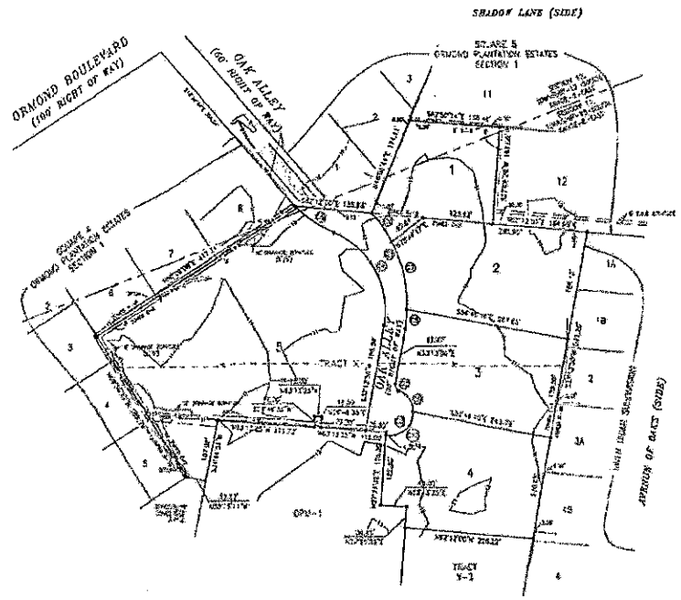
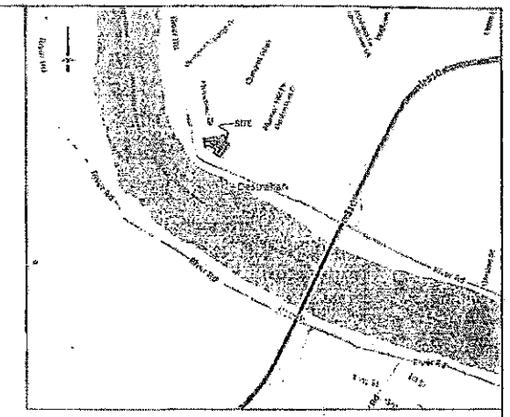
PRELIMINARY PLAT
OAK ALLEY

SURVEY PLAT AND RESUBDIVISION OF TRACT X-1 OF
ORMOND PLANTATION INTO LOTS 1, 2, 3, 4 & 5 OF
OAK ALLEY SUBDIVISION,
SECTION 12, TOWNSHIP-12-SOUTH, RANGE-8-EAST
& SECTION 1, TOWNSHIP-13-SOUTH, RANGE-8-EAST,
ST. CHARLES PARISH, LOUISIANA





VICINITY MAP
(1" = 2000')

AREA TABLE	
LOT	SQUARE FEET
1	33,906.34
2	33,910.03
3	34,814.49
4	50,439.26
5	120,132.73
TOTAL OF TRACT	87,264.92

CURVE DATA			
CURVE	ARC LENGTH	RADIUS	CHORD
C1	216.84'	330.00'	S29°44'16" W, 213.01'
C2	19.41'	12.00'	S88°00'00" E, 17.43'
C3	119.33'	40.00'	N52°07'14" E, 79.71'
C4	119.33'	40.00'	N52°07'14" E, 79.71'
C5	19.41'	12.00'	N88°00'00" W, 17.43'
C6	216.84'	330.00'	N29°44'16" E, 213.01'
C7	61.17'	330.00'	N33°00'21" E, 61.08'
C8	131.67'	330.00'	N15°32'14" E, 130.79'
C9	74.50'	330.00'	S15°32'14" W, 74.33'
C10	61.17'	330.00'	S33°00'21" W, 61.08'
C11	19.33'	40.00'	S52°07'14" W, 19.14'
C12	19.33'	40.00'	S52°07'14" W, 19.14'

