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FINAL PLAN
GREENLEAF SUBDIVISION
REVISE PHASES 1 AND 2 TO PHASES 1, 2 AND 3
SECTION 3, T7S–R8E

NOTES: PLANS APPROVED AS ZERO LOT LINE SUBDIVISION.

SERVITUDES ARE FOR DRAINAGE AND/OR UTILITIES SERVITUDES ARE 1/2 ON EACH LOT UNLESS OTHERWISE SHOWN

SEWAGE DISPOSAL SHALL BE PROVIDED BY SANITARY SEWER SYSTEM APPROVED BY THE LOUISIANA BOARD OF HEALTH. WATER SUPPLIED BY TANGIPAHOA WATER DISTRICT

ALL NORTH–SOUTH PROPERTY LINES ARE N–S UNLESS OTHERWISE SHOWN.

ALL EAST–WEST PROPERTY LINES ARE E–W UNLESS OTHERWISE SHOWN.

THIS PROPERTY IS LOCATED IN FLOOD ZONES "X" AND "A" FLOOD ZONE "X" (NOT FLOOD PRONE) FLOOD ZONE "A" (FLOOD PRONE) COMMUNITY PANEL NO. 220206 0025 D DATED SEPTEMBER 18, 1991

MINIMUM SETBACK ALLOWED IS 25'

WARD 7 – DISTRICT 9

TOTAL ACREAGE: 19.55 ACRES

NO. OF LOTS: 83

1" IRON PIPES, SET ALL CORNERS

REFERENCE: PLAT OF 20 ACRE PARCEL, BY BODIN & WEBB, INC., DATED OCTOBER 20, 1999

ACCEPTANCE

PARISH COUNCIL PRESIDENT _____

PLANNING COMMISSION CHAIRMAN _____ 10/7/03

BUILDING OFFICIAL _____ 10/7/03

REVIEW ENGINEER _____ 10/7/03

PRESIDENT OF DRAINAGE DISTRICT _____ 10/6/03

DIRECTOR OF PUBLIC WORK _____ 10/7/03

DEDICATION

I HEREBY CERTIFY THAT ALL RIGHTS OF WAYS, SERVITUDES, AND EASEMENTS FOR ROADWAYS, DRAINAGE, AND UTILITIES, ALONG WITH ALL IMPROVEMENTS HEREON WILL BE DEDICATED TO THE PUBLIC

OWNER:
1006 W. MICHIGAN ST.
HAMMOND, LOUISIANA 70401

CERTIFICATION

HOWELL HOOKER
20084 SATERS ROAD
PONCHATOULA, LA 70454

I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE PROVISIONS OF THE LOUISIANA REVISED STATUTES, TITLE 33, SECTION 5051, AND I HEREBY APPROVE THE SAME.

WILLIAM J. BODIN JR., C.E. & L.S.

1" = 60'

