



Certified Copy

Ascension Parish Clerk of Court
607 E. Worthey St.,
1st Floor
Gonzales, LA 70737
Phone (225) 621-8400

Bridget Hanna
Clerk of Court
Parish of Ascension

Instrument Number: 1087037

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Grantor 1: LYNN LEVY LAND COMPANY LLC
Grantee 1: LYNN LEVY LAND COMPANY LLC

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RECORDED ON THE DATE AND TIME LISTED ABOVE AND CERTIFIED ON THE SAME.



Laura Falcon

Laura Falcon, Deputy Clerk

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	430.38'	N87°57'22"W	L18	528.68'	S00°27'02"W
L2	196.04'	S17°57'18"W	L19	242.29'	S89°43'15"E
L3	207.62'	N80°02'25"W	L20	130.23'	S02°17'20"W
L4	221.24'	N89°02'37"E	L21	215.31'	S00°31'44"E
L5	372.76'	N00°09'24"E	L22	197.84'	N85°01'40"E
L6	185.81'	S88°58'13"W	L23	168.18'	N08°39'38"E
L7	348.42'	N88°40'18"E	L24	47.90'	S62°34'25"E
L8	184.05'	N00°14'12"E	L25	43.91'	S42°44'55"E
L9	165.72'	S89°20'29"E	L26	80.42'	N76°12'20"W
L10	189.62'	S01°05'22"W	L27	45.51'	S12°46'20"W
L11	82.43'	S01°56'03"E	L28	299.60'	S40°08'23"E
L12	208.92'	N89°08'02"E	L29	60.05'	N42°48'27"E
L13	260.74'	S00°17'56"W	L30	18.16'	S03°01'57"E
L14	248.89'	N00°19'34"E	L31	49.37'	N27°52'37"E
L15	221.40'	N00°14'01"E	L32	78.21'	N24°48'58"E
L16	57.65'	N00°14'48"E	L33	90.09'	S21°28'51"W
L17	41.28'	N87°42'06"E			

REFERENCE MAPS:

- ALTAIR'S LAND TITLE SURVEY OF LOT 1-A, BY QUALITY ENGINEERING & SURVEYING, L.L.C. DATED BY JEFFREY D. DIAMOND, PLS ON 04/25/2023
- SURVEY ENTITLED "PROPERTY EXCHANGE MAP SHOWING SURVEY OF TRACT A-1-A, LOT 1-A, LOT 2-A & LOT 3-A, BEING THE RESECTION OF TRACT A-1, LOT 1, LOT 2 & TRACT B, LOCATED IN SECTION 2, RANGE 18, TOWNSHIP 9 NORTH, RANGE 18, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA, FOR DELAUNE ESTATES 1ST FILING SUBDIVISION, APPROVED BY THE ASCENSION PARISH PLANNING COMMISSION ON 07/14/2024.

RESTRICTIONS NOTE:

ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FILED AS AN INSTRUMENT IN THE PUBLIC RECORDS OF THE ASCENSION PARISH, LOUISIANA, AND THE HOMEOWNERS ASSOCIATION SHALL HOLD ASCENSION PARISH HARMLESS FOR ANY AND ALL WORK PERFORMING TO THE UPRIGHT AND REPLACEMENT OF THE SIDEWALKS WITHIN THIS DEVELOPMENT.

SIDEWALK NOTE:

THE OWNER OF A LOT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR OR REPLACEMENT OF THE SIDEWALKS ON THE LOT. BOTH THE HOMEOWNERS ASSOCIATION AND THE HOMEOWNERS ASSOCIATION SHALL HOLD ASCENSION PARISH HARMLESS FOR ANY AND ALL WORK PERFORMING TO THE UPRIGHT AND REPLACEMENT OF THE SIDEWALKS WITHIN THIS DEVELOPMENT.

TREE AND PARK SPACE NOTE:

- ONE CLASS "A" TREE TO BE PROVIDED PER LOT. TREES MUST BE PLANTED PRIOR TO C.O. BEING ISSUED FOR EACH LOT.
- 12 CLASS "A" TREES AND 24 ORNAMENTAL TREES ARE TO BE PLANTED PER ACRE OF PARK SPACE.
- THE PARKS WILL BE OF A STAGE 3 REQUIREMENT. THE TREES COMMON AREAS, PARK SPACE, OPEN SPACE AND PARKS ARE TO BE PLANTED PRIOR TO THE ISSUANCE OF THE FIRST C.O. THE MAINTENANCE AND UPRIGHT OF ALL COMMON AREAS WILL BE THE RESPONSIBILITY OF THE HOA. A SIGN MUST BE IN PLACE TO IDENTIFY THE PARK SPACE.

ROAD AND STREET NOTE:

THE ROADS AND STREETS SHOWN ON THIS PLAN ARE SUBJECT TO AN INFRASTRUCTURE DEVELOPMENT DISTRICT CREATED BY THE BOARD OF SUPERVISORS OF THE ASCENSION PARISH, LOUISIANA, AND THE HOMEOWNERS ASSOCIATION SHALL HOLD ASCENSION PARISH HARMLESS FOR ANY AND ALL WORK PERFORMING TO THE UPRIGHT AND REPLACEMENT OF THE SIDEWALKS WITHIN THIS DEVELOPMENT.

