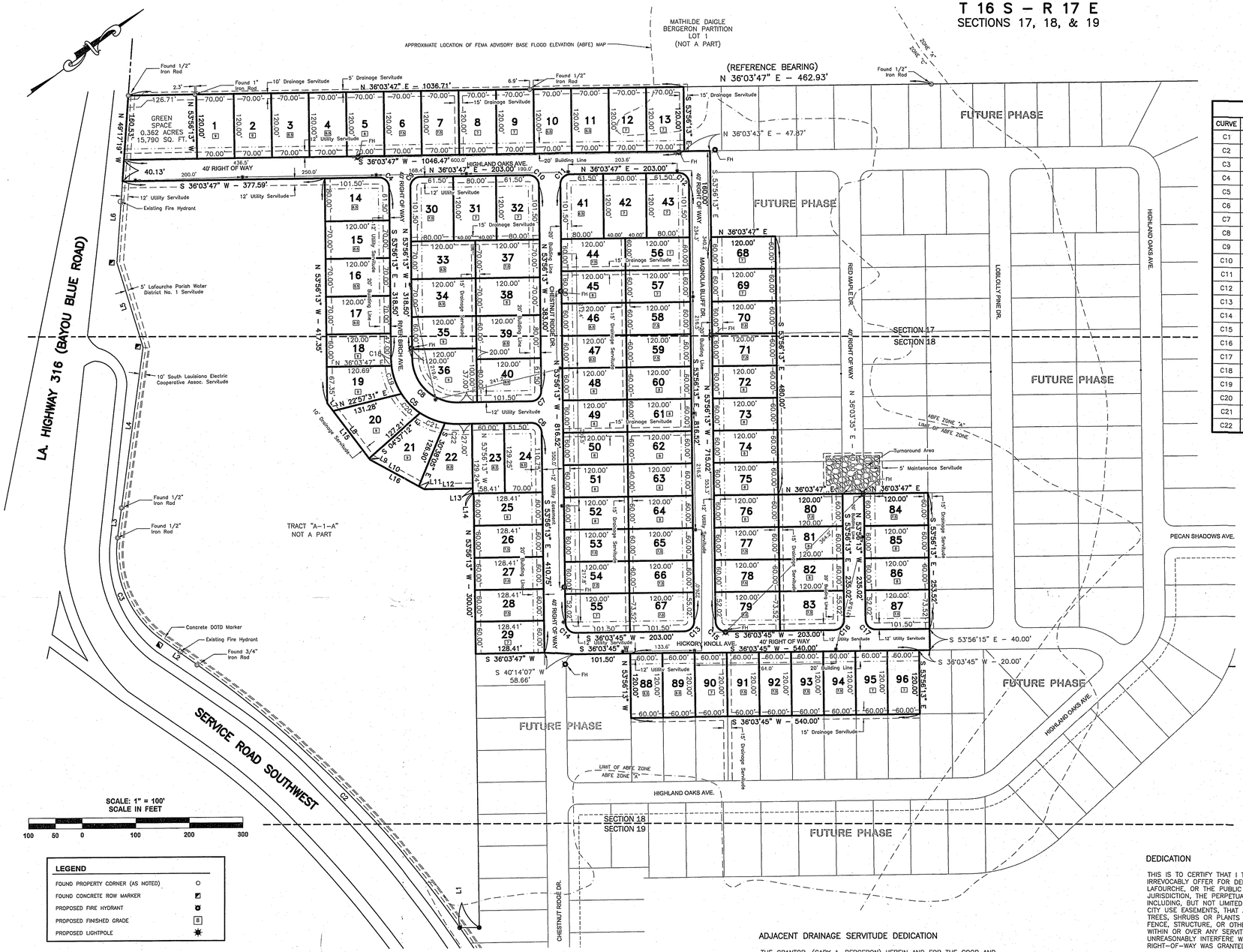
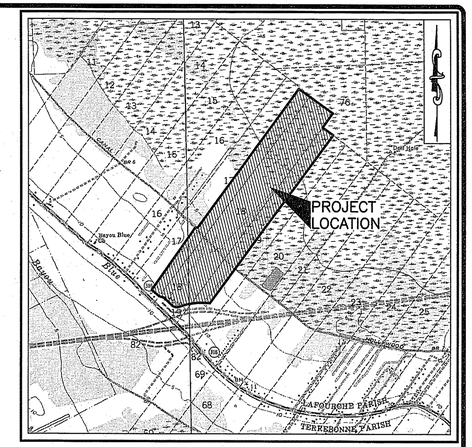
T 16 S – R 17 E
SECTIONS 17, 18, & 19





