



Ascension  
815 E Worthey St  
Gonzales, LA 70737

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**Bridget Hanna**  
Clerk of Court  
Parish of Ascension

**Instrument Number: 997337**

**Book/Index:** COB  
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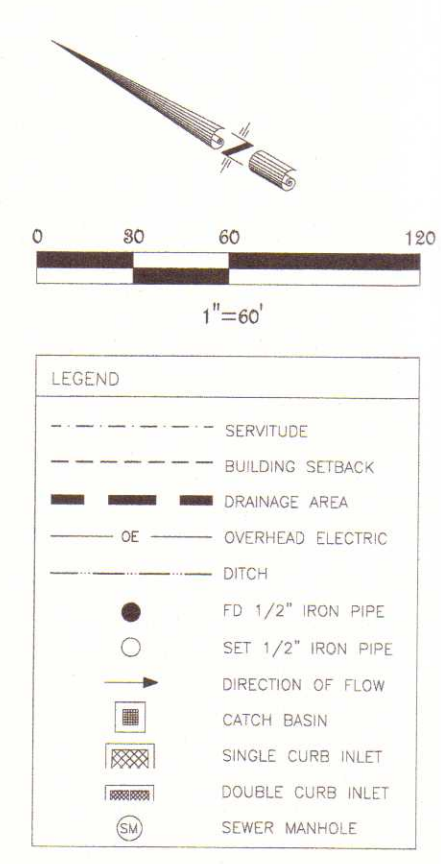
**Grantor:** HSC LLC  
**Grantee:**

I HEREBY CERTIFY THAT THE ATTACHED DOCUMENT WAS FILED FOR REGISTRY AND RECORDED IN THE CLERK OF COURT'S OFFICE FOR ASCENSION PARISH, LOUISIANA.

