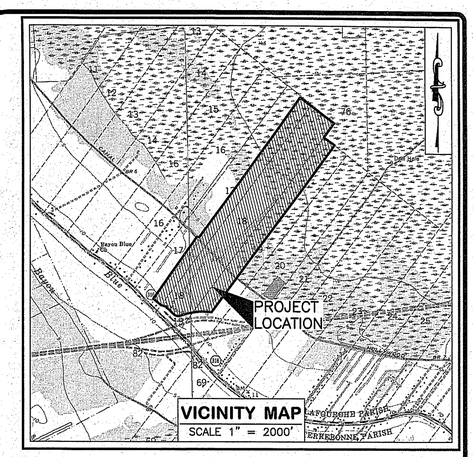
T 16 S – R 17 E
SECTIONS 17, 18, & 19



FINAL PLAT
OF
HIGHLAND OAKS, PHASE 3
LOTS 187 THRU 236
LOCATED IN SECTIONS 17, 18, & 19
TOWNSHIP 16 SOUTH – RANGE 17 EAST
LAFOURCHE PARISH, LOUISIANA
FOR
HIGHLAND OAKS RESIDENTIAL, LLC

NOTES:

1.) Zoning: None

2.) Setback Requirements:
Front: 20 Feet
Rear: 10 Feet
Side: 10 Feet
Side Street: 20 Feet

Zoning and setbacks are subject to change and should be verified with the local authority's Zoning Department before any design or construction.

3.) Reference Maps:
A) Survey Of Tracts "A" And "B" Of A Redivision Of Property Belonging To Pearl Thibodaux Mothe, Et Al Located In Sections 17, 18, And 19, T16S–R17E Lafourche Parish, Louisiana Prepared by: David A. Waitz Dated: October 28, 2013

4.) Basis of Bearing: Reference Map "A."

5.) Flood Note: In accordance with FEMA Flood Insurance Rate Map (FIRM), Community–Panel Numbers: 225202 0275 C; 225202 0280 C and 225202 0290 C for Lafourche Parish, Louisiana (Unincorporated Areas), Effective Date: April 17, 1985, the property hereon is located in Flood Zones "C" & "A" (Zone "A" in Section 17 has a BFE of "+6.0" and Zone "A" in Section 18 has a BFE of "+5.5")
In accordance with the "Hurricane Rita Surge Inundation and Advisory Base Flood Elevation Map" for Lafourche Parish, Louisiana, Date of Map: February 23, 2006, Map Numbers: LA–U101, LA–U102, LA T–101 & LA–T102, the site is located both outside the limits of the Advisory Base Flood Elevation (ABFE) and in ABFE Zone "A" (EL. 6). (Areas outside the "Limit of ABFEs" must use note 4 of the ABFE map.)
Flood Zone Designations and Base Flood Elevations are subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.

6.) Utilities: Acadia Land Surveying, L.L.C. made no attempt to locate visible or buried utilities as part of this survey.

7.) No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, dead restrictions servitudes, easements, alleys, right–of–ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.

8.) Acadia Land Surveying, L.L.C. has not and does not provide Delineation of Jurisdictional Wetlands.

9.) 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.

10.) The 15' drainage servitude shown on filing 1 and filing 2 has been de–dedicated. The 10' private drainage servitude is maintained by the homeowners association.

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	90°00'00"	18.50'	29.06'	N 08°56'13" W – 26.16'
C2	90°00'00"	18.50'	29.06'	N 81°03'47" E – 26.16'
C3	90°00'00"	18.50'	29.06'	S 81°03'47" W – 26.16'
C4	51°06'13"	58.50'	52.18'	S 61°36'53" W – 50.47'
C5	38°53'47"	58.50'	39.71'	N 73°23'06" W – 38.97'
C6	24°01'25"	260.00'	109.02'	S 41°55'30" E – 108.22'
C7	90°00'00"	58.50'	91.89'	S 81°03'47" W – 82.73'
C8	23°46'05"	260.00'	107.86'	N 18°01'45" W – 107.08'
C9	42°12'28"	260.00'	191.53'	N 14°57'31" E – 187.23'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 41°18'52" E	40.99'