VICINITY MAP
SCALE 1" = 2000'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	06°25'03"	2,071.86'	232.06'	N 85°09'53" W – 231.94'
C2	19°23'40"	2,071.86'	701.32'	S 81°55'46" W – 697.98'
C3	62°30'16"	201.60'	219.93'	N 76°36'22" W – 209.18'
C4	90°00'00"	18.50'	29.06'	N 81°03'47" E – 26.16'
C5	90°00'00"	123.00'	193.21'	N 81°03'47" E – 173.95'
C6	90°00'00"	18.50'	29.06'	N 81°03'47" E – 26.16'
C7	90°00'00"	18.50'	29.06'	N 08°56'13" W – 26.16'
C8	90°00'00"	83.00'	130.38'	N 81°03'47" E – 117.38'
C9	90°00'00"	18.50'	29.06'	S 08°56'13" E – 26.16'
C10	90°00'00"	18.50'	29.06'	S 81°03'47" W – 26.16'
C11	90°00'00"	18.50'	29.06'	N 08°56'13" W – 26.16'
C12	90°00'00"	18.50'	29.06'	N 81°03'47" E – 26.16'
C13	89°59'58"	18.50'	29.06'	S 08°56'14" E – 26.16'
C14	90°00'02"	18.50'	29.06'	S 81°03'46" W – 26.16'
C15	90°00'02"	18.50'	29.06'	S 81°03'46" W – 26.16'
C16	89°59'58"	18.50'	29.06'	S 08°56'14" E – 26.16'
C17	90°00'02"	18.50'	29.06'	S 81°03'46" W – 26.16'
C18	08°04'01"	123.00'	13.02'	S 56°58'14" E – 13.02'
C19	26°02'40"	123.00'	55.91'	S 73°01'34" E – 55.43'
C20	23°27'14"	123.00'	50.35'	N 82°13'29" E – 50.00'
C21	23°27'35"	123.00'	50.36'	N 58°46'04" E – 50.01'
C22	10°58'30"	123.00'	23.56'	N 41°33'02" E – 23.52'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 36°36'44" W	36.15'
L2	S 72°08'37" W	78.50'
L3	N 45°32'12" W	54.45'
L4	N 45°32'12" W	300.74'
L5	N 70°35'53" W	164.33'
L6	N 49°17'19" W	151.60'
L7	N 89°33'44" E	18.41'
L8	N 89°33'44" E	111.00'
L9	N 89°33'44" E	2.94'
L10	N 65°12'39" E	103.80'
L11	N 65°12'39" E	11.71'
L12	N 36°03'47" E	90.39'
L13	N 36°37'21" E	1.59'
L14	S 53°56'13" E	9.24'
L15	S 89°33'44" W	132.36'
L16	S 65°12'39" W	115.51'

FINAL PLAT
OF
PHASE 1 HIGHLAND OAKS
LOTS 1 THRU 96
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

Setbacks shall be verified by owner, contractor and/or owner's representative prior to any 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" (B.F.E. = 5.5' – per Reference Map "A"). 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.)

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, deed 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.

LEGEND

FOUND PROPERTY CORNER (AS NOTED)	○
FOUND CONCRETE ROW MARKER	◪
PROPOSED FIRE HYDRANT	
PROPOSED FINISHED GRADE	8
PROPOSED LIGHTPOLE	