SEWAGE DISPOSAL NOTE:

NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AGENCY.

LANDOWNER/CERTIFICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OR LEGAL OFFICER OF THE PROPERTY PLATTED HEREON ON THE DATE SIGNED.

SANITARY SEWER DEDICATION

THE SANITARY SEWER SYSTEM, INCLUDING WITHOUT LIMITATION, THE SANITARY SEWER TREATMENT PLANT, THE SANITARY SEWER COLLECTION SYSTEM, THE FORCE MAIN, ALL TREATMENT SYSTEMS, PUMPS, LIFT STATIONS AND COLLECTION LINES FROM THE LOT BE, TOGETHER WITH PERMANENT SERVICES OVER THE IMMOVABLE PROPERTY, INCLUDING SERVICES UPON THE PORTIONS OF THE IMMOVABLE PROPERTY UPON WHICH THE SEWER SYSTEM IS LOCATED FOR THE USE, OPERATION, MAINTENANCE, AND IMPROVEMENTS OF THE SEWER SYSTEM, SHALL BE DEDICATED TO NATIONAL WATER INFRASTRUCTURE, L.L.C. PURSUANT TO A SEPARATE ACT OF DEDICATION TO BE RECORDED IN THE PUBLIC RECORDS OF THE ASCENSION PARISH, LOUISIANA, AND THE HOMEOWNERS ASSOCIATION SHALL HOLD ASCENSION PARISH HARMLESS FOR ANY AND ALL WORK PERFORMING TO THE UPRIGHT AND REPLACEMENT OF THE SIDEWALKS WITHIN THIS DEVELOPMENT.

PUBLIC DEDICATION

THE PUBLIC STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC FOR THE USE OF THE PUBLIC FOR THE PURPOSES OF THE SUBDIVISION. THE PUBLIC STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC FOR THE USE OF THE PUBLIC FOR THE PURPOSES OF THE SUBDIVISION.

PRIVATE SERVICE NOTE

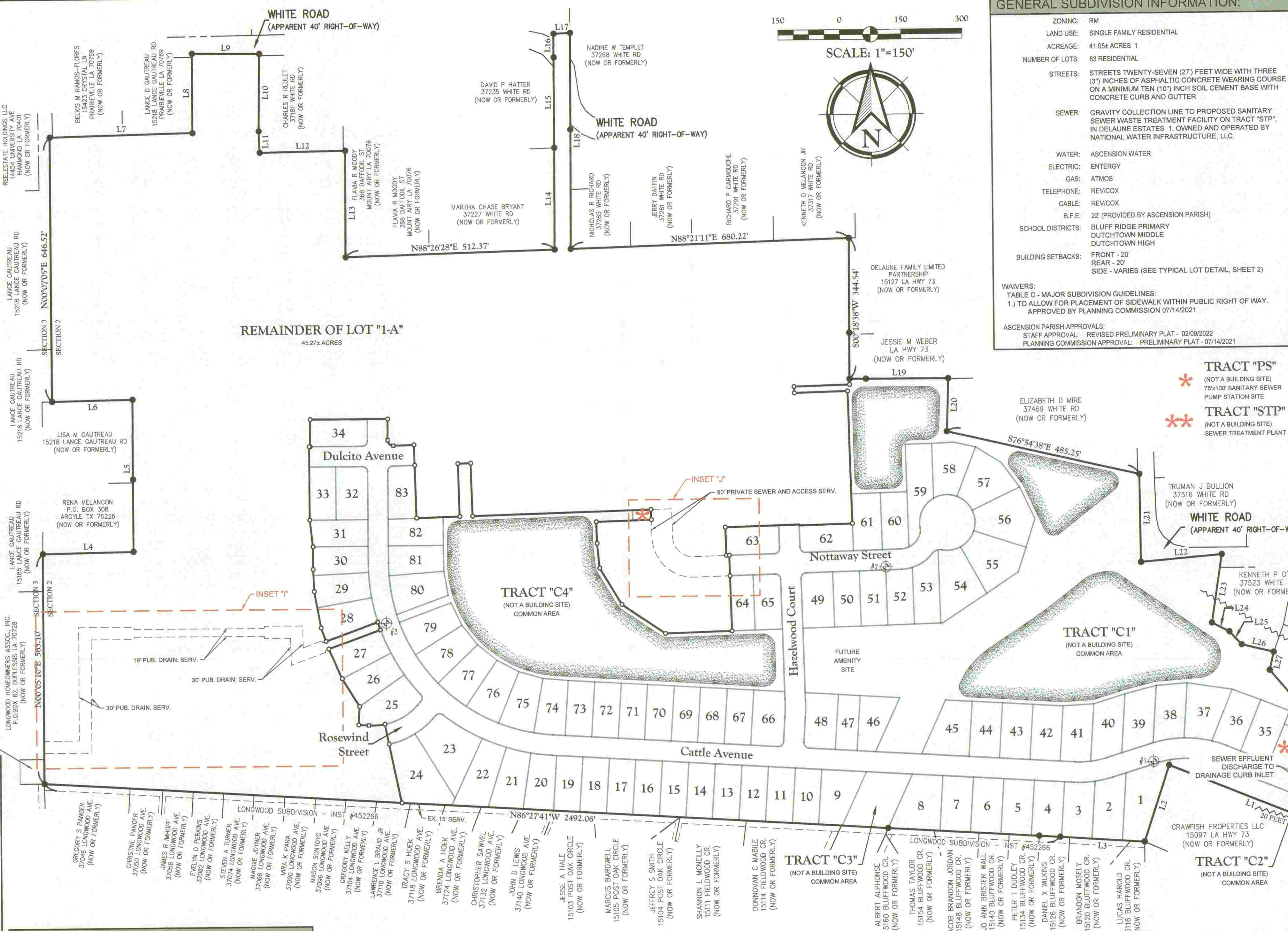
THE SERVICES DESIGNATED HEREIN AS "PRIVATE SERVICES" ARE HEREBY RESERVED FOR THE USE OF THE DELAUNE ESTATES SUBDIVISION. 1. PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF DELAUNE ESTATES SUBDIVISION. 1. THE CITY-PARISH SHALL HAVE THE RIGHT OF ENTRY INTO THE "PRIVATE SERVICES" FOR ACCESS TO THE PUBLIC DRAINAGE SERVICE. THE SALE OF ANY PROPERTY SHOWN HEREON BY REFERENCE TO THIS PLAN SHALL NOT CONSTITUTE A DEDICATION TO THE PUBLIC OF ANY "PRIVATE SERVICE" SHOWN HEREON. FURTHERMORE, THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE "PRIVATE SERVICES" OF THE SUBDIVISION. THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE "PRIVATE SERVICES" OF THE SUBDIVISION. THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE "PRIVATE SERVICES" OF THE SUBDIVISION.

