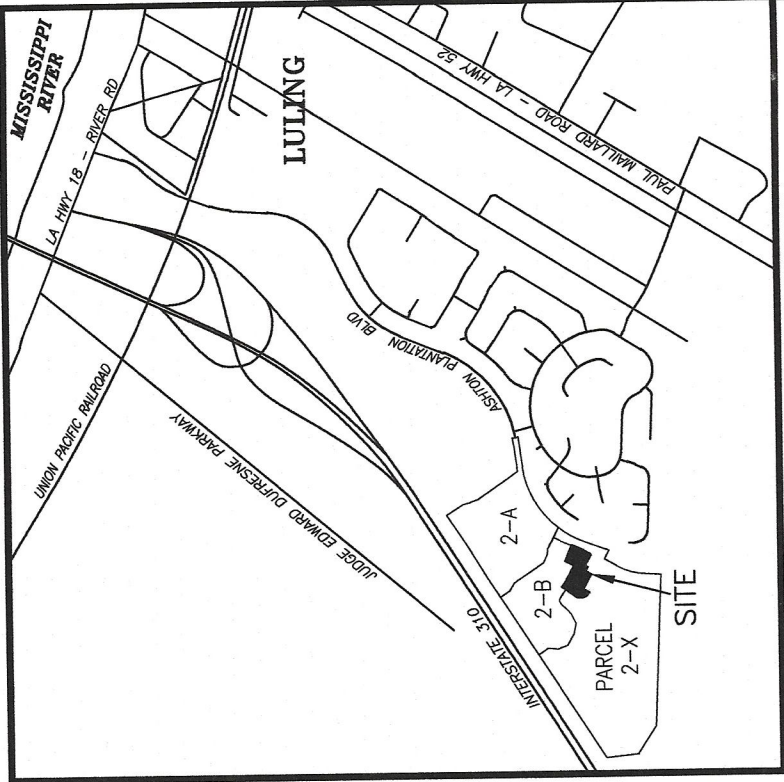




VICINITY MAP

SCALE: 1" = 200'

APPROVALS:

St. Charles Parish Planning and Zoning Commission Chairman

St. Charles Parish Council Chairman

St. Charles Parish President

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

THE STORM DRAINAGE RUN-OFF WILL BE HANDLED VIA SUBSURFACE DRAINAGE PIPES AND DRAINED INTO THE LAKE RESERVOIRS OR THE PROPOSED DRAINAGE CANALS AND ULTIMATELY PUMPED INTO THE 80' DEPTH CANAL VIA THE 80' DEPTH PUMPING STATION.

DEDICATION: OF WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVICES ARE GRANTED TO THE PUBLIC FOR THE PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING STRUCTURE OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED WITHIN THE LIMITS OF ANY SERVICE AREA TO BE DEDICATED TO THE PUBLIC. THE DEDICATION OF ANY SERVICE AREA TO THE PUBLIC SHALL BE SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE PARISH.

SEWERAGE DISPOSAL: PROVIDE A METHOD OF SEWERAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOUISIANA DEPARTMENT OF HEALTH OR MODERN EQUIVALENT.

LOUIS M. ANDOLSEK, JR., MANAGER

OWNER/DEVELOPER:
ASHTON PLANTATION ESTATES, LLC
70059 HARVEY, LOUISIANA 70059
LOUIS M. ANDOLSEK, JR.

SETBACK TABLE:
25' FRONT SETBACK
20' REAR SETBACK
10' SIDE SETBACK
7.5' SIDE SETBACK
(NOTE: MINIMUM OF 12' BETWEEN IMPROVEMENTS)
ALL MEASUREMENTS SHALL BE FROM THE SILL (LINE) TO THE EDGE OF THE LOT LINE(S) OR LAKE SERVICE LINE, AS APPLICABLE.
NOTE: 20' UTILITY SERVICE AT FRONT OF ALL LOTS

Restrictive Covenants Recorded at:

Entry# 49131

I certify that this plat represents an actual ground survey performed by the undersigned and is in accordance with the Louisiana standards of practice for land surveying. I have caused the standards of practice to be followed and all survey information are shown correctly, that monuments have been set and the lot and block corners are staked correctly on the ground and that the survey is in accordance with the provisions of Louisiana Revised Statutes 33:5051, et seq., and all parish ordinances governing the subdivision of land.