VICINITY MAP
SCALE 1"=1mile

CURVE TABLE

C	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING
C1	R = 15.00'	L = 23.56'	CH = 21.21'	CB = S 44°45'00" E
C2	R = 15.00'	L = 23.56'	CH = 21.21'	CB = N 44°45'00" E
C3	R = 113.00'	L = 88.47'	CH = 86.17'	CB = N 67°30'00" E
C4	R = 113.00'	L = 88.47'	CH = 86.17'	CB = S 67°30'00" E
C5	R = 113.00'	L = 88.47'	CH = 86.17'	CB = N 22°30'00" E
C6	R = 113.00'	L = 88.47'	CH = 86.17'	CB = S 22°30'00" E
C7	R = 106.00'	L = 87.64'	CH = 82.85'	CB = S 79°50'37" W
C8	R = 20.00'	L = 31.42'	CH = 28.28'	CB = S 45°00'00" W
C9	R = 200.00'	L = 18.97'	CH = 18.97'	CB = S 02°29'48" E
C10	R = 200.00'	L = 29.42'	CH = 29.39'	CB = S 07°12'24" E
C11	R = 200.00'	L = 29.82'	CH = 29.79'	CB = S 19°12'24" E
C12	R = 200.00'	L = 30.22'	CH = 30.19'	CB = S 31°12'24" E
C13	R = 200.00'	L = 30.62'	CH = 30.59'	CB = S 43°12'24" E
C14	R = 200.00'	L = 31.02'	CH = 31.00'	CB = S 55°12'24" E
C15	R = 200.00'	L = 31.42'	CH = 31.39'	CB = S 67°12'24" E
C16	R = 200.00'	L = 31.82'	CH = 31.79'	CB = S 79°12'24" E
C17	R = 200.00'	L = 32.22'	CH = 32.19'	CB = S 87°01'16" E
C18	R = 15.00'	L = 23.56'	CH = 21.21'	CB = S 44°45'00" E
C19	R = 15.00'	L = 23.56'	CH = 21.21'	CB = N 44°45'00" E
C20	R = 113.00'	L = 88.47'	CH = 86.17'	CB = N 67°30'00" E
C21	R = 113.00'	L = 88.47'	CH = 86.17'	CB = S 67°30'00" E
C22	R = 113.00'	L = 88.47'	CH = 86.17'	CB = N 22°30'00" E
C23	R = 113.00'	L = 88.47'	CH = 86.17'	CB = S 22°30'00" E
C24	R = 106.00'	L = 87.64'	CH = 82.85'	CB = S 79°50'37" W
C25	R = 20.00'	L = 31.42'	CH = 28.28'	CB = S 45°00'00" W
C26	R = 200.00'	L = 18.97'	CH = 18.97'	CB = S 02°29'48" E
C27	R = 200.00'	L = 29.42'	CH = 29.39'	CB = S 07°12'24" E
C28	R = 200.00'	L = 29.82'	CH = 29.79'	CB = S 19°12'24" E
C29	R = 200.00'	L = 30.22'	CH = 30.19'	CB = S 31°12'24" E
C30	R = 200.00'	L = 30.62'	CH = 30.59'	CB = S 43°12'24" E
C31	R = 200.00'	L = 31.02'	CH = 31.00'	CB = S 55°12'24" E
C32	R = 200.00'	L = 31.42'	CH = 31.39'	CB = S 67°12'24" E
C33	R = 200.00'	L = 31.82'	CH = 31.79'	CB = S 79°12'24" E
C34	R = 200.00'	L = 32.22'	CH = 32.19'	CB = S 87°01'16" E
C35	R = 15.00'	L = 23.56'	CH = 21.21'	CB = S 44°45'00" E
C36	R = 15.00'	L = 23.56'	CH = 21.21'	CB = N 44°45'00" E
C37	R = 113.00'	L = 88.47'	CH = 86.17'	CB = N 67°30'00" E
C38	R = 113.00'	L = 88.47'	CH = 86.17'	CB = S 67°30'00" E
C39	R = 113.00'	L = 88.47'	CH = 86.17'	CB = N 22°30'00" E
C40	R = 113.00'	L = 88.47'	CH = 86.17'	CB = S 22°30'00" E
C41	R = 106.00'	L = 87.64'	CH = 82.85'	CB = S 79°50'37" W
C42	R = 20.00'	L = 31.42'	CH = 28.28'	CB = S 45°00'00" W
C43	R = 200.00'	L = 18.97'	CH = 18.97'	CB = S 02°29'48" E
C44	R = 200.00'	L = 29.42'	CH = 29.39'	CB = S 07°12'24" E
C45	R = 200.00'	L = 29.82'	CH = 29.79'	CB = S 19°12'24" E
C46	R = 200.00'	L = 30.22'	CH = 30.19'	CB = S 31°12'24" E
C47	R = 200.00'	L = 30.62'	CH = 30.59'	CB = S 43°12'24" E
C48	R = 200.00'	L = 31.02'	CH = 31.00'	CB = S 55°12'24" E
C49	R = 200.00'	L = 31.42'	CH = 31.39'	CB = S 67°12'24" E
C50	R = 200.00'	L = 31.82'	CH = 31.79'	CB = S 79°12'24" E
C51	R = 200.00'	L = 32.22'	CH = 32.19'	CB = S 87°01'16" E
C52	R = 15.00'	L = 23.56'	CH = 21.21'	CB = S 44°45'00" E
C53	R = 15.00'	L = 23.56'	CH = 21.21'	CB = N 44°45'00" E
C54	R = 113.00'	L = 88.47'	CH = 86.17'	CB = N 67°30'00" E
C55	R = 113.00'	L = 88.47'	CH = 86.17'	CB = S 67°30'00" E
C56	R = 113.00'	L = 88.47'	CH = 86.17'	CB = N 22°30'00" E
C57	R = 113.00'	L = 88.47'	CH = 86.17'	CB = S 22°30'00" E
C58	R = 106.00'	L = 87.64'	CH = 82.85'	CB = S 79°50'37" W
C59	R = 20.00'	L = 31.42'	CH = 28.28'	CB = S 45°00'00" W
C60	R = 200.00'	L = 18.97'	CH = 18.97'	CB = S 02°29'48" E
C61	R = 200.00'	L = 29.42'	CH = 29.39'	CB = S 07°12'24" E
C62	R = 200.00'	L = 29.82'	CH = 29.79'	CB = S 19°12'24" E
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C68	R = 200.00'	L = 32.22'	CH = 32.19'	CB = S 87°01'16" E
C69	R = 15.00'	L = 23.56'	CH = 21.21'	CB = S 44°45'00" E
C70	R = 15.00'	L = 23.56'	CH = 21.21'	CB = N 44°45'00" E
C71	R = 113.00'	L = 88.47'	CH = 86.17'	CB = N 67°30'00" E
C72	R = 113.00'	L = 88.47'	CH = 86.17'	CB = S 67°30'00" E
C73	R = 113.00'	L = 88.47'	CH = 86.17'	CB = N 22°30'00" E
C74	R = 113.00'	L = 88.47'	CH = 86.17'	CB = S 22°30'00" E
C75	R = 106.00'	L = 87.64'	CH = 82.85'	CB = S 79°50'37" W
C76	R = 20.00'	L = 31.42'	CH = 28.28'	CB = S 45°00'00" W
C77	R = 200.00'	L = 18.97'	CH = 18.97'	CB = S 02°29'48" E
C78	R = 200.00'	L = 29.42'	CH = 29.39'	CB = S 07°12'24" E
C79	R = 200.00'	L = 29.82'	CH = 29.79'	CB = S 19°12'24" E
C80	R = 200.00'	L = 30.22'	CH = 30.19'	CB = S 31°12'24" E
C81	R = 200.00'	L = 30.62'	CH = 30.59'	CB = S 43°12'24" E
C82	R = 200.00'	L = 31.02'	CH = 31.00'	CB = S 55°12'24" E
C83	R = 200.00'	L = 31.42'	CH = 31.39'	CB = S 67°12'24" E
C84	R = 200.00'	L = 31.82'	CH = 31.79'	CB = S 79°12'24" E
C85	R = 200.00'	L = 32.22'	CH = 32.19'	CB = S 87°01'16" E

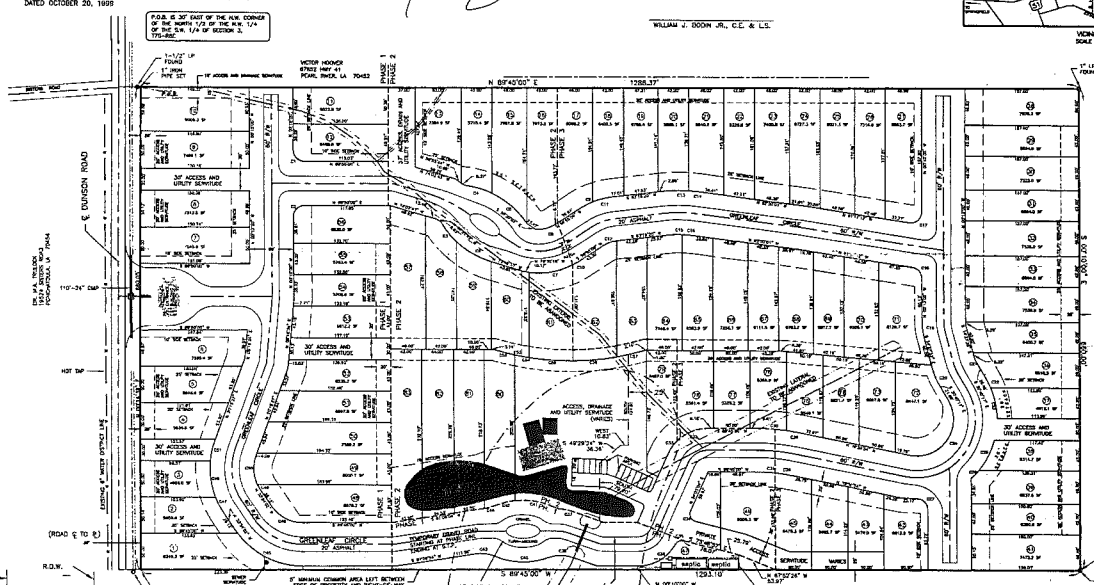
PHASE 1 SHALL BE COMPRISED OF 37 LOTS
PHASE 2 SHALL BE COMPRISED OF 46 LOTS

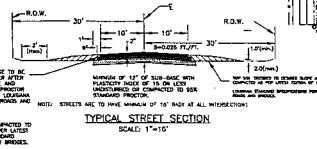
ALL LOTS MEET MINIMUM SQUARE FOOTAGE AND FRONTAGE REQUIREMENTS

A VARIANCE OF 5 FEET HAS BEEN REQUESTED TO USE A FRONT BUILDING SETBACK OF 20 FEET IN PLACE OF THE 25 FOOT MINIMUM IN ZERO LOT LINE REGULATIONS ON LOTS 2, 3, 4, 13, 36, 37, 38, 42, 43, 44, 45 AND 46.