PRIVATE ACCESS SERVICE

THE PRIVATE ACCESS SERVICE SHOWN HEREON IS HEREBY DEDICATED AS A MEANS OF ACCESS TO DELAUNE ESTATES SUBDIVISION. 1. THE PRIVATE ACCESS SERVICE SHALL BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY PRIVATE DRIVEWAY OR EASEMENT. 2. THE PRIVATE ACCESS SERVICE SHALL BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY PRIVATE DRIVEWAY OR EASEMENT. 3. THE PRIVATE ACCESS SERVICE SHALL BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY PRIVATE DRIVEWAY OR EASEMENT.

REVISION 1

LYNN LEVY LAND COMPANY, L.L.C.
OWNER
DATE: 11-27-23
7-4-23



GENERAL SUBDIVISION NOTES:

- PARISH COUNCIL APPROVAL OF THE WAIVER OF SEWER DEVELOPMENT FEE, JULY 6, 2023.
- THIS PROPERTY IS SUBJECT TO TRAFFIC IMPACT FEES ACCORDING TO ASCENSION PARISH ORDINANCES.
- SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.
- ALL STRUCTURES SHALL BE CONSTRUCTED A MINIMUM OF TWO FEET ABOVE FIRM FIRM OR NEAREST ADJACENT FIRM FIRM AND A MINIMUM OF ONE FOOT ABOVE THE TOP ELEVATION OF NEAREST ADJACENT SANITARY SEWER MAINLINE ON THE SEWER COLLECTION SYSTEM SERVING THE PROPOSED STRUCTURE.
- ANY NON-STANDARD STREET BORDERS AND POSTS CONSIDERED TO BE ORNAMENTAL SHALL BE OWNED, MAINTAINED, REPAIRED, AND/OR REPLACED BY THE DEVELOPER OR SUBDIVISION HOMEOWNERS ASSOCIATION. BOTH THE DEVELOPER AND THE HOMEOWNERS ASSOCIATION SHALL HOLD ASCENSION PARISH HARMLESS FOR ANY AND ALL WORK PERTAINING TO THE REPLACEMENT AND UPRIGHT OF THESE NON-STANDARD STREET BORDERS AND POSTS WITHIN THIS DEVELOPMENT. THE DEVELOPER AND HOMEOWNERS ASSOCIATION ALSO HEREBY AGREES TO MAINTAIN SAID ORNAMENTAL STREET BORDERS AND POSTS AS REQUIRED BY LAW.
- SIDEWALK MUST BE CONSTRUCTED PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED FOR EACH LOT.
- THE 30" DRAINAGE SERVICE, THROUGHOUT THE POND AS SHOWN HEREON IS DEDICATED FOR THE PURPOSES OF THE MAINTENANCE OF UNRESTRICTED STORM WATER RUN-OFF. THE MAINTENANCE OF THE SHORELINE AND THAT PORTION OF THE POND WHICH IS PART OF EACH LOT OR COMMON SPACE SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR HOMEOWNERS ASSOCIATION. ASCENSION PARISH SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE THEREOF. THE POND WITHIN THE BOUNDARIES OF THIS DEVELOPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED.
- ALL DEVELOPERS, BUILDERS AND HOMEOWNERS ARE REQUIRED TO ADHERE TO THE PROVISIONS OF THE APPROVED DRAINAGE PLAN FOR THIS SUBDIVISION. THE ASCENSION PARISH DRAINAGE ORDNANCE AND ALL APPLICABLE PROVISIONS OF THE ASCENSION PARISH L.L.C. INCLUDING BUT NOT LIMITED TO SECTIONS 7-4-6-8 AND 7-4-6-14.
- UPON APPROVAL AND RECORDED OF THIS PLAN, ALL SERVICES PREVIOUSLY AFFECTING THE PROPERTY DESCRIBED BY THIS PLAN ARE HEREBY RECORDED AND SAID SERVICES SHALL NOW EXIST AS SHOWN BY AND EVIDENCED ON THIS PLAN.
- MITIGATION FACILITY CERTIFICATION AN INSPECTION FOR COMPLIANCE WITH DESIGN SHALL BE PERFORMED EVERY 1 YEAR FOR ALL PRIVATELY OWNED STORM WATER AND FLOODPLAIN MITIGATION FACILITIES AND A LETTER OF CERTIFICATION OF COMPLIANCE WITH DESIGN SHALL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND DEVELOPMENT BY AN ENGINEER LICENSED IN THE STATE OF LOUISIANA.