LOUIS J. GASSEN, JR., PLS

Registration No. 49145
(885) 785-0745
10000 Lakeshore Drive
Lafayette, Louisiana 70507

GASSEN SURVEYING, LLC

(FINAL PLAT)

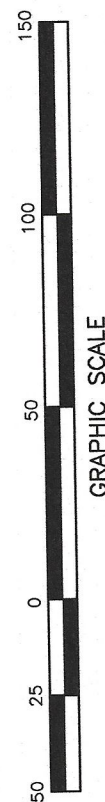
ASHTON PLANTATION
PHASE 2-B
ADDENDUM NO. 1

(INTO LOTS 1, 2 & 3, SQUARE 11
AND RESERVE K
IN SECTION 97, T13S - R20E

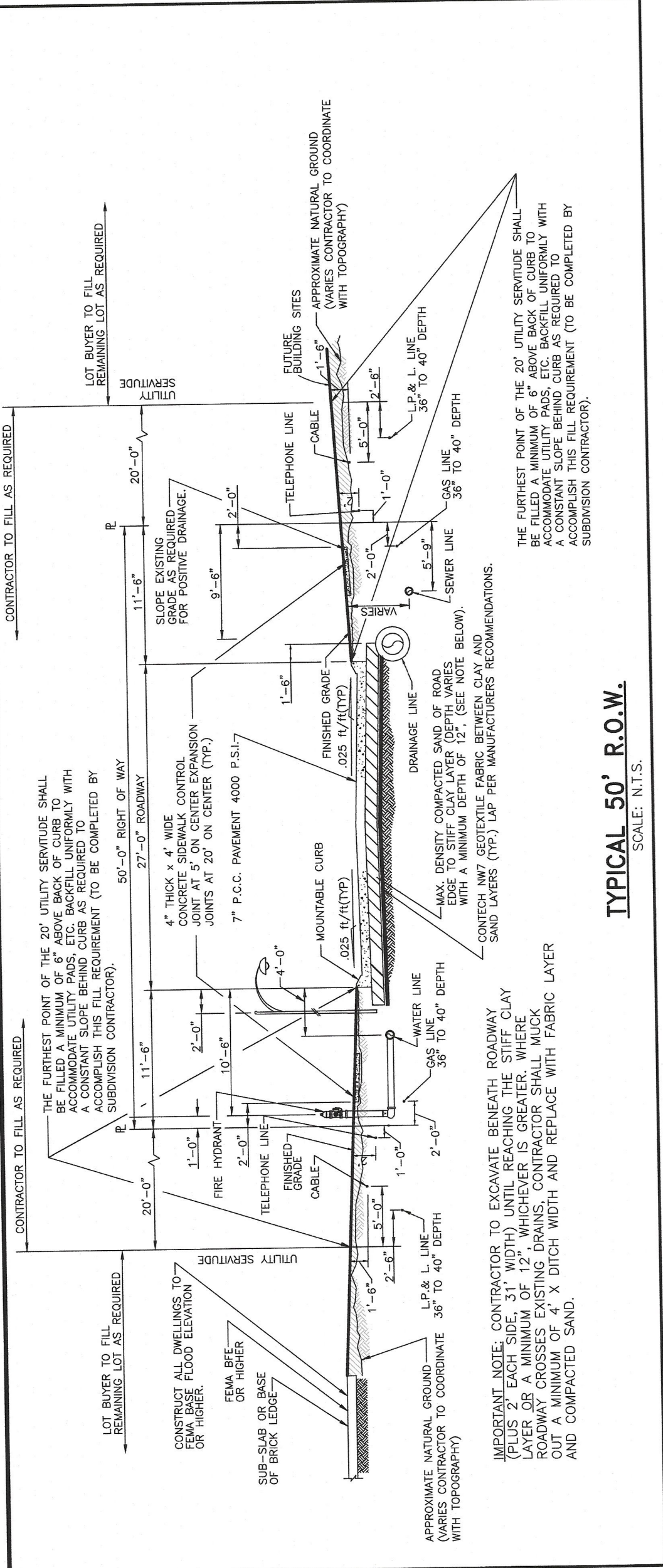
LULING, ST. CHARLES PARISH, LOUISIANA

SCALE: 1" = 50'