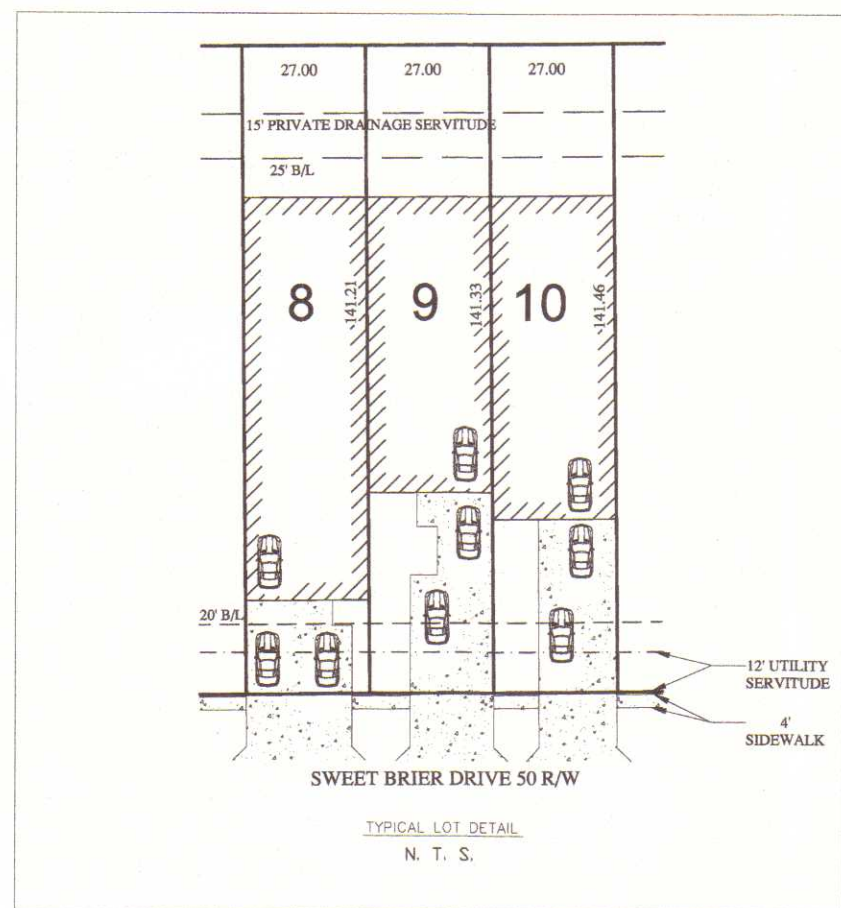
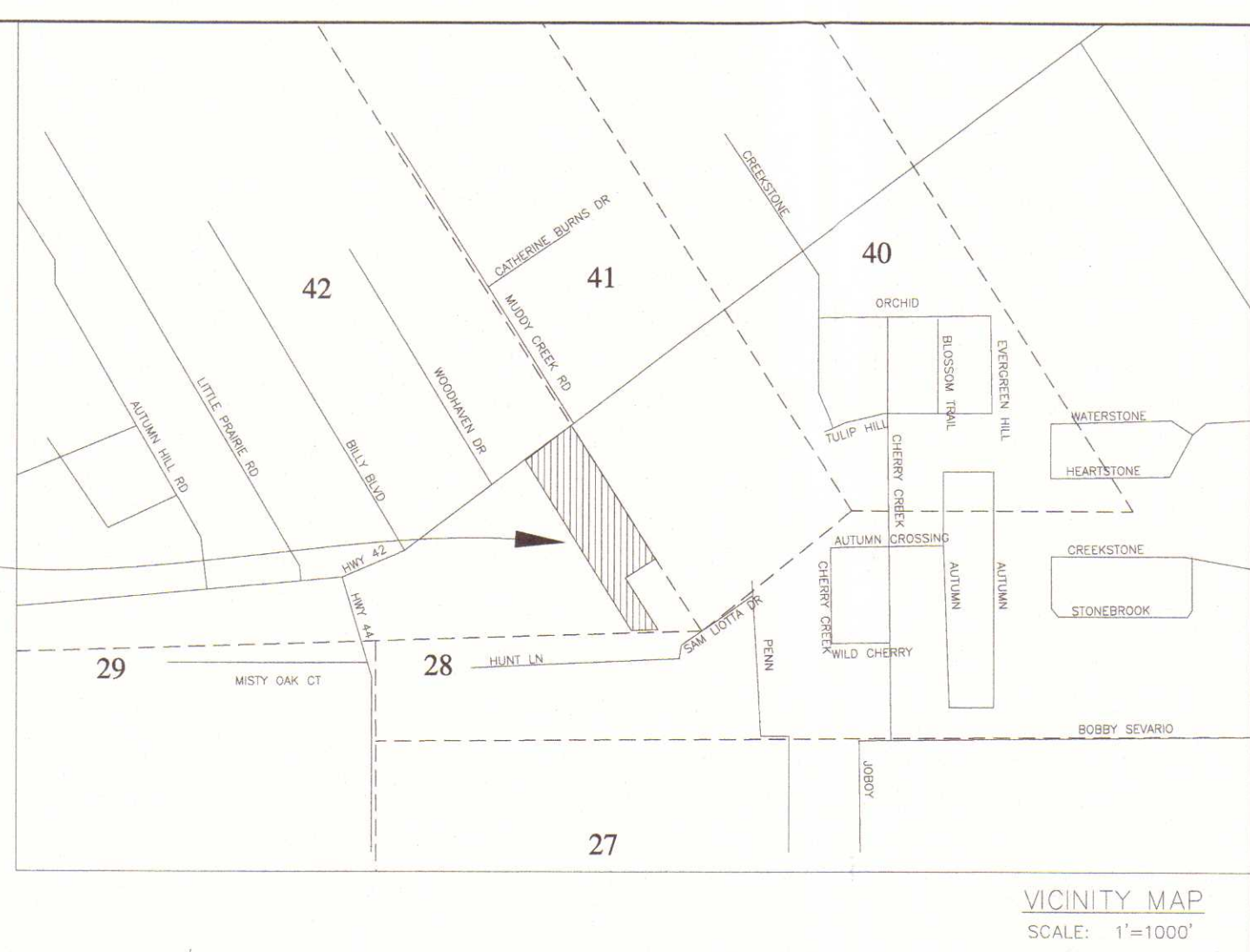
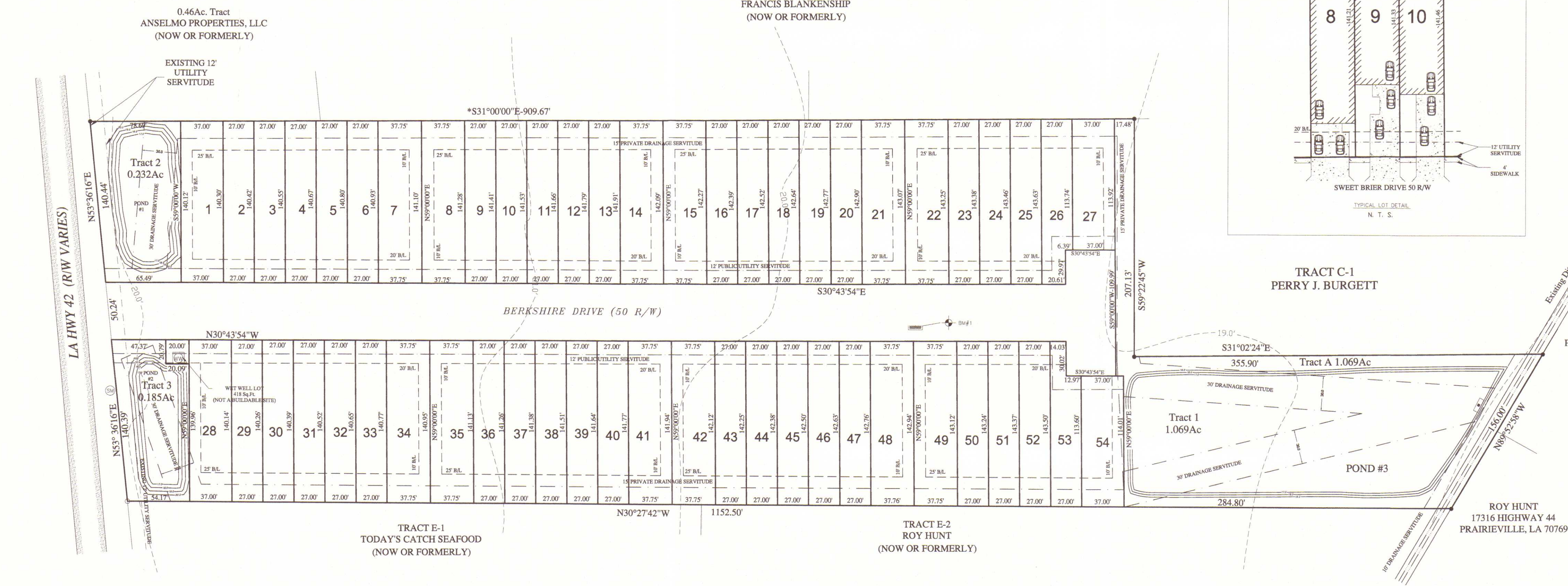


