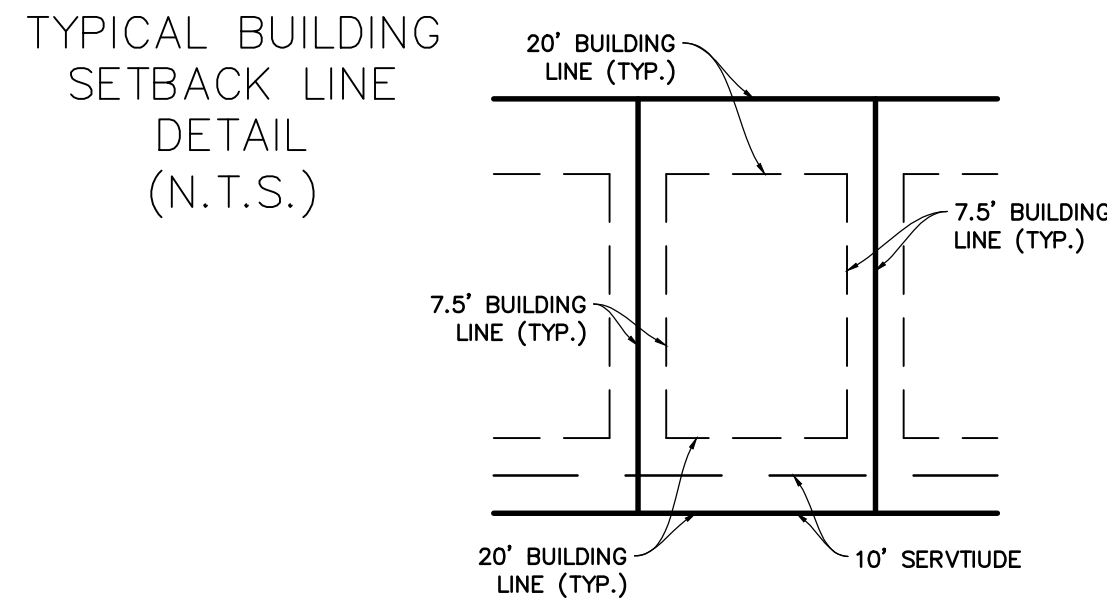
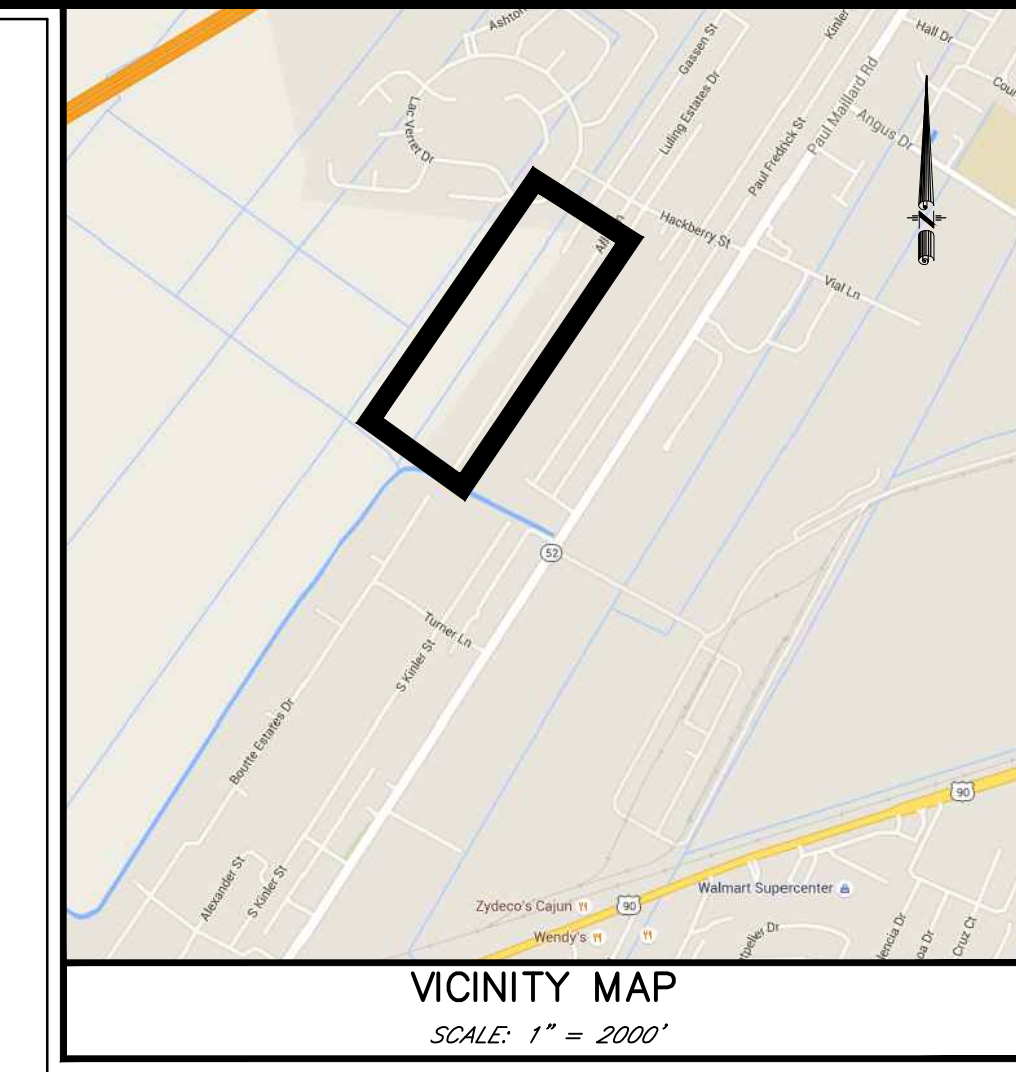
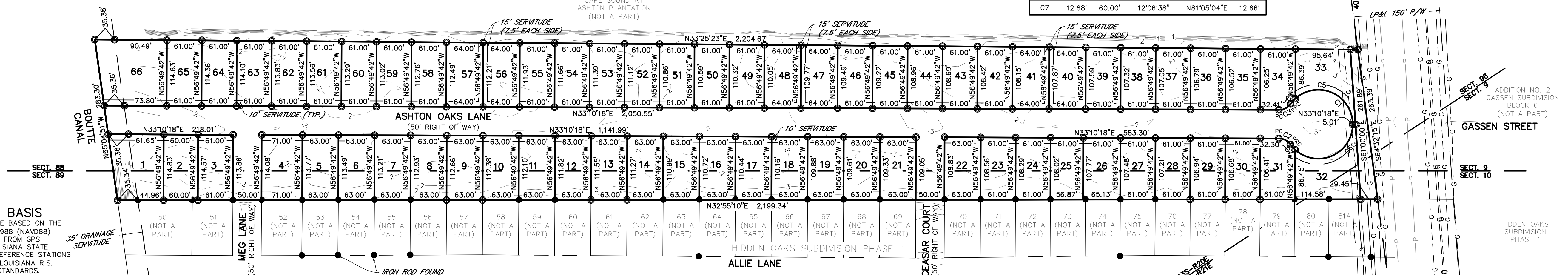