JULY 22, 2025

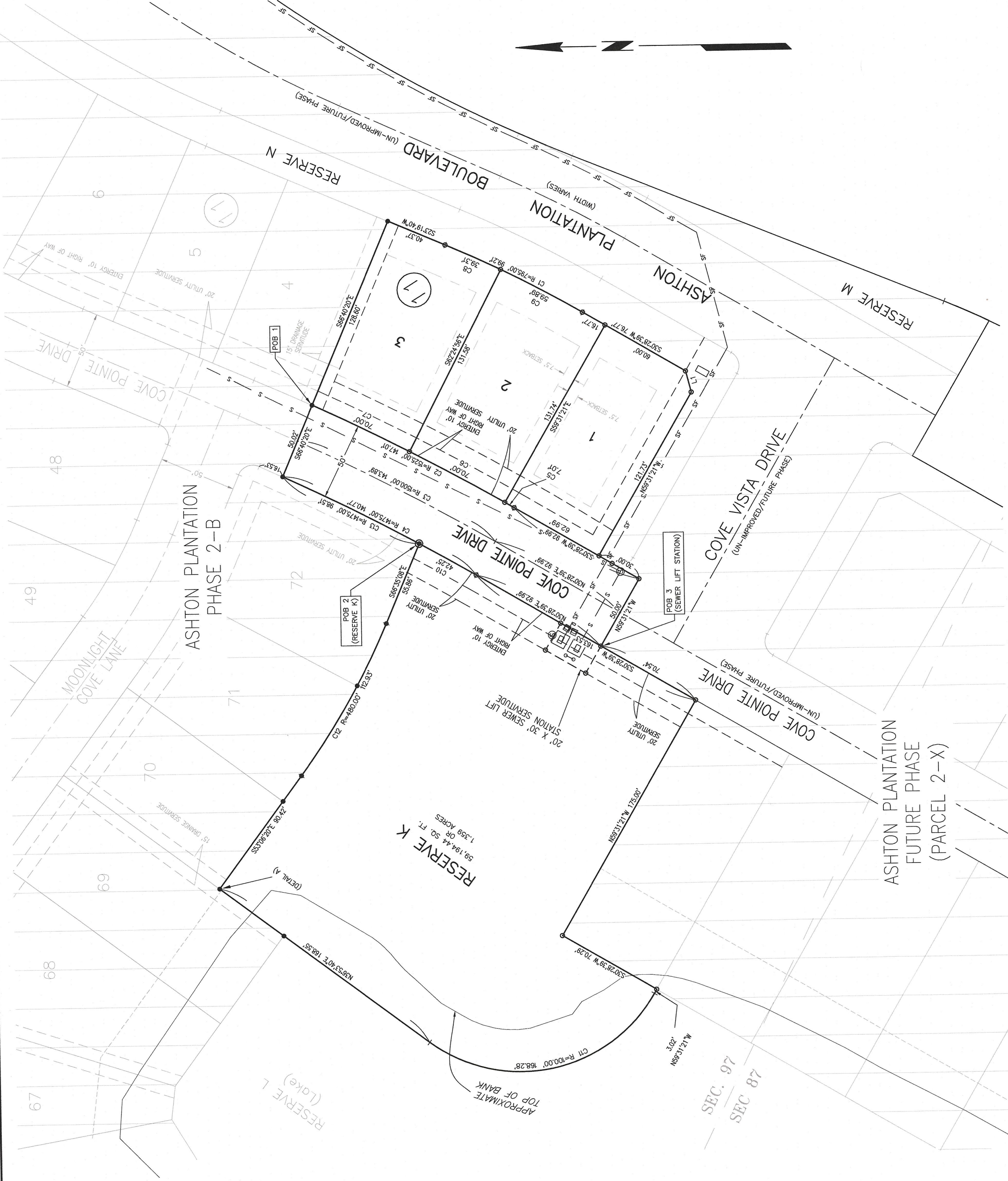


GRAPHIC SCALE



TYPICAL 50' R.O.W.

SCALE: N.T.S.



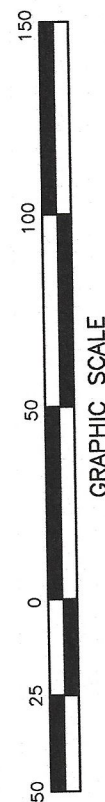
ASHTON PLANTATION
FUTURE PHASE
(PARCEL 2-X)

(INTO LOTS 1, 2 & 3, SQUARE 11
AND RESERVE K
IN SECTION 97, T13S - R20E

LULING, ST. CHARLES PARISH, LOUISIANA

SCALE: 1" = 50'