*Laura Falcon*  
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**Laura Falcon, Deputy Clerk**





LOT #	ACREAGE	LOT #	ACREAGE
LOT 1	5188	LOT 28	5182
LOT 2	5790	LOT 29	5785
LOT 3	5791	LOT 30	5789
LOT 4	5789	LOT 31	5792
LOT 5	5800	LOT 32	5796
LOT 6	5800	LOT 33	5799
LOT 7	5523	LOT 34	5514
LOT 8	5530	LOT 35	5534
LOT 9	5617	LOT 36	5622
LOT 10	5620	LOT 37	5614
LOT 11	5623	LOT 38	5619
LOT 12	5627	LOT 39	5623
LOT 13	5620	LOT 40	5616
LOT 14	5560	LOT 41	5555
LOT 15	5567	LOT 42	5562
LOT 16	5603	LOT 43	5609
LOT 17	5646	LOT 44	5642
LOT 18	5650	LOT 45	5646
LOT 19	5660	LOT 46	5660
LOT 20	5672	LOT 47	5663
LOT 21	5596	LOT 48	5593
LOT 22	5604	LOT 49	5599
LOT 23	5609	LOT 50	5606
LOT 24	5673	LOT 51	5669
LOT 25	5676	LOT 52	5671
LOT 26	5688	LOT 53	5681
LOT 27	4213	LOT 54	4207