ADJOINING PROPERTY OWNERS	
LOT	OWNER
LOT 3, SQUARE 4, ORMOND PLANTATION ESTATES, SECTION 1	ADRIAN E. ATWOOD P.O. BOX 1242 DESTREHAN, LOUISIANA 70047
LOT 4, SQUARE 4, ORMOND PLANTATION ESTATES SECTION 1	PAUL J. MURRAY, III & STACY SCHEXNAYDER MURRAY P.O. BOX 278 DESTREHAN, LOUISIANA 70047
LOT 5, SQUARE 4, ORMOND PLANTATION ESTATES, SECTION 1	BARBARA W. WILLIAMS & STEPHEN WILLIAMS 13884 RIVER ROAD DESTREHAN, LOUISIANA 70047
LOT 6, SQUARE 4, ORMOND PLANTATION ESTATES, SECTION 1	WALTER SACCHERI & DORIS S. MCCRORY 136 ORMOND BOULEVARD DESTREHAN, LOUISIANA 70047
LOT 7, SQUARE 4, ORMOND PLANTATION ESTATES, SECTION 1	JORDYN MCCARTHY & KAREN DELLAMORE MCCARTHY 138 ORMOND BOULEVARD DESTREHAN, LOUISIANA 70047
LOT 8, SQUARE 4, ORMOND PLANTATION ESTATES, SECTION 1	JEAN MARIE CONSOLIDY ALCEE III & 2-5 ORMOND BLVD DR. E. DESTREHAN, LOUISIANA 70047
LOT 9, SQUARE 4, ORMOND PLANTATION ESTATES, SECTION 1	MERIDITH N. ALCEE 300 ORMOND BOULEVARD DESTREHAN LOUISIANA 70047
LOT 3, SQUARE 5, ORMOND PLANTATION ESTATES, SECTION 1	ELAINE B. TALBOTT 302 ORMOND BOULEVARD DESTREHAN, LOUISIANA 70047
LOT 11, SQUARE 5, ORMOND PLANTATION ESTATES, SECTION 1	JOSHUA M. SHAW & ALEXANDRA MAYER SHAW 24 SHADOW LANE DESTREHAN, LOUISIANA 70047
LOT 12, SQUARE 5, ORMOND PLANTATION ESTATES, SECTION 1	GARY LYNNCH SR. & MICHELLE REYNARD SR. 12 SHADOW LANE DESTREHAN, LOUISIANA 70047
LOT 14, RIVER BRIAR SUBDIVISION	JEFFREY W. TODD & Hannah Faye Todd 203 LAC MONRET DR.W. KENNER, LOUISIANA 70070
LOT 15B, RIVER BRIAR SUBDIVISION	RODNEY A. SCHEXNAYDER & STACEY MARING SCHEXNAYDER 101 A RIDGE OF OAKS DESTREHAN, LOUISIANA 70047
LOT 2, RIVER BRIAR SUBDIVISION	STEVEN J. FORSTER, JR. & KELLIE LOGAN FORSTER 1129 ROSE GARDEN DRIVE METAIRIE, LOUISIANA 70005
LOT 3A, RIVER BRIAR SUBDIVISION	DUSTIN B. BORN & RANDI L. FARR 141 RIDGE OF OAKS DESTREHAN, LOUISIANA 70047
LOT 4B, RIVER BRIAR SUBDIVISION	PAUL J. MURRAY, JR. P.O. BOX 418 DESTREHAN, LOUISIANA 70047
LOT 1, RIVER BRIAR SUBDIVISION, PHASE 3	PAUL J. MURRAY, JR. P.O. BOX 418 DESTREHAN, LOUISIANA 70047
DRAIN-1, ORMOND PLANTATION	ORMOND INVESTMENTS, INC. 108 ORMOND BOULEVARD DESTREHAN, LOUISIANA 70047
TRACT X-1, ORMOND PLANTATION	ORMOND INVESTMENTS, INC. 108 ORMOND BOULEVARD DESTREHAN, LOUISIANA 70047
TRACT X-2, ORMOND PLANTATION	ORMOND INVESTMENTS, INC. 108 ORMOND BOULEVARD DESTREHAN, LOUISIANA 70047

RECORDED IN THE CLERK OF COURT'S OFFICE, ST. CHARLES PARISH ON THE
_____ DAY OF _____, 20 ___ AT
BOOK _____, FOLIO _____,
ENTRY NO. _____.

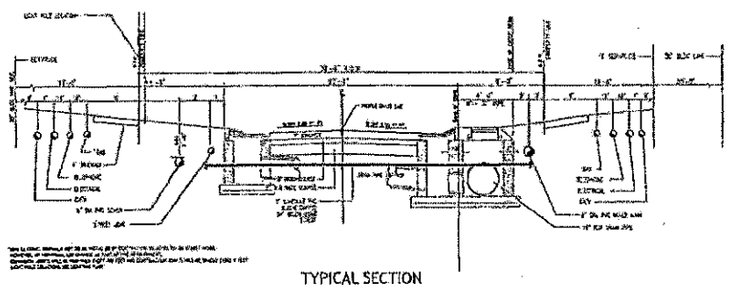
APPROVED:

PARISH PRESIDENT — DATE 9.24.18

PLANNING & ZONING COMMISSION CHAIRMAN — DATE 9/17/18

CHAIRMAN OF THE PARISH COUNCIL — DATE 9.17.18

CERTIFICATION: THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. REVISED STATUTES 33:1101 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.