PROPERTY AREA TABLE									
LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA
1	8,400 SQ. FT.	21	9,534 SQ. FT.	41	9,521 SQ. FT.	61	7,200 SQ. FT.	81	7,200 SQ. FT.
2	8,400 SQ. FT.	22	9,249 SQ. FT.	42	9,600 SQ. FT.	62	7,200 SQ. FT.	82	7,200 SQ. FT.
3	8,400 SQ. FT.	23	7,754 SQ. FT.	43	9,521 SQ. FT.	63	7,200 SQ. FT.	83	8,748 SQ. FT.
4	8,400 SQ. FT.	24	8,974 SQ. FT.	44	7,200 SQ. FT.	64	7,200 SQ. FT.	84	7,200 SQ. FT.
5	8,400 SQ. FT.	25	7,704 SQ. FT.	45	7,200 SQ. FT.	65	7,200 SQ. FT.	85	7,200 SQ. FT.
6	8,400 SQ. FT.	26	7,704 SQ. FT.	46	7,200 SQ. FT.	66	7,200 SQ. FT.	86	7,200 SQ. FT.
7	8,400 SQ. FT.	27	7,704 SQ. FT.	47	7,200 SQ. FT.	67	8,748 SQ. FT.	87	8,748 SQ. FT.
8	8,400 SQ. FT.	28	7,704 SQ. FT.	48	7,200 SQ. FT.	68	7,200 SQ. FT.	88	7,200 SQ. FT.
9	8,400 SQ. FT.	29	7,704 SQ. FT.	49	7,200 SQ. FT.	69	7,200 SQ. FT.	89	7,200 SQ. FT.
10	8,400 SQ. FT.	30	8,400 SQ. FT.	50	7,200 SQ. FT.	70	7,200 SQ. FT.	90	7,200 SQ. FT.
11	8,400 SQ. FT.	31	8,400 SQ. FT.	51	7,200 SQ. FT.	71	7,200 SQ. FT.	91	7,200 SQ. FT.
12	8,400 SQ. FT.	32	8,400 SQ. FT.	52	7,200 SQ. FT.	72	7,200 SQ. FT.	92	7,200 SQ. FT.
13	8,400 SQ. FT.	33	8,400 SQ. FT.	53	7,200 SQ. FT.	73	7,200 SQ. FT.	93	7,200 SQ. FT.
14	9,526 SQ. FT.	34	9,526 SQ. FT.	54	7,200 SQ. FT.	74	7,200 SQ. FT.	94	7,200 SQ. FT.
15	8,400 SQ. FT.	35	8,400 SQ. FT.	55	8,748 SQ. FT.	75	7,200 SQ. FT.	95	7,200 SQ. FT.
16	8,400 SQ. FT.	36	8,400 SQ. FT.	56	7,200 SQ. FT.	76	7,200 SQ. FT.	96	7,200 SQ. FT.
17	8,400 SQ. FT.	37	8,400 SQ. FT.	57	7,200 SQ. FT.	77	7,200 SQ. FT.		
18	7,202 SQ. FT.	38	7,202 SQ. FT.	58	7,200 SQ. FT.	78	7,200 SQ. FT.		
19	8,827 SQ. FT.	39	8,827 SQ. FT.	59	7,200 SQ. FT.	79	8,748 SQ. FT.		
20	9,776 SQ. FT.	40	9,391 SQ. FT.	60	7,200 SQ. FT.	80	7,200 SQ. FT.		

ADJACENT DRAINAGE SERVITUDE DEDICATION

THE GRANTOR, (GARY A. BERGERON) HEREIN AND FOR THE GOOD AND VALUABLE CONSIDERATIONS, DO HEREBY GRANT UNTO THE GRANTEE, (LAFOURCHE PARISH) HIS/HER SUCCESSORS AND ASSIGNS, THE RIGHT, LIBERTY AND AUTHORITY TO ENTER UPON AND TO OPERATE AND MAINTAIN A 5 FOOT DRAINAGE AND MAINTENANCE SERVITUDE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID SERVITUDE IN OVER AND UPON THE FOLLOWING DESCRIBED LAND SITUATED IN THE PARISH OF LAFOURCHE, STATE OF LOUISIANA TO WIT:

A CERTAIN TRACT OF PARCEL OF LAND DESIGNATED AS LOT 1, MATHILDE DAIGLE BERGERON ESTATE LOCATED IN SECTION 17, TOWNSHIP 16 SOUTH – RANGE 17 EAST, LAFOURCHE PARISH, LOUISIANA.

Gary A Berger 9-3-15
OWNER DATE

OWNER: Highland Oaks Residential, LLC

LOTS:
– 3/4" Iron Rods to be set at all proposed property corners.
– Lots 1 – 96: Single Family Residential
– Tract "A–1–A": Commercial

DRAINAGE:
All lots are to be crowned, draining to the right of way in the front and draining to the rear.

DEDICATION

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.

Ron P. Gros 9/2/15
OWNER DATE

APPROVED BY RESOLUTION OF THE LAFOURCHE PARISH PLANNING DEPARTMENT

10/5/15
PLANNING COMMISSION CHAIRPERSON DATE

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, specification 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 except as shown.

BYRON J. DAIGLE
License No. 5011
PROFESSIONAL
LAND SURVEYOR

02-SEPTEMBER-2015
Byron J. Daigle, PLS Reg. No. 5011
This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

ACADIA
LAND SURVEYING, LLC
LOUISIANA • MISSISSIPPI • TEXAS
314 EAST BAYOU ROAD, THIBODAUX, LOUISIANA 70301
Phone • (985) 449-0094 Fax • (985) 449-0085
EMAIL• ACADIA@ACADIALANDSURVEYING.COM

DATE		INT.
DRAWN BY: CMH	CHECKED BY: CMH	APPROVED BY: BJD
DATE: JULY 31, 2015	ALS FILE: 2013/13–395s/13–395rs–phase1 FINAL PLAT.dwg	