REFERENCE MAPS & BEARINGS:

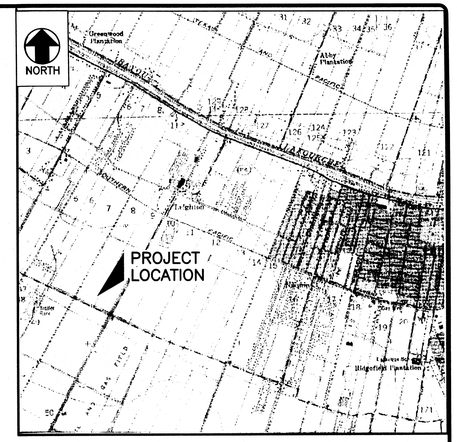
1.) SURVEY MAP SHOWING TRACT 1 AND 2
A PORTION OF LEIGHTON AND ENERGY PLANTATION
LOCATED IN SECTIONS 7, 8, AND 9, T15S – R16E,
LAFORUCHE PARISH, LOUISIANA
PREPARED BY: GEORGE BERGERON JR. & SON, INC. DATED: JANUARY 28, 1988

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 ENTRY NO.: 1054914

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	DELTA	RADIUS	ARC	TANGENT	CHORD
A	89°59'13.5"	18.50'	29.06'	18.50'	S19°48'38.0"E – 26.16'
B	53°07'42.1"	25.00'	23.18'	12.50'	N88°37'28.0"E – 22.36'
C	53°07'42.1"	50.00'	46.35'	25.00'	N88°37'28.0"E – 44.72'
D	42°05'23.5"	50.00'	36.73'	19.24'	S43°45'56.0"E – 35.91'
E	63°39'35.6"	50.00'	55.55'	31.04'	S09°08'23.0"W – 52.74'
F	37°23'10.8"	50.00'	32.63'	16.92'	S59°37'36.0"W – 32.06'
G	53°07'42.1"	25.00'	23.18'	12.50'	S51°45'17.0"W – 22.36'
H	89°59'13.5"	18.50'	29.06'	18.50'	N19°48'38.0"W – 26.16'
I	89°59'13.5"	18.50'	29.06'	18.50'	S19°48'38.0"E – 26.16'
J	89°59'13.5"	18.50'	29.06'	18.50'	N70°11'22.0"E – 26.16'
K	89°59'13.5"	18.50'	29.06'	18.50'	S19°48'38.0"E – 26.16'
L	89°59'13.5"	18.50'	29.06'	18.50'	N70°11'22.0"E – 26.16'
M	08°42'27.5"	106.50'	16.19'	8.11'	S20°50'11.0"E – 16.17'
N	20°36'10.1"	105.50'	38.30'	19.36'	S06°10'56.0"W – 38.09'
O	119°18'15"	18.50'	38.52'	31.60'	S50°32'07.0"E – 31.93'
P	08°44'43.5"	106.50'	16.26'	8.14'	N18°10'29.0"E – 16.24'
Q	15°16'41.3"	66.50'	17.73'	8.92'	N03°31'15.0"E – 17.68'
R	29°18'33.1"	58.50'	29.93'	15.30'	N10°32'07.0"E – 29.60'
S	89°59'13.5"	18.50'	29.06'	18.50'	N19°48'38.0"W – 26.16'



VICINITY MAP
SCALE 1" = 2000'

PARCEL 1B
BAYOU RESERVE APARTMENTS

ENERGY REALTY INVESTMENT COMPANY, L.L.C.

N25°11'22"E – 1,137.78'

45' DRAINAGE & UTILITY SERVITUDE

15' SEWER SERVITUDE

TEMPORARY LIMESTONE TURN TEE

NOTE: LAND OUTSIDE THE NORMAL STREET RIGHT OF WAY SHALL REVERT TO THE ABUTTER WHENEVER THE STREET IS CONTINUED.

NOTE: 15' STRIP NORTH OF ROAD RIGHT-OF-WAY NOT A PART OF THE VILLAS AT LEIGHTON PLANTATION

PROPOSED ROADSIDE DITCH TO BE SUB-SURFACED AND CONVERTED TO GREEN SPACE

N67°16'53"E – 136.65'

LAVERNE DRIVE

AINSLEY DRIVE

GEORGE DRIVE

TALBOT AVE.

LAVERNE DRIVE 2

BLOCK 1 — LOT 1 7,555 SQ. FT. 0.173 ACRES; LOT 2 7,200 SQ. FT. 0.165 ACRES; LOT 3 7,200 SQ. FT. 0.165 ACRES; LOT 4 7,381 SQ. FT. 0.169 ACRES; LOT 5 7,933 SQ. FT. 0.182 ACRES; LOT 6 10,934 SQ. FT. 0.251 ACRES; LOT 7 7,780 SQ. FT. 0.179 ACRES; LOT 8 7,200 SQ. FT. 0.165 ACRES; LOT 9 7,200 SQ. FT. 0.165 ACRES; LOT 10 7,200 SQ. FT. 0.165 ACRES; LOT 11 7,200 SQ. FT. 0.165 ACRES; LOT 12 7,200 SQ. FT. 0.165 ACRES; LOT 13 7,200 SQ. FT. 0.165 ACRES; LOT 14 7,200 SQ. FT. 0.165 ACRES; LOT 15 7,200 SQ. FT. 0.165 ACRES; LOT 16 7,200 SQ. FT. 0.165 ACRES; LOT 17 7,200 SQ. FT. 0.165 ACRES; LOT 18 8,326 SQ. FT. 0.191 ACRES