**FINAL PLAT FOR THE VILLAS AT ROSEWOOD A TOWNHOME DEVELOPMENT PUBLIC SUBDIVISION**

LOCATED IN SECTION 42, T-8-S, R-3-E SOUTHEASTERN LAND DISTRICT EAST OF THE MISSISSIPPI RIVER ASCENSION PARISH, LA FOR H.S.C. LLC.

14635 S. HARRELL'S FERRY ROAD SUITE 3B BATON ROUGE, LA 70816

STACY H. PICOU  
41172 HUNT LN  
PRAIRIEVILLE, LA 70769

ROY HUNT  
17316 HIGHWAY 44  
PRAIRIEVILLE, LA 70769

**GENERAL NOTES:**

- SEWER DEVELOPMENT FEE: A SEWER DEVELOPMENT FEE OF \$1,250 PER LOT TO BE PAID BY THE HOME BUILDER UPON THE ISSUANCE OF A BUILDING PERMIT.
- TRAFFIC IMPACT FEE: THIS DEVELOPMENT IS SUBJECT TO TRAFFIC IMPACT FEES IN ACCORDANCE WITH ASCENSION PARISH ORDINANCES.
- 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 AUTHORITY.
- SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.
- ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HERETO. ASCENSION PARISH DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.
- STRUCTURE NOTE: ALL STRUCTURES SHALL BE CONSTRUCTED A MINIMUM OF ONE FOOT ABOVE FEMA FIRM AND TOP ELEVATION OF NEAREST ADJACENT SANITARY SEWER MANHOLE ON THE SEWER COLLECTION SYSTEM SERVICING THE PROPOSED STRUCTURE.
- ANY NON-STANDARD STREET SIGNS AND POSTS CONSIDERED TO BE ORNAMENTAL SHALL BE OWNED, MAINTAINED, REPAIRED, AND/OR REPLACED BY THE DEVELOPER OR SUBDIVISION HOMEOWNER'S ASSOCIATION. BOTH THE DEVELOPER AND THE HOMEOWNER'S ASSOCIATION SHALL HOLD ASCENSION PARISH HARMLESS FOR ANY AND ALL WORK PERTAINING TO THE REPLACEMENT AND UPGRADE OF THESE NON-STANDARD STREET SIGNS AND/OR POSTS WITHIN THIS DEVELOPMENT. THE DEVELOPER AND/OR HOMEOWNER'S ASSOCIATION ALSO HEREBY AGREES TO MAINTAIN SAID ORNAMENTAL STRUCTURES AND POSTS AS REQUIRED BY LAW.
- SIDEWALK NOTE: SIDEWALK MUST BE CONSTRUCTED PRIOR TO THE CERTIFICATE OF OCCUPANCY BEING ISSUED FOR EACH LOT.
- THE 30' DRAINAGE SERVITUDE SHOWN THROUGH THE LAKE AS SHOWN HEREON IS DEDICATED FOR THE PURPOSES OF THE MAINTENANCE OF UNRESTRICTED STORM WATER RUN-OFF. THE MAINTENANCE OF THE SHORELINE AND THAT RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR HOMEOWNER'S ASSOCIATION. ASCENSION PARISH SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE THEREOF. THE LAKE WITHIN THE BOUNDARIES OF THIS DEVELOPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED.
- UPON APPROVAL AND RECORDATION OF THIS PLAT, ALL SERVITUDES PREVIOUSLY AFFECTING THE PROPERTY DESCRIBED BY THIS PLAT ARE DEEMED REVOKED AND SAID SERVITUDES SHALL NOW EXIST AS SHOWN BY AND EVIDENCED ON THIS PLAT.
- ALL DEVELOPERS, BUILDERS AND HOMEOWNERS ARE REQUIRED TO ADHERE TO THE PROVISIONS OF THE APPROVED DRAINAGE PLAN FOR THIS SUBDIVISION, THE ASCENSION PARISH DRAINAGE ORDINANCE, AND ALL APPLICABLE PROVISIONS OF THE ASCENSION PARISH LLC, INCLUDING BUT NOT LIMITED TO SECTIONS 17-404-B AND 17-501-A.
- SIDEWALK: THE OWNER OF A LOT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR OR REPLACEMENT OF THE SIDEWALK ON OR ADJACENT TO HIS/HER LOT. BOTH THE HOMEOWNER AND THE HOMEOWNER'S ASSOCIATION SHALL HOLD ASCENSION PARISH HARMLESS OF ANY AND ALL WORK PERTAINING TO THE REPLACEMENT AND UPGRADE OF THE SIDEWALK WITHIN THIS DEVELOPMENT.
- LIFT STATIONS AND SEWER TREATMENT PLANTS: THE REMOVABLE PROPERTY UPON WHICH THE SEWER TREATMENT PLANT AND/OR LIFT STATION FACILITY IS LOCATED, AS DESIGNATED ON THIS PLAT AS WET WELL LOT, IS HEREBY DEDICATED IN OWNERSHIP TO THE PARISH OF ASCENSION, ITS SUCCESSORS AND ASSIGNS.
- NO ATTEMPT HAS BEEN MADE BY MESELF TO VERIFY ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT SHOWN ON REFERENCE MAP(S) OR FURNISHED BY THE CLIENT OR HIS REPRESENTATIVES.
- 1/2" IRON PIPES SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.

