" = 2000'



LEGEND

FOUND 3/4" I.R.	○
SET 3/4" I.R.	●
EXISTING WATER LINE	—W—
EXISTING GAS LINE	—G—
EXISTING SEWER LINE	—S—
EXISTING OVERHEAD POWER LINE	—E—
EXISTING TELEPHONE LINE	—T—
EXISTING FENCE	—X—
EXISTING LIGHT POLE	☼
NEW LIGHT POLE	✸
EXISTING POWER POLE	⌀
EXISTING ANCHOR	→
EXISTING TELEPHONE PEDESTAL	⊡
EXISTING WATER VALVE	⊕WV
EXISTING FIRE HYDRANT	♀
NEW FIRE HYDRANT	♀
EXISTING WATER METER	○WM
EXISTING GAS VALVE	⊕GV
EXISTING GAS METER	□GM
EXISTING SEWER MANHOLE	Ⓢ
EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	
CENTER LOT ELEVATION (IN FEET, NAVD 88, GEOID 03)	(X.X)
DRAINAGE FLOW	
PHYSICAL ADDRESS	XXX
BENCHMARK (TOP OF SEWER MANHOLE) (IN FEET, NAVD 88, GEOID 03)	△

FEMA FLOOD ZONE AND HAZARDS
THIS LOT IS LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING.
FEMA MAP COMMUNITY PANEL NUMBER 225202 0120 & 225202 0140 DATED: APRIL 17, 1985

LAFOURCHE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-X98
DATED: FEBRUARY 23, 2006 FLOOD ZONE: ZONE A A.B.F.E. = 7.0'

CERTIFICATIONS
THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE ABOVE STANDARDS.

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN

APPROVED: 11-8-2021
James M. Templeton Reg. No. 5129

STATE OF LOUISIANA
JAMES M. TEMPLETON
License No. 5129
LICENSED PROFESSIONAL LAND SURVEYOR

DEDICATION:
THIS IS TO CERTIFY THAT I, THE UNDERSIGNED AND OWNER, DO HEREBY IRREVOCABLY OFFER FOR DEDICATION AND MAINTENANCE TO THE LAFOURCHE PARISH COUNCIL OR THE PUBLIC UTILITY COMPANY OR SPECIAL DISTRICT HAVING JURISDICTION, THE PERPETUAL USE FOR PROPER PURPOSES INCLUDING, BUT NOT LIMITED TO, DRAINAGE, REMOVAL OF SEWAGE, UTILITIES, AND PARISH USES SERVITUDES THAT ARE SHOWN ON THIS SUBDIVISION PLAT. NO TREES, SHRUBS OR PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR OTHER IMPROVEMENT BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSES FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY WAS GRANTED.

OWNER (OLN DEVELOPMENT, L.L.C.) 11/8/21 DATE
LAWRENCE M. MAESTRI – MANAGER

OWNER (ENERGY REALTY INVESTMENT COMPANY, L.L.C.) 11/8/21 DATE

NOTE:
THIS PLAT DOES NOT PURPORT TO SHOW ALL EASEMENTS, SERVITUDES AND/OR RIGHTS-OF-WAY THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.
THIS PLAT DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES AND/OR PIPELINES THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE ABSTRACT AND TITLE OPINION.

NOTE:
THE 15' PRIVATELY MAINTAINED DRAINAGE SERVITUDE SHALL BE MAINTAINED BY THE HOMEOWNERS. NO CULVERTS OR FENCES SHALL BE PERMITTED INSIDE OF THE SERVITUDE.

SET BACKS:
FRONT 21'
BACK 10'
SIDES 10'

SCALE IN FEET
50' 25' 0 50' 100' 150'

APPROVALS

OLN DEVELOPMENT, L.L.C. (OWNER) 11/8/21 DATE
LAWRENCE M. MAESTRI – MANAGER

Approved by the Lafourche Parish Planning Commission

PLANNING COMMISSION CHAIRMAN 12/15/2021 DATE

FINAL PLAT

THE VILLAS AT LEIGHTON PLANTATION ADDENDUM #1
LOCATED IN SECTION 9, T15S–R16E
LAFOURCHE PARISH, LOUISIANA

DATE	DESCRIPTION	BY
	REVISION	

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.
Civil Engineers & Professional Land Surveyors
Thibodaux, Louisiana

DESIGNED: JAW	DETAILED: JED	TRACED:
CHECKED: JMT	CHECKED: JMT	CHECKED:
DATED: NOVEMBER 08, 2021	FILE: F:\DWGS\2019\19-066\PLAT.dwg	JOB NO: 19-066

Recorded: 12/16/2021 Book: 2216, Page: 68, Jacket 13283 3