JULY 22, 2025

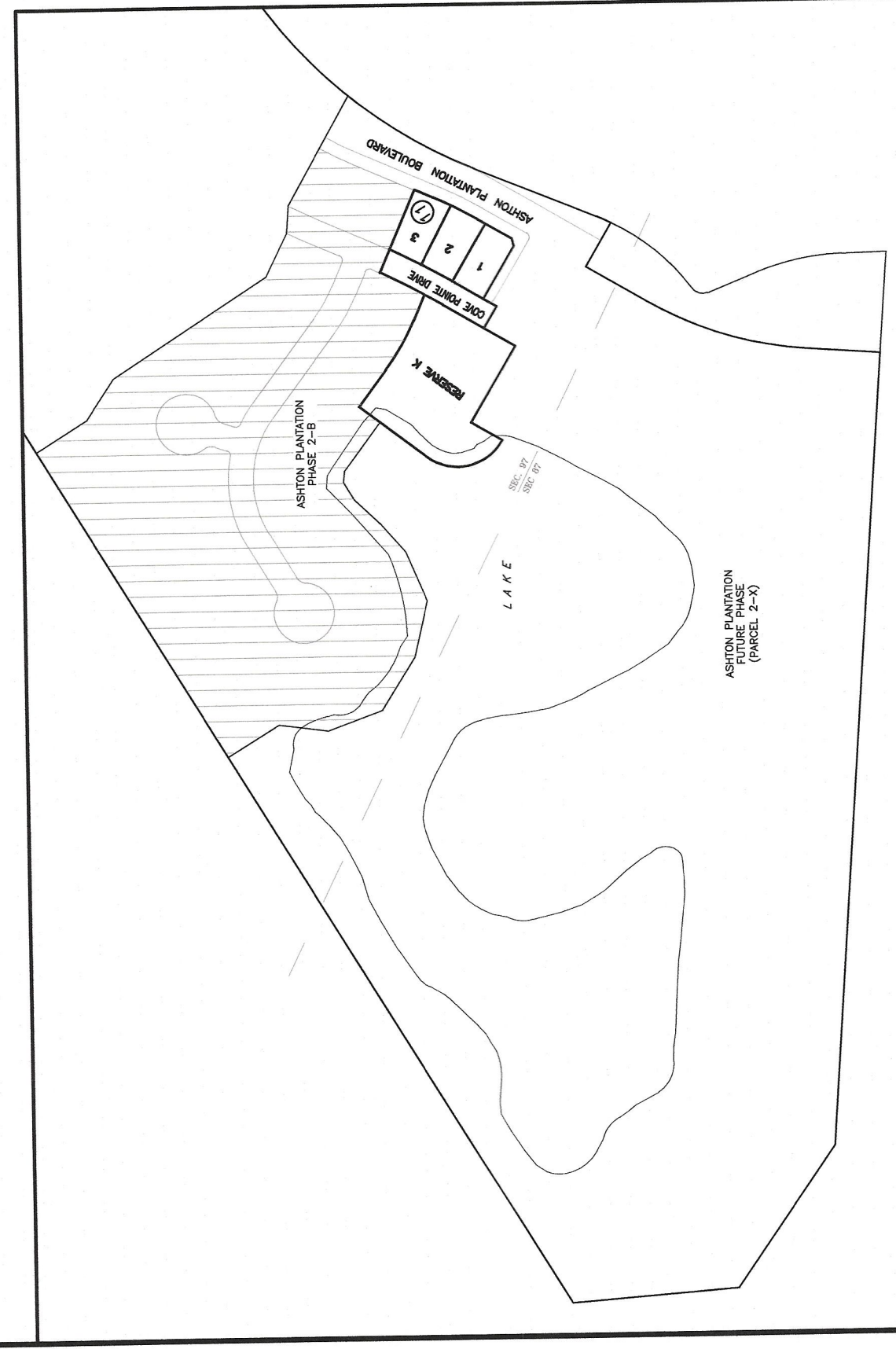
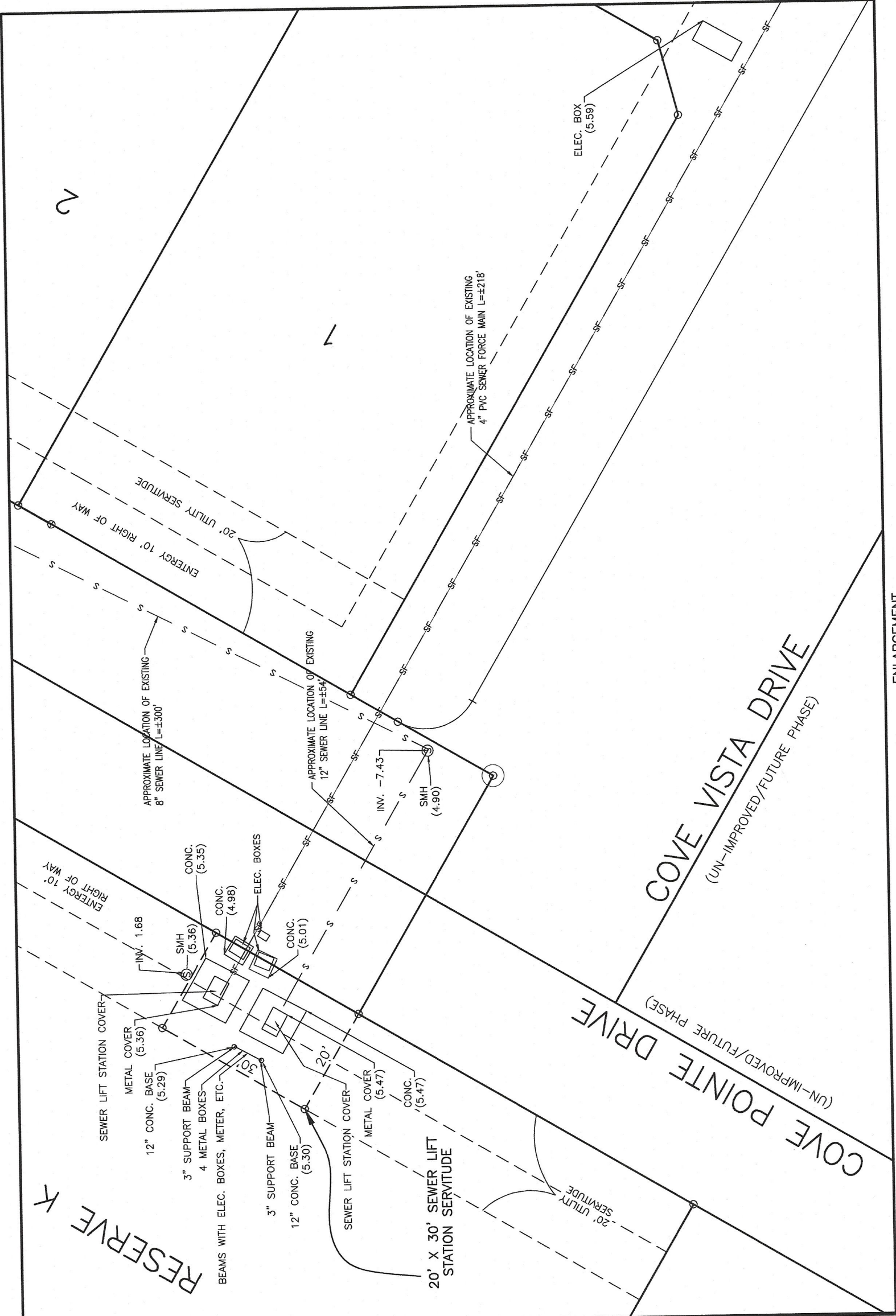