**OWNER DEDICATION NOTES:**

**PUBLIC DEDICATION:** THE PUBLIC STREETS AND RIGHT-OF-WAYS OF STREETS SHOWN HEREON, UNLESS SPECIFICALLY DESIGNATED AS PRIVATE, AND IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS PUBLIC SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, AND OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, NOR SHORBBERRY PLANTED, WITHIN THE LIMITS OF ANY PUBLIC SERVITUDE OR PUBLIC RIGHT-OF-WAY AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

**SANITARY SEWER DEDICATION:** THE SEWER SYSTEM, INCLUDING BUT NOT LIMITED TO, ALL PUMPS, LIFT STATIONS, COLLECTION LINES TO THE SYSTEM, BOTH ONSITE AND OFFSITE, AND THE USER OF SAID IMPROVEMENTS, ARE HEREBY DEDICATED TO THE PARISH OF ASCENSION. THE PARISH OF ASCENSION IS ALSO HEREBY GRANTED A PERMANENT SERVITUDE OF ACCESS AND USE OVER THE IMMOVABLE PROPERTY UPON WHICH ANY PORTION OF THE TREATMENT SYSTEMS, PUMPS, LIFT STATIONS, COLLECTION LINES DESIGNATED ABOVE ARE LOCATED FOR NECESSARY MAINTENANCE OR IMPROVEMENTS SAID SERVITUDE IS TO BE CONSIDERED TRANSFERABLE AND HERITABLE AND SHALL BE ENFORCEABLE AGAINST ANY AND ALL SUCCESSORS OR ASSIGNS OF THE PROPERTY OWNER.

**INFRASTRUCTURE DEVELOPMENT DISTRICTS:** THE ROADS AND STREETS SHOWN ON THIS PLAT ARE SUBJECT TO AN INFRASTRUCTURE DEVELOPMENT DISTRICT CREATED BY ORDINANCE OF THE ASCENSION PARISH COUNCIL IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN LA.R.S. 33:466-13. ASCENSION PARISH ROAD INFRASTRUCTURE DEVELOPMENT DISTRICTS: THE CREATION OF THIS DISTRICT WILL RESULT IN A SPECIAL AS VALUATION TAX BEING APPLIED TO ALL PROPERTY LOCATED ON THIS PLAT SAID TAX SHALL BE USED FOR THE MAINTENANCE OF THE PUBLIC STREET LIGHTING PLACED ON THE PROPERTY IDENTIFIED ON THIS PLAT.