GENERAL NOTES:

- NO ATTEMPT HAS BEEN MADE BY QUALITY ENGINEERING & SURVEYING, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES THAT MAY EXIST ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.
- THE WORDS "CERTIFY," "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
- ADJACENT PROPERTY OWNER INFORMATION AS SHOWN HEREON WAS TAKEN FROM ASCENSION PARISH TAX ASSESSORS PROPERTY OWNERSHIP MAPS WHEN THIS PLAN WAS PREPARED.
- PROPERTY CORNERS SHOWN FOR THE FIRST FILING HAVE BEEN MONUMENTED WITH 1/2" IRON RODS, UNLESS OTHERWISE NOTED.
- LOT AREAS AND LOT FRONTAGE MEET OR EXCEED THE MINIMUM REQUIREMENTS OF ZONING DISTRICT AS SET FORTH IN THE ASCENSION DEVELOPMENT CODE.
- ALL IMPROVEMENTS HEREIN SHALL BE BUILT TO ASCENSION PARISH STANDARDS.
- A WETLANDS DETERMINATION HAS BEEN INCLUDED IN THE SUBMITTAL.
- PONDS ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE H.O.A.
- THE WATER FLOW ON SITE ULTIMATELY DRAINS TO BAYOU GRAND GOUDINE AND BLUFF SWAMP.
- NO FENCES WILL BE ALLOWED WITHIN ANY PUBLIC DRAINAGE SERVICE.
- PROPERTY RESTRICTIONS, SERVITUDES, RIGHTS-OF-WAY, EASEMENTS AND/OR OTHER BURDENS, OTHER THAN THOSE NOTED, MAY EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD ALSO BE AWARE. ABSTRACTING FOR VERIFICATION OF TITLE AND/OR ACTUAL OWNERSHIP WAS NOT IN THE SCOPE OF THIS SURVEY MADE BY QUALITY ENGINEERING & SURVEYING, L.L.C.
- IF SHOWN, ANY LINES ASSOCIATED WITH CERTAIN TOWNSHIPS, RANGES WERE DIGITIZED FROM AERIAL MAGNETIC FIRM FLOOD INSURANCE RATE MAPS AND USGS QUADRANGLE MAPS. THESE LINES ARE SHOWN FOR REFERENCE ONLY AND WERE NOT FIELD VERIFIED AT THE TIME THIS SURVEY WAS PERFORMED.

LEGAL DESCRIPTION

ONE CERTAIN LOT OR PARCELS OF GROUND, LOCATED IN SECTION 2, RANGE 18, TOWNSHIP 9 NORTH, RANGE 18, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA, SHOWN ON A MAP OR PLAN OF SURVEY PREPARED BY JAMES W. FALCOUT, PLAS DATED OCTOBER 2, 2021, RECORDED IN THE PUBLIC RECORDS OF THE ASCENSION PARISH, LOUISIANA, AND ENTITLED "PROPERTY EXCHANGE MAP SHOWING SURVEY OF TRACT A-1-A, LOT 1-A, LOT 2-A & LOT 3-A, BEING THE RESECTION OF TRACT A-1, LOT 1, LOT 2 & TRACT B, LOCATED IN SECTION 2, RANGE 18, TOWNSHIP 9 NORTH, RANGE 18, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA, FOR DELAUNE ESTATES 1ST FILING SUBDIVISION, APPROVED BY THE ASCENSION PARISH PLANNING COMMISSION ON 07/14/2024.

FLOOD ZONE NOTE

THE PROPERTY LIES IN FLOOD ZONE X, A, AND IS SHOWN ON A FLOOD INSURANCE RATE MAP NO. 22060C0405, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2007, AND AN EFFECTIVE REVISION DATE OF MAY 15, 2012. TO DETERMINE THE LETTER OF MAP REVISION BEARING THE SAME DATE, AND FURTHER MODIFIED BY LOW-FR CASE NUMBER 24-04-1864 APPROVED BY FEMA AND MADE EFFECTIVE MAY 12, 2023. SHE FLOOD HAZARD FROM 2012-2015, NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THE LIMITS OF THIS ZONE. AN ELEVATION CERTIFICATE MAY BE REQUIRED TO VERIFY THIS DETERMINATION.

BASIS OF ELEVATIONS

THE ELEVATIONS SHOWN HEREON ARE BASED ON THE "NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)" USED 2018 AS PER GPS OBSERVATION.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1700, NAD 1983 (2011), EPOCH 2010.00) AS DETERMINED BY GPS OBSERVATIONS.

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PLAN IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:501 ET. SEQ. AND CONFORMS TO THE STANDARDS GOVERNING THE SUBDIVISION OF LAND. THIS PLAN IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING FOR THE CLASS C SURVEY AND IT WAS THE INTENT TO SUBDIVIDE THIS SURVEYED TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAN IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT THE SAME.

BY: JEFFREY D. DIAMOND
DATE: 11-27-23
DATE: 7-4-23

GENERAL SUBDIVISION INFORMATION:

ZONING: RM
LAND USE: SINGLE FAMILY RESIDENTIAL
ACREAGE: 41.06 ACRES
NUMBER OF LOTS: 83 RESIDENTIAL

STREETS: STREETS TWENTY-SEVEN (27) FEET WIDE WITH THREE (3) INCHES OF ASPHALTIC CONCRETE WEARING COURSE ON A MINIMUM TEN (10) INCH SOIL CEMENT BASE WITH CONCRETE CURBS AND GUTTER.

SEWER: GRAVITY COLLECTION LINE TO PROPOSED SANITARY SEWER WASTE TREATMENT FACILITY ON TRACT "STP", IN DELAUNE ESTATES 1, OWNED AND OPERATED BY NATIONAL WATER INFRASTRUCTURE, L.L.C.

WATER: ASCENSION WATER

ELECTRIC: ENTERGY

GAS: ATMOS

TELEPHONE: REVOX

CABLE: REVOX

N.F.E.: 22 PROVIDED BY ASCENSION PARISH

SCHOL. DISTRICTS: BLUFF RIDGE PRIMARY DUTCHTOWN MIDDLE DUTCHTOWN HIGH

BUILDING SETBACKS: FRONT - 20' REAR - 20' SIDE - VARIES (SEE TYPICAL LOT DETAIL, SHEET 2)

WAIVERS: TABLE C - MAJOR SUBDIVISION GUIDELINES: 1) TO ALLOW FOR PLACEMENT OF SIDEWALK WITHIN RIGHT OF WAY. APPROVED BY PLANNING COMMISSION 07/14/2024.

TRACT "PS"
(NOT A BUILDING SITE)
75'X100' SANITARY SEWER PUMP STATION SITE

TRACT "STP"
(NOT A BUILDING SITE)
SEWER TREATMENT PLANT

REVISION 1 (FEBRUARY 14, 2024)

REVISED TO INCLUDE MISSING PARCEL TABLE AND LOT NUMBERS, ADJUSTED SANITARY SEWER DEDICATION NOTE, AND ADJUSTED SETBACK ON LOTS 85 AND 86.

JEFFREY D. DIAMOND
REG. NO. 5186
LAND SURVEYOR
02/14/24
DATE

REVISION 1 APPROVED:

ASCENSION PARISH PLANNING COMMISSION

FILE NO. P-2658A
DATE: 2/23/24

APPROVED:

ASCENSION PARISH PLANNING COMMISSION

FILE NO. P-2658A
DATE: 2/23/24

FINAL PLAN

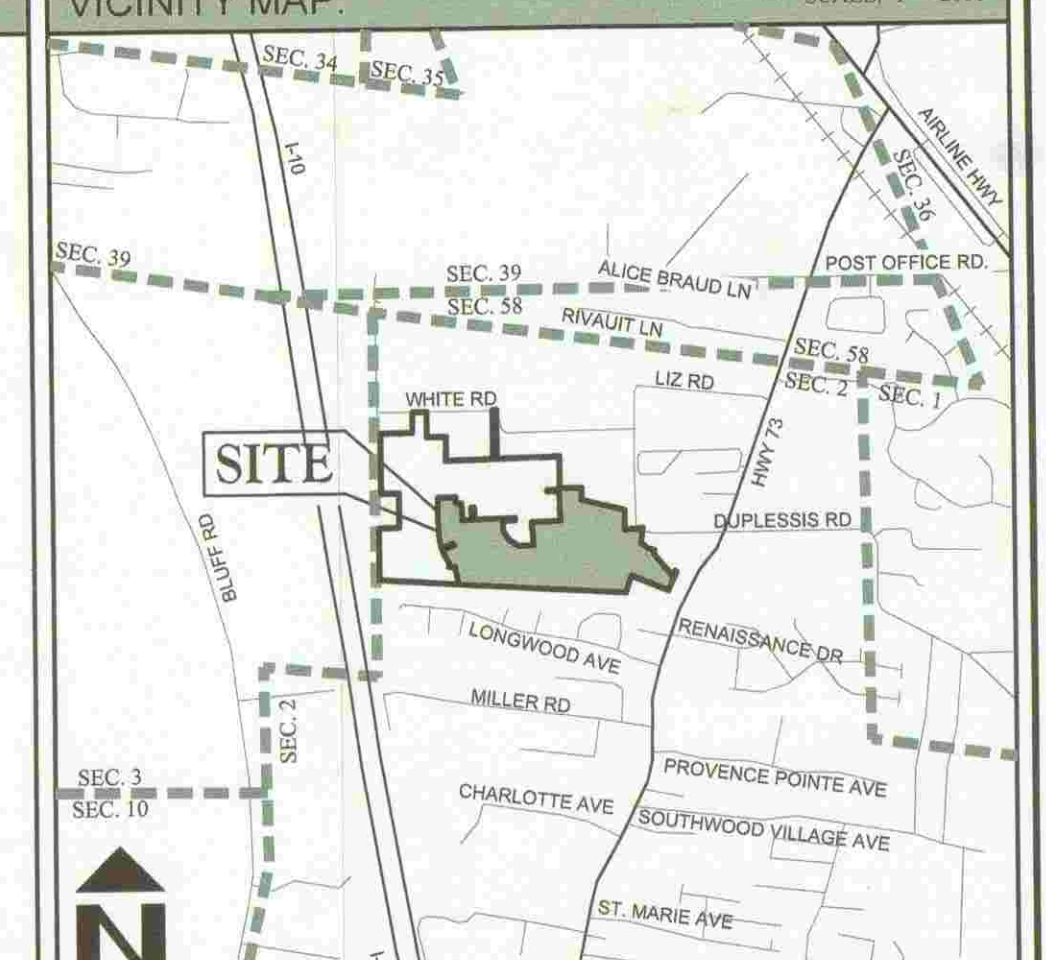
DELAUNE ESTATES 1st FILING
SUBDIVISION
LOTS 1 THRU 83 AND TRACTS PS, STP, AND C1-C4

LOCATIONS: PORTION OF TRACT 1-A, LOCATED IN SECTION 2, TOWNSHIP 9 SOUTH, RANGE 18 EAST, SOUTHEASTERN LAND DISTRICT, ASCENSION PARISH, LOUISIANA.

CLIENT: LYNN LEVY LAND COMPANY, L.L.C.
17544 GREENWELL SPRINGS RD.,
GREENWELL SPRINGS, LA 70739

PARTY CHIEF: PROJECT NO. 21-195
FIELD ENGINEER: DATE: 10/31/2023
CHECKED BY: DATE: 10/31/2023
SUBMIT: 1 OF 3

Quality
Engineering & Surveying, L.L.C.
17544 Greenwell Springs Rd.,
Greenwell Springs, LA 70739
(504) 885-1111



LEGEND:

COMMON AREA
PARK SPACE
FLOOD ZONE "X"

SET 1/2" IRON ROD AT 39' OFFSET ALONG RIGHT-OF-WAY LINE UNLESS OTHERWISE NOTED

R/W
SERV.
BL.
UTL.
BLDG.
DRAIN.
EX.
PUB.
PRV.

RIGHT-OF-WAY
SERVICE
BUILDING LINE
BUILDING LINE
DRAINAGE
FOUND
EXISTING
PUBLIC
PRIVATE

REVISION 1 APPROVED:

ASCENSION PARISH PLANNING COMMISSION

FILE NO. P-2658A
DATE: 2/23/24

APPROVED:

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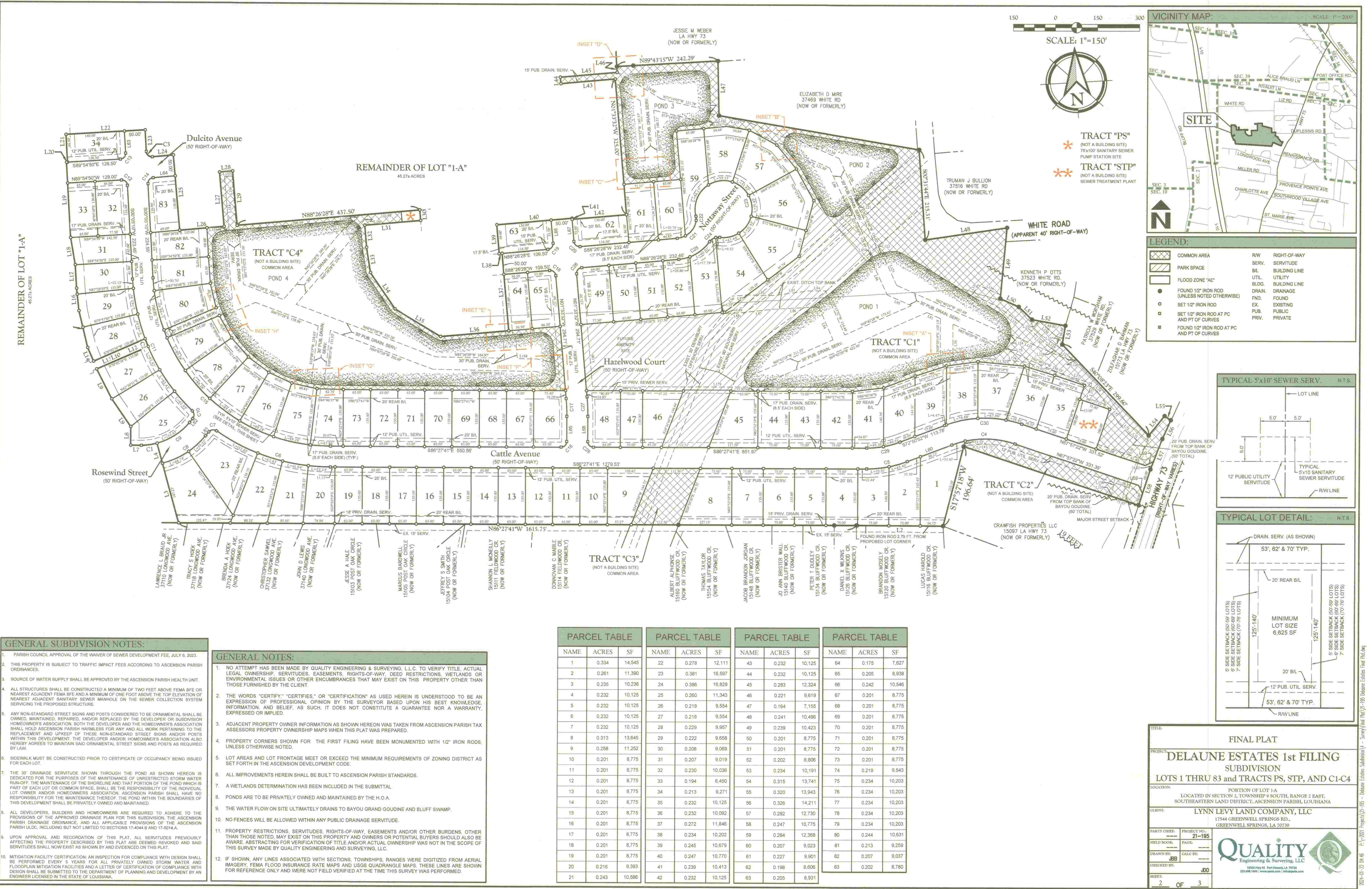
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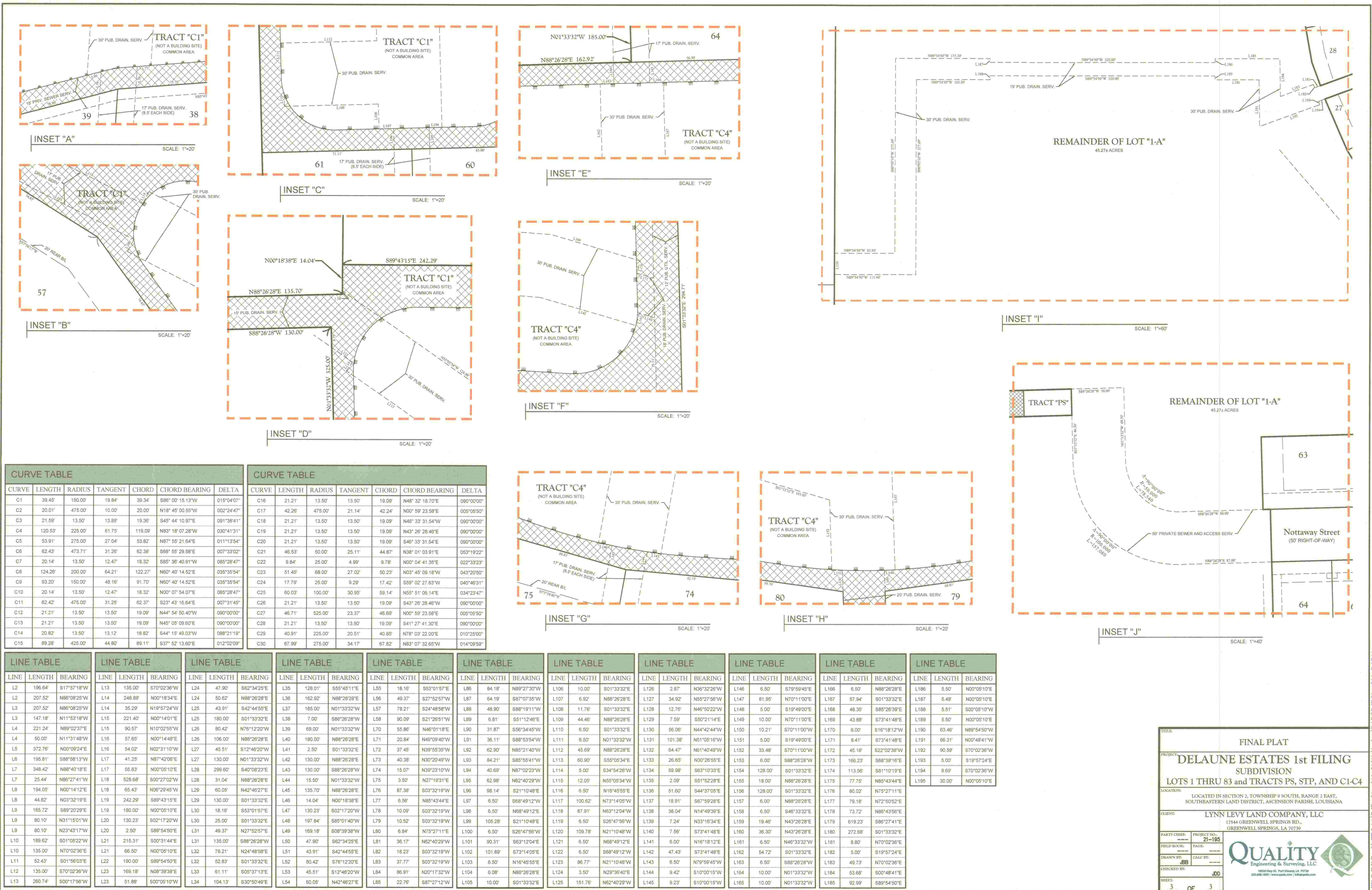
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CURVE TABLE							CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA	CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	39.48	150.00	19.84	38.34	S88°00'15.13"W	019°04'07"	C16	21.21	13.50	13.50	19.09	N48°32'18.70"E	050°00'00"
C2	20.51	475.00	10.30	20.00	N18°45'00.55"W	002°24'47"	C17	42.28	475.00	21.14	42.24	N00°59'23.58"E	005°05'50"
C3	21.55	13.50	13.89	19.39	S48°44'10.97"E	091°38'41"	C18	21.21	13.50	13.50	19.09	N48°33'31.54"W	090°00'00"
C4	120.59	225.00	61.75	118.05	N88°16'07.28"W	030°41'31"	C19	21.21	13.50	13.50	19.09	N43°26'28.46"E	090°00'00"
C5	53.91	275.00	27.54	53.82	N87°55'21.84"E	011°13'54"	C20	21.21	13.50	13.50	19.09	S46°33'31.54"E	090°00'00"
C6	62.43	473.71	31.26	62.36	S88°55'28.98"E	007°33'02"	C21	46.53	50.00	25.11	44.67	N38°01'33.91"E	053°19'22"