LOTS 80, 81, 82 AND 83 ARE SUBJECT TO A 70' ACCESS SERVITUDE ALLOWING MEMBERS OF THE HOMEOWNERS ASSOCIATION OF GREENLEAF SUBDIVISION ACCESS TO AREAS DESIGNATED FOR USE BY ALL FAMILIES INCLUDED IN THE HOMEOWNERS ASSOCIATION.

ACCESS SERVITUDES SHOWN ALONG THE REAR OF LOTS ARE INTENDED SOLELY FOR ACCESS BY RESIDENCE MEMBERS OF THE HOMEOWNERS ASSOCIATION AND TO PROVIDE ACCESS FOR PARISH SERVICES AND LOCAL SERVICES (GARBAGE COLLECTION, FIRE, E.M.T., ETC.). ALL ROADWAYS INCLUDED IN ACCESS SERVITUDES ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE PARISH OF TANGIPAHOA IS NOT RESPONSIBLE FOR THE MAINTANENCE OF ACCESS SERVITUDES AND ANY OTHER NON PUBLIC ROADWAYS, PARKING AREAS, PARKS OR PONDS.





TYPICAL STREET SECTION
SCALE: 1"=10'

NOTE:
PRIOR TO DEVELOPMENT A TEST SHALL BE MADE OF THE UNDERLYING SOIL TO A DEPTH OF 18 INCHES BELOW THE BOTTOM OF THE TOPSOIL LAYER AND THE NECESSARY TREATMENT OF THE SUB-GRADE AND SUB BASE SHALL BE DETERMINED BY THE DESIGN ENGINEER ACCORDINGLY. THOSE TESTS SHALL BE MADE AT A FREQUENCY OF ONE (1) FOR EVERY 1000 FEET OF ROADWAY OR A MINIMUM OF TWO (2) TESTS FOR ANY GIVEN SUBDIVISION.

DESCRIPTION OF PROPERTY

BEGIN AT A POINT BEING 30 FEET EAST OF THE N.W. CORNER OF THE NORTH 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 3, T7S–R8E. THIS POINT BEING THE POINT OF BEGINNING. THENCE PROCEED N 89°40'00" E A DISTANCE OF 1290.00 FEET; THENCE PROCEED S 00°10'00" E A DISTANCE OF 660.00 FEET; THENCE PROCEED S 89°45'00" W A DISTANCE OF 1290.00 FEET; THENCE PROCEED N 00°10'00" E ALONG THE RIGHT–OF–WAY OF DUNSON ROAD A DISTANCE OF 660.00 FEET BACK TO THE POINT OF BEGINNING AND CONTAINING 19.55 ACRES ALL LOCATED IN SECTION 3, T7S–R8E, TANGIPAHOA PARISH, LOUISIANA.

CONVEYANCE BOOK 977 PAGE 96

DATE	REVISION	BY	DATE	REVISION	BY
11-19-02	REVISED TO INCREASE SOME LOTS FROM 40' WIDTH TO GREATER WIDTH AND REDUCE NUMBER OF LOTS FROM 95 TO 83.				
A-11-03	REVISED TO RE-LOCATE BOUNDARY OF PHASE 1 AND 2 AND ADD THIRD PHASE.				

BODIN AND WEBB, INC.
CONSULTING ENGINEERS
1006 E. CYPRESS
HAMMOND, LOUISIANA 70403
PHS (504) 345-3947 FAX (504) 345-0213

LICHTL DEVELOPMENT COMPANY
OWNER

DESIGNED W.J.B. DATE
DRAWN W.M.S. 4-15-02
CHECKED W.J.B.
APPROVED W.J.B. SCALE 1"=60'

GREENLEAF SUBDIVISION LOT LAYOUT
DUNSON ROAD

PROJECT NO. 0235
SHEET NO. 2 OF 7

COPY Greenleaf Subdivision