PROPERTY AREA TABLE			
LOT NO.	AREA	LOT NO.	AREA
187	7,200 SQ. FT.	212	7,200 SQ. FT.
188	7,200 SQ. FT.	213	7,200 SQ. FT.
189	7,200 SQ. FT.	214	7,200 SQ. FT.
190	7,200 SQ. FT.	215	7,200 SQ. FT.
191	7,200 SQ. FT.	216	7,200 SQ. FT.
192	7,200 SQ. FT.	217	7,200 SQ. FT.
193	7,200 SQ. FT.	218	7,200 SQ. FT.
194	7,200 SQ. FT.	219	7,200 SQ. FT.
195	7,200 SQ. FT.	220	9,726 SQ. FT.
196	7,200 SQ. FT.	221	8,400 SQ. FT.
197	7,200 SQ. FT.	222	8,400 SQ. FT.
198	7,200 SQ. FT.	223	8,400 SQ. FT.
199	7,200 SQ. FT.	224	8,400 SQ. FT.
200	7,200 SQ. FT.	225	8,400 SQ. FT.
201	7,200 SQ. FT.	226	8,400 SQ. FT.
202	7,200 SQ. FT.	227	8,400 SQ. FT.
203	7,200 SQ. FT.	228	9,800 SQ. FT.
204	7,200 SQ. FT.	229	9,800 SQ. FT.
205	7,200 SQ. FT.	230	13,023 SQ. FT.
206	7,200 SQ. FT.	231	18,502 SQ. FT.
207	9,528 SQ. FT.	232	9,732 SQ. FT.
208	9,600 SQ. FT.	233	7,200 SQ. FT.
209	9,526 SQ. FT.	234	7,200 SQ. FT.
210	7,200 SQ. FT.	235	7,200 SQ. FT.
211	7,200 SQ. FT.	236	7,200 SQ. FT.

LEGEND
- FOUND PROPERTY CORNER (AS NOTED)
- FOUND CONCRETE ROW MARKER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHTPOLE

THIS IS TO CERTIFY THAT I THE UNDERSIGNED AND OWNER, DO HEREBY IRREVOCABLY OFFER FOR DEDICATION AND MAINTENANCE TO THE PARISH OF LAFOURCHE, OR THE PUBLIC UTILITY COMPANY OR SPECIAL DISTRICT HAVING JURISDICTION, THE PERPETUAL USE BY THE PUBLIC FOR PROPER PURPOSES INCLUDING, BUT NOT LIMITED TO, DRAINAGE, REMOVAL OF SEWAGE, UTILITIES OR CITY USE EASEMENTS, THAT ARE SHOWN ON THIS SUBDIVISION PLAT. NO TREES, SHRUBS OR PLANTS MAY BE PLANTED, NOR SHALL AN 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 PURPOSE FOR WHICH THE SERVITUDE OR RIGHT–OF–WAY WAS GRANTED.

OWNER — DATE 3/9/18

APPROVED BY RESOLUTION OF THE LAFOURCHE PARISH PLANNING DEPARTMENT

PLANNING COMMISSION CHAIRPERSON — DATE 3/14/18

SCALE: 1" = 100'
SCALE IN FEET
100 50 0 100 200 300

OWNER: Highland Oaks Residential, LLC

LOTS:
– 3/4" Iron Rods to be set at all proposed property corners.
– Lots 187 – 236: Single Family Residential
– Tract "A–1–A": Commercial
– Tract "B–1–A–1": Raw Land (Sewer Treatment Plant)

DRAINAGE:
Some lots are to be crowned, draining to the right of way in the front and draining to the rear. Lots backing up to a pond are to be crowned, draining to the right of way in the front and draining to the pond in the rear.
–HOA will maintain the 10' private drainage servitude, green space, and ponds

ACADIA
LAND SURVEYING, LLC
LOUISIANA • MISSISSIPPI • TEXAS
206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301
Phone • (985) 449-0094 Fax • (985) 449-0085
EMAIL • ACADIA@ACADIALANDSURVEYING.COM

DATE	REVISION DESCRIPTION	INT.

DRAWN BY: CMH | CHECKED BY: CMH | APPROVED BY: BJO
DATE: JANUARY 12, 2018 | ALS FILE: 2013/13–395s/13–395rs–phase3.dwg

CERTIFICATION:
This is to certify to Highland Oaks Residential, LLC 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 Standards of Practice for Boundary Surveys as set forth by the State of Louisiana Board of Registration for Professional Engineers and Land Surveyors and that the accuracy classification and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines, public or private, except as shown.

STATE OF LOUISIANA
REG. NO. 4861
REGISTERED
PROFESSIONAL
LAND SURVEYOR
MICHAEL P. BLANCHARD

Michael P. Blanchard, P.L.S., Reg. No. 4861 — 03/08/2018
This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.