C7	20.14	13.50	12.47	18.32	S88°39'40.91"W	085°28'47"	C22	9.84	25.00	4.99	9.76	N00°04'41.35"E	022°33'23"
C8	124.26	200.00	64.21	122.77	N80°40'14.52"E	039°35'54"	C23	51.45	68.00	27.02	50.23	N03°45'18.18"W	040°20'00"
C9	93.30	150.00	48.16	91.70	N80°40'14.52"E	039°35'54"	C24	17.79	25.00	9.29	17.42	S89°02'27.63"W	040°49'11"
C10	20.14	13.50	12.47	18.32	N00°07'54.07"E	085°28'47"	C25	60.03	100.00	30.95	59.14	N65°51'35.14"E	034°23'47"
C11	62.42	475.00	31.26	62.37	S23°43'16.54"E	007°31'42"	C26	21.21	13.50	13.50	19.09	S43°26'28.46"W	090°00'00"
C12	21.21	13.50	13.50	19.09	N44°54'50.42"W	090°00'00"	C27	46.71	525.00	23.37	46.88	N00°59'23.58"E	005°05'50"
C13	21.21	13.50	13.50	19.09	N45°09'39.80"E	090°00'00"	C28	21.21	13.50	13.50	19.09	S41°27'41.30"E	090°00'00"
C14	30.82	13.50	13.12	18.82	S44°19'40.03"W	098°21'19"	C29	40.91	225.00	20.51	40.86	N76°03'22.00"E	010°25'00"
C15	89.26	425.00	44.80	89.11	S37°42'13.97"E	012°02'08"	C30	67.99	275.00	34.17	67.82	N83°07'32.65"W	014°03'59"

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