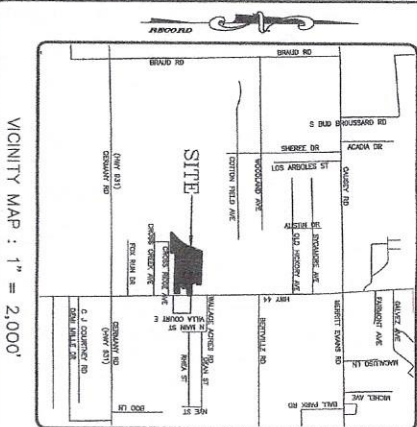


PRELIMINARY SPECIAL PURPOSE SURVEY

MAP SHOWING SURVEY OF
TRACT B-2-A-1-A-1-C-1

BEING THE INCORPORATION OF
LOTS 21, 22, 23, 43 & 44 INTO TRACT B-2-A-1-A-1-C
BEING A PART OF SAGEFIELD CONDOMINIUMS
LOCATED IN SECTION 5, T9S - R3E, SOUTHEASTERN
LAND DISTRICT,
OF THE ST. HELENA MERIDIAN,
EAST OF THE MISSISSIPPI RIVER,
ASCENSION PARISH, LA.

SAGEFIELD CONDOMINIUMS H.O.A.



VICINITY MAP : 1" = 2,000'

REFERENCE MAP:

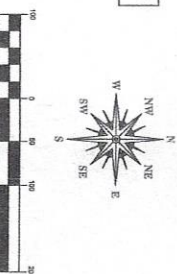
- 1) MAP SHOWING SURVEY RECORDED AS INSTRUMENT #861726.
- * BEARINGS ARE BASED ON GPS MEASUREMENTS, LSU GULF NET VRS, NORTH AMERICAN DATUM (1983) LAMBERT CONIC PROJECTION, LOUISIANA SOUTH ZONE, STATE PLANE COORDINATE SYSTEM.
- THIS SURVEY CONFORMS TO CURRENT STANDARDS OF PRACTICE AS DEFINED IN TITLE 48, CHAPTER 29 OF PROFESSIONAL AND OCCUPATIONAL STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP NO. 22002-0063 FROM ASCENSION PARISH, MAINTAINED AUGUST 16, 2007, THIS PROPERTY LIES IN FLOOD HAZARD ZONE "A" & "X" BASE FLOOD ELEVATION = 16.0'.

THIS PROPERTY IS ZONED = (M12) MIXED USE CORRIDORS
FRONT SETBACK= 75' FROM CENTRIE OF HIGHWAY
SIDE SETBACK= 5' FROM PROPERTY LINE
REAR SETBACK= 20' FROM PROPERTY LINE
SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.
SEWER DISPOSAL SHALL BE INDIVIDUAL SANITARY SEWER PLANTS.
NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWER DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY.
THIS PROJECT IS SUBJECT TO SEWER DEVELOPMENT AND TRAFFIC IMPACT FEES IN ACCORDANCE WITH ASCENSION PARISH ORDINANCES.
ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF OR SEWAGE TREATMENT PLANT EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNERS).

THE RIGHTS-OF-WAY STREETS SHOWN HEREON, UNLESS SPECIFICALLY DESIGNATED AS PRIVATE, AND IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL AND OTHER PROPER PLANNED FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE, OR ENCLOSURE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED, WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH SERVITUDE WAS GRANTED.

*** WITH THIS PLAT, LOTS 21, 22, 23, 43 & 44 WILL NO LONGER BE BUILDABLE SITES, AND WILL BE TAKEN OVER BY THE SAGEFIELD CONDOMINIUMS HOME OWNERS ASSOCIATION.

SAGEFIELD CONDOMINIUMS H.O.A. DATE



DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS IT A PART OF THIS SURVEY. ABSTRACTING OF TITLE ON THIS PROPERTY WAS NOT WITHIN THE SCOPE OF THIS SURVEY. SERVITUDES, RIGHTS-OF-WAY, UNDERGROUND

STREETS, ETC., SHOWN HEREON ARE NOT TO BE CONSIDERED AS PART OF THIS SURVEY. ANY EXISTING SURVEY MAY EXIST. THIS SURVEY DOES NOT AFFECT THE PROPERTY OF EARLES AND ASSOC., L.L.C. REPRODUCTION IS PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THIS FIRM.

LEGEND:

- 1/2" IRON PIPE ROUND
- OR AS SHOWN
- 1/2" IRON ROD SET
- FENCELINE

PK MAIL

X IN CONCRETE

CALCULATED POINT

APPROVED:
ASCENSION PARISH PLANNING COMMISSION
CHAIRMAN
DATE: _____
FILE: _____

LINE	BEARING	DISTANCE
L1	S89°47'21"W	46.05'
L2	S32°58'17"W	16.18'
L3	N38°32'49"W	16.15'
L4	S51°27'11"W	25.30'
L5	N51°21'11"E	25.30'
L6	S38°38'14"E	52.20'
L7	S51°21'46"W	23.44'
L8	S18°00'31"E	55.21'
L9	S73°35'56"W	69.53'
L10	N01°39'24"W	35.01'
L11	N21°42'27"E	47.75'

CURVE	BEARING	CH. DISTANCE	RADIUS	LENGTH
C1	S88°33'35"W	7.32'	253'	7.32'

* THIS PLAT IS VOID UNLESS SIGNED AND STAMPED BY THE LICENSED PROFESSIONAL SHOWN BELOW.

CERTIFICATE: IN JANUARY 2023, EARLES AND ASSOC., L.L.C. PERFORMED A GROUND SURVEY OF THE PROPERTY SHOWN HEREON AND THAT THIS MAP IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY. THIS PLAT CONFORMS TO LOUISIANA REVISED STATUTES 33:901 ET SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

PRELIMINARY: NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

JAMES W. FALGOUT
PROFESSIONAL LAND SURVEYOR
LOUISIANA REGISTRATION NO. 5017

DATE



EARLES AND ASSOCIATES, L.L.C.
PROFESSIONAL LAND SURVEYORS
2102 S. SOUTHLAND AVE.
GONZALES, LOUISIANA 70737
161-225-6475/88

TOWNSHIP

SECTION

9S

5

RANGE

3E