BLOCK 2 — LOT 4 28,800 SQ. FT. 0.661 ACRES PARK

BLOCK 3 — LOT 1 5,791 SQ. FT. 0.156 ACRES; LOT 2 7,187 SQ. FT. 0.165 ACRES; LOT 3 7,200 SQ. FT. 0.165 ACRES; LOT 4 7,200 SQ. FT. 0.165 ACRES; LOT 5 7,200 SQ. FT. 0.165 ACRES; LOT 6 7,200 SQ. FT. 0.165 ACRES; LOT 7 7,200 SQ. FT. 0.165 ACRES; LOT 8 7,200 SQ. FT. 0.165 ACRES; LOT 9 7,200 SQ. FT. 0.165 ACRES; LOT 10 7,200 SQ. FT. 0.165 ACRES; LOT 11 7,200 SQ. FT. 0.165 ACRES; LOT 12 8,326 SQ. FT. 0.191 ACRES

BLOCK 4 — LOT 1 12,256 SQ. FT. 0.281 ACRES; LOT 2 12,263 SQ. FT. 0.282 ACRES; LOT 3 12,270 SQ. FT. 0.282 ACRES; LOT 4 12,276 SQ. FT. 0.282 ACRES; LOT 5 12,283 SQ. FT. 0.282 ACRES; LOT 6 12,290 SQ. FT. 0.282 ACRES; LOT 7 12,297 SQ. FT. 0.282 ACRES; LOT 8 12,303 SQ. FT. 0.282 ACRES; LOT 9 16,415 SQ. FT. 0.377 ACRES

BLOCK 5 — LOT 1 9,000 SQ. FT. 0.207 ACRES

S25°11'22"W – 1,138.83'

S64°55'04" E – 560.00'

N64°48'38" W – 400.00'

N64°48'38" W – 75.00'

OPEN AREA

35' DRAINAGE & UTILITY SERVITUDE

LAFOURCHE SUGARS

EXISTING ROADSIDE DITCH

NOTE: SEWER FORCE MAIN IS IN PARISH RIGHT OF WAY AND THE PARISH WILL NOT BE RESPONSIBLE FOR ANY DAMAGES TO THE SEWER FORCE MAIN THROUGH MAINTENANCE OF DRAINAGE DITCH.

EXISTING OUTFALL DITCH DRAINS TO LEIGHTON DRAINAGE CANAL – LEIGHTON DRAINAGE CANAL DRAINS TO THE 80 ARPENT CANAL AND TO THE LEIGHTON DRAINAGE PUMP STATION (ALL MAINTAINED BY LAFOURCHE PARISH)

ENERGY REALTY INVESTMENT COMPANY, L.L.C.

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	☼
PROPOSED LIGHT POLE	✱
EXISTING POWER POLE	⌀
EXISTING ANCHOR	→
EXISTING TELEPHONE PEDESTAL	▯
EXISTING WATER VALVE	⊕WV
EXISTING FIRE HYDRANT	♀
PROPOSED 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)	(7.3)
DRAINAGE FLOW	

APPROVED: _____ OWNER 3/10/14 DATE

Approved by Resolution of the Lafourche Parish Planning Commission

_____ PLANNING COMMISSION CHAIRMAN 3/18/14 DATE

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: _____ David A. Waitz 3/10/14 Reg. No. 4744

STATE OF LOUISIANA — DAVID A. WAITZ — REG. No. 4744 — REGISTERED PROFESSIONAL LAND SURVEYOR

DEDICATION
THIS IS TO CERTIFY THAT I THE UNDERSIGNED AND OWNER, DO HEREBY IRREVOCABLE 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, 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 _____ DATE 3/10/14

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.

SET BACKS:
FRONT 20'
BACK 10'
SIDES 10'

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

DATE	DESCRIPTION	BY
01/28/14	DISPLAYED CENTER LOT ELEVATIONS	JMT
11/12/13	RECORD DRAWING	JED
11/12/13	ADDED STREET NAMES	JED

REVISION

FINAL PLAT

THE VILLAS AT LEIGHTON PLANTATION
LOCATED IN SECTIONS 8 & 9, T15S–R16E
LAFOURCHE PARISH, LOUISIANA

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

DESIGNED: BMA | DETAILED: JED | TRACED:
CHECKED: DAW | CHECKED: BMA | CHECKED:
DATED: OCTOBER 10, 2012 | FILE: F:\DWGS\2012\12-096\PLAT 1-22-13.dwg | JOB NO: 12-096

Revised: 03/18/2014 Book: R59, Page: 803, Inst.# 1174241