*Blanca Wilke*  
H.S.C. LLC  
6/18/2020  
DATE

**REFERENCE MAP(S):**

- MAP SHOWING THE SUBDIVISION OF THE PETRO LOTTA PROPERTY LOCATED IN SECTION 42, T-8-S, R-3-E, ASCENSION PARISH, BY TODD CRAPT, P.L.S. DATED 6/7/1998, #99393
- SUBDIVISION PLAT OF TRACT C-1, BEING SITUATED IN SECTION 42, T-8-S, R-3-E, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LAISSAAN BY J.J. COFFINANT, JR., P.L.S. DATED 04-26-2005
- SHOWING A SURVEY OF TRACT 1 OF THE HEIRS OF JACOB BUNNS AS A PORTION OF TRACT L OF THE DIVISION OF PETRO LOTTA LOCATED IN SECTIONS 28 & 41, TOWNSHIP 8 SOUTH, RANGE 3 EAST, ASCENSION PARISH, LOUISIANA BY JOHN G. COMBES, P.L.S. DATED 05/14, 1859/97

**BENCHMARK DATA:**

BM #1 BEING THE SOUTH CATCH BASIN BOLT LOCATED BETWEEN LOTS 48 AND 49 ELEVATION = 19.54  
REFERENCE BENCHMARK AP 1030, NAVD 88

**BASIS OF BEARING:**

\*S31°02'24"E  
EAST PROPERTY LINE OF TRACT D BASED ON REF. MAP 1.

**SITE DATA:**

- ZONING DISTRICTS: M2 (MIXED USE CORRIDORS M2)
- OTHER SPECIAL LAND USES: "NONE"
- VARIANCES/WAIVERS: "VARIANCE GRANTED FOR THE 6' SIDEWALK WITHIN THE ROW"
- PRELIMINARY PLAT APPROVAL DATE(S): OCTOBER 02, 2018
- ACREAGE: 7.98 ACRES
- NUMBER OF LOTS: 54
- FLOOD ZONES: "X" PER FIRM 2005C 0055L, DATED 8/6/2007.
- STREETS: 27 FT. WIDE WITH 3 INCHES ASPHALTIC CONCRETE ON MINIMUM 10' SOIL CEMENT BASE COURSE CURB AND GUTTER.
- SEWER: COLLECTION VIA GRAVITY LINES TO ASCENSION PARISH PUBLIC SEWER.
- WATER: ASCENSION WATER COMPANY
- ELECTRIC: ENTERTHY
- GAS: ANSOS
- SCHOOL DISTRICTS: PRIMARY: LAKESIDE PRIMARY  
MIDDLE: GAY MIDDLE  
HIGH: ST. AMANT HIGH
- BUILDING SETBACKS: FRONT: 20'  
REAR: 20'  
SIDE: 0' OR 10' ON END
- TELEPHONE: BATEL & COX COMMUNICATIONS

**SUBMITTAL DATE:**

DATE: 6/18/2020

**APPROVED:**

*Brian M. Aguilard*  
PLANNING COMMISSION  
CHAIRMAN (OR DESIGNEE)  
P2-17431  
FILE NUMBER

**CERTIFICATION:**

THIS IS TO CERTIFY THAT THIS SURVEY SHOWN HEREON WAS ACTUALLY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND THAT THIS MAP AND THE TRAIL SURVEY ON WHICH IT IS BASED CONFORM TO THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A "C" CLASS SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND COMPLY WITH LA.R.S. 33:201.

*Brian M. Aguilard*  
BRIAN M. AGUILLARD, P.E., P.L.S.  
6-18-2020  
DATE



THE VILLAS AT ROSEWOOD

**FINAL PLAT**

SCALE: 1"=100'

B.M. Aguilard & Associates, LLC.

P. O. Box 1407  
Prairieville, LA 70769  
Phone: (225) 445-1894

DATE: 03/10/2020

REVISION:

PROJECT: 2018200

DRAWING: FINAL PLAT