GRAPHIC SCALE

LINE TABLE		
LINE NO.	DIRECTION	DISTANCE
L1	S77°28'39"W	14.14

AREA TABLE		
LOT NO.	SQ. NO.	AREA
1	50 11	9,709.91 SQ. FT.
2	50 11	9,672.83 SQ. FT.
3	50 11	9,733.71 SQ. FT.

CURVE TABLE		
CURVE NO.	ARC LENGTH	CHORD DIRECTION
C1	99.21	S26°54'10"W
C2	147.01	S27°42'58"W
C3	143.89	S27°43'46"E
C4	140.77	S27°44'37"E
C5	7.01	S27°20'45"E
C6	70.00	S25°00'00"E
C7	70.00	S25°00'00"E
C8	39.31	S24°44'40"W
C9	59.89	S24°11'10"W
C10	42.25	S23°32'25"W
C11	188.28	S23°32'25"W
C12	112.63	S23°32'25"W
C13	98.51	S23°32'25"W



INSET

1" = 300'

REFERENCE PLAN:
ASHTON PLANTATION PHASE 2-B
(INTO LOTS 1, 2 & 3, SQUARE 11)
BY GASSEN SURVEYING, LLC, LOUIS J. GASSEN
JULY 22, 2025

THE SERVICES SHOWN ON THIS PLAN ARE LIMITED TO THOSE FURNISHED TO THE CLIENT BY GASSEN SURVEYING, LLC. THE SERVICES ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF GASSEN SURVEYING, LLC. THE SERVICES ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF GASSEN SURVEYING, LLC.

This is to certify that I have consulted the field bearings and distances and found them to be correct. I have also found that this property is in Zone AE (Base Flood Elevation 5.0').

LEGEND:
● = 1/2" IRON ROD IN CONC. FOUND
○ = 1/2" IRON ROD SET

ASHTON PLANTATION
FUTURE PHASE
(PARCEL 2-X)