TYPICAL SECTION
(NOT TO SCALE)

LEGEND:

DEVELOPER:
ROH INVESTMENTS, LLC
15507 JEFFERSON HIGHWAY
ST. ROSE, LOUISIANA, 70087

OWNER:
ROH INVESTMENTS, LLC
15507 JEFFERSON HIGHWAY
ST. ROSE, LOUISIANA, 70087

INTENT TO DEDICATE:

THE DEVELOPER WILL SUBMIT AN ACT OF DEDICATION FOR INFRASTRUCTURE PRIOR TO APPROVAL OF THE FINAL PLAT.

CURRENT ZONING:

ZONED C-2 (GENERAL COMMERCIAL DISTRICT - RETAIL SALES) & R-1B (SINGLE FAMILY RESIDENTIAL DETACHED DWELLING DISTRICT)

SETBACKS

FRONT:	30 FEET	FRONT:	25 FEET
SIDE:	8 FEET	SIDE:	8 FEET
REAR:	10 FEET	REAR:	25 FEET

LAND USE STATEMENT:

ST. CHARLES PARISH LAND USE REGULATIONS, INCLUDING SETBACK STANDARDS, SUBJECTS PRIVATE SUBDIVISION COVENANTS WHICH PARISH REGULATIONS ARE MORE RESTRICTIVE.

GENERAL SURVEY NOTES:

1. IMPROVEMENTS MAY NOT BE TO SCALE FOR CLARITY. THE DIMENSIONS SHOWN PREVAIL OVER SCALE.
2. LOT OWNER NAMES AND ADDRESSES ARE AS THEY APPEAR ON THE ST. CHARLES PARISH TAX ASSESSOR'S SITE.
3. THE MONUMENTS WILL BE SET UPON PARISH APPROVAL.
4. ZONING INFORMATION OBTAINED FROM THE ST. CHARLES PARISH INTERACTIVE GIS SERVICE AND ST. CHARLES PARISH REDI-CODE.

SURVEY REFERENCE:

1. RESUBDIVISION OF THE ORMOND PLANTATION MANSION & TRACT X SITED TRACTS X-1, X-2, X-3 & DRAIN-1, ORMOND PLANTATION BY CODY A. DIMARCO, P.L.S. DATED MARCH 2, 2018, LAST REVISED JULY 11, 2018.
2. ORMOND PLANTATION ESTATES, SECTION 1 BY DONALD EAUX, SCHEXNAYDER, SURVEYOR DATED APRIL 4, 1973.
3. SURVEY OF TRACT "X" AND ORMOND PLANTATION MANSION BY GILBERT, KELLY AND GUSTAVE INC., DATED AUGUST 10, 1993.

BASIS OF BEARING:

TAKEN FROM REFERENCED SURVEY PLAT NO. 1.

ELEVATION NOTES:

ELEVATIONS HEREON ARE ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE USING LSU CORS SOLUTION DATED 7/16/2018 (NAD 83 (2011) - NI (GEOID 12A).

PRELIMINARY PLAT
OAK ALLEY
SURVEY PLAT AND RESUBDIVISION OF TRACT X-1 OF ORMOND PLANTATION INTO LOTS 1, 2, 3, 4 & 5 OF OAK ALLEY SUBDIVISION,
SECTION 12, TOWNSHIP-12-SOUTH, RANGE-8-EAST & SECTION 1, TOWNSHIP-13-SOUTH, RANGE-8-EAST, ST. CHARLES PARISH, LOUISIANA

MADE AT THE REQUEST OF:
MURRAY ARCHITECTS, INC

DADING, MARQUES & ASSOCIATES, LLC
P.O. BOX 158
METAIRIE, LA. 70004
(504) 621-0200

CODY A. DIMARCO
LICENSE NO. 5059
PROFESSIONAL LAND SURVEYOR
CODY A. DIMARCO
P.L.S. NO. 5059

THE EASEMENTS AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE EASEMENTS AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

DATE:	SCALE:		DRAWN BY:	CHECKED BY:	JOB NO.:
07-10-2018	1" = 100'		AR	C.J.D.	172208