PRELIMINARY PLAT OF ASHTON OAKS SUBDIVISION

BEING A RESUBDIVISION OF ROBERT, ELMORE AND ELLA GASSEN TRACT AND THE IRBY BAUDOIN TRACT IN LULING, ST. CHARLES PARISH, LA. FOR JCJR ENTERPRISES, L.L.C. IN SECTION 54 OF T13S - R21E AND SECTIONS 88 & 89 OF T13S - R20E OF SOUTHEASTERN LAND DISTRICT WEST OF THE MISSISSIPPI RIVER



CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORH BEARING	CHORD LENGTH
C1	301.53'	60.00'	287°56'10"	N56°49'42"W	70.59'
C2	23.55'	25.00'	53°58'05"	S60°09'21"W	22.69'
C3	23.55'	25.00'	53°58'05"	N6°11'15"E	22.69'
C4	12.54'	60.00'	11°58'16"	S14°48'40"E	12.51'
C5	138.23'	60.00'	131°59'50"	S57°10'23"W	109.62'
C6	138.08'	60.00'	131°51'27"	N9°06'01"E	109.56'
C7	12.68'	60.00'	12°06'38"	N81°05'04"E	12.66'



VERTICAL DATUM BASIS
ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) UTILIZING GEOID 12B. THEY ARE DERIVED FROM GPS OBSERVATIONS REFERENCED TO THE LOUISIANA STATE UNIVERSITY CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) NETWORK IN ACCORDANCE WITH LOUISIANA R.S. 50:173.1 COVERING VERTICAL CONTROL STANDARDS.

SERVITUDES
THE SERVITUDES 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 SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

- THE RIGHT OF WAY STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSE FOR GENERAL USE TO THE PUBLIC. NO BUILDING, STRUCTURE OR FENCE SHALL BE CONSTRUCTED NOR SHRUBBERY PLANTED WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE IS GRANTED. AREAS DESIGNATED AS RESERVE ARE NOT INCLUDED IN DEDICATION TO ST. CHARLES PARISH.
- SUB DIVIDER SHALL SUBMIT A FINAL "ACT OF DEDICATION" PRIOR TO APPROVAL OF FINAL PLAT.

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM UNTIL THE METHOD OF TREATMENT AND DISPOSAL HAS BEEN APPROVED BY LOUISIANA DEPARTMENT OF HEALTH.

- REFERENCE MAP ENTITLED "LULING ESTATES AT LULING ST. CHARLES PARISH, LA. THROUGH THE PROPERTY OF IRBY BAUDOIN et. al.; ROBERT ELMORE AND ELLA GASSEN; LEON CHAISSON et. al.; AND MARY B LUSSEN IN SECTIONS 10, 11, 54, & 53 OF T13S - R21 AND IN SECTIONS 88, 89 & 90 OF T13S - R20 BY R.P. BERNARD, DATED JANUARY 29, 1971
- BEARING IS TAKEN FROM REFERENCE MAP
- THE SERVITUDES SHOWN ON THIS PLAN ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON IN
- TITLE INFORMATION PROVIDED BY OWNER
- UTILITIES SHOWN HEREON ARE BASED UPON FIELD SURVEY OBSERVATIONS UNLESS NOTED OTHERWISE. LOCATIONS OF UNDERGROUND UTILITIES THAT MAY BE SHOWN HEREON ARE APPROXIMATE AND ALL PARTIES INTERESTED IN ACTUAL LOCATIONS SHOULD CONTACT "LOUISIANA ONE CALL" @ 1-800-272-3020, BEFORE EXCAVATION OR CONSTRUCTION. SURVEYOR MAKES NO WARRANTIES AS TO THE ACCURACY, CORRECTNESS OR VERACITY OF UNDERGROUND UTILITY LOCATIONS.
- UTILITY COMPANIES SHOULD BE NOTIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- STREETS TO BE CONCRETE CURB AND GUTTER WITH SUBSURFACE DRAINAGE.
- STREET LIGHTS TO MEET OR EXCEED PARISH REGULATIONS.
- SUBJECT PROPERTY IS ZONED R-1 RESIDENTIAL.
- SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE AE.

- NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN 20 FEET TO THE FRONT LINE OR NEARER THAN 7.5 FEET TO ANY SIDE LINE. THERE SHALL BE A DISTANCE OF 15 FEET BETWEEN HOUSES. NO DWELLING SHALL BE LOCATED ON ANY LOT NEARER THAN 20 FEET TO THE REAR LOT LINE. NO DWELLING SHALL BE LOCATED ON ANY LOT NEARER THAN 30 FEET FROM ANY PIPELINE. NO DETACHED BUILDINGS SHALL BE LOCATED NEARER THAN 5 FEET TO THE REAR LOT LINE. ALL MEASUREMENTS SHALL BE FROM THE GILL LINE(S).
- NO IMPROVEMENTS CAN BE CONSTRUCTED THAT BLOCKS THE STORM WATER RUNOFF FROM THE STREET OR THAT ALLOWS STORM WATER TO STAND ON THE STREET. LOTS MUST BE GRADED SO THAT STORM WATER DRAINS TO THE FRONT OF THE PROPERTY LINES. THE STORM DRAINAGE RUNOFF WILL BE HANDLED VIA SUBSURFACE DRAINAGE PIPES AND ULTIMATELY DISCHARGED FROM THE 80 ARRENT CANAL PUMPING STATION.
- SEWAGE WILL BE HANDLED BY GRAVITY FLOW AND LIFT STATION INTO THE ST. CHARLES PARISH SYSTEM AND ON TO A SEWAGE TREATMENT PLANT WHICH IS OWNED AND OPERATED BY ST. CHARLES PARISH DEPARTMENT OF WASTE WATER.
- SEWAGE DISPOSAL - NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL EXCEPT CONNECTION TO AN APPROVED SANITARY SYSTEM UNTIL THE METHOD OF TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOUISIANA DEPARTMENT OF HEALTH OR MODERN EQUIVALENT.
- ST. CHARLES PARISH LAND USE REGULATIONS INCLUDING SETBACK STANDARDS, SUPERSEDE PRIVATE SUBDIVISION COVENANTS WHERE PARISH REGULATIONS ARE MORE RESTRICTIVE.
- ALL AREAS SHOWN IN LOT TABLE ARE THE BUILDABLE AREAS WHICH CONSIDERS ALL APPLICABLE SET BACK LINES.

LOT No.	ACREAGE	SQ. FEET
1	0.234	10,198
2	0.158	6,882
3	0.160	6,980
4	0.186	8,088
5	0.164	7,158
6	0.164	7,141
7	0.164	7,123
8	0.163	7,108
9	0.163	7,089
10	0.162	7,071
11	0.162	7,054
12	0.162	7,036
13	0.161	7,019
14	0.161	7,001
15	0.160	6,984
16	0.160	6,966
17	0.160	6,949
18	0.159	6,931
19	0.159	6,914
20	0.158	6,896

LOT No.	ACREAGE	SQ. FEET
21	0.158	6,879
22	0.157	6,848
23	0.152	6,614
24	0.151	6,597
25	0.141	6,136
26	0.161	7,009
27	0.150	6,548
28	0.150	6,532
29	0.150	6,515
30	0.149	6,499
31	0.144	6,290
32	0.214	9,337
33	0.186	8,086
34	0.144	6,283
35	0.149	6,489
36	0.149	6,506
37	0.150	6,522
38	0.159	6,538
39	0.150	6,555
40	0.158	6,895

LOT No.	ACREAGE	SQ. FEET
41	0.159	6,913
42	0.152	6,605
43	0.152	6,622
44	0.152	6,638
45	0.153	6,654
46	0.153	6,671
47	0.161	7,016
48	0.161	7,034
49	0.154	6,721
50	0.155	6,738
51	0.155	6,754
52	0.155	6,770
53	0.156	6,787
54	0.156	6,803
55	0.157	6,819
56	0.165	7,172
57	0.165	7,190
58	0.158	6,870
59	0.158	6,886
60	0.158	6,903

LOT No.	ACREAGE	SQ. FEET
61	0.159	6,919
62	0.159	6,935
63	0.160	6,952
64	0.160	6,968
65	0.160	6,984
66	0.310	13,501

● IRON ROD FOUND
○ 5/8" IRON ROD SET

LOT No.	ADDRESS	OWNER
50	402 ALLIE LANE	HERNANDEZ, MICHAEL O., SR. & HERNANDEZ, TARA BARRIOS
51	400 ALLIE LANE	WHITE, E. J.
52	334 ALLIE LANE	BROWN, THEIA LATASHA
53	332 ALLIE LANE	PRECISION BUILT CONSTRUCTION, INC.
54	330 ALLIE LANE	CHAISSON, JOEL, T. II & CHAISSON, SANDRA STAGE
55	328 ALLIE LANE	PRECISION BUILT CONSTRUCTION, INC.
56	326 ALLIE LANE	MOTT, KRISTY CHANTIE
57	324 ALLIE LANE	CHAISSON, JOEL, T. II & CHAISSON, SANDRA STAGE
58	322 ALLIE LANE	MCMILLION, DANIEL E.
59	320 ALLIE LANE	MONTGOMERY, TRY & MONTGOMERY, KALA KELLER

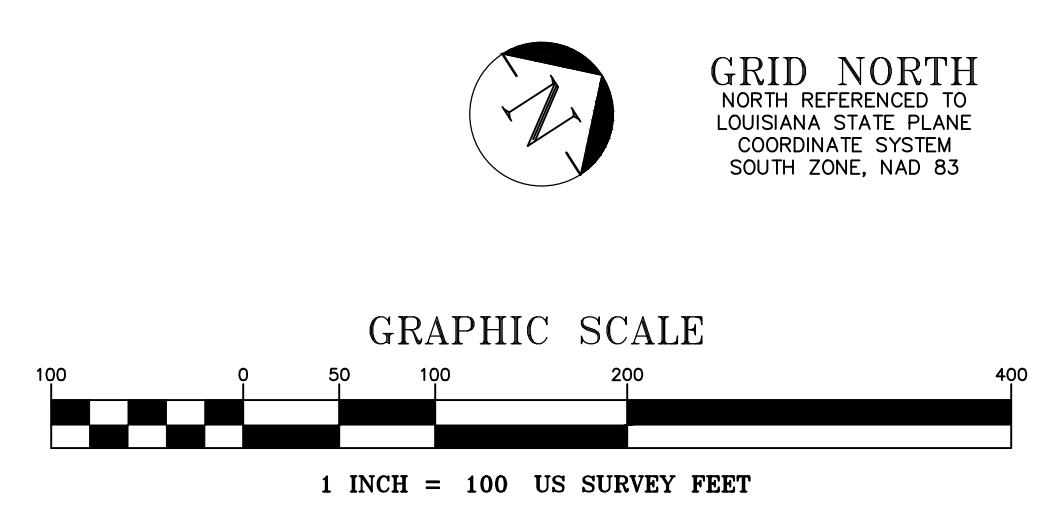
LOT No.	ADDRESS	OWNER
60	318 ALLIE LANE	THOMAS, KASEY WHITE
61	316 ALLIE LANE	ESCHETE, ALEXIS NICOLE
62	314 ALLIE LANE	MARSE, ALAN DAVID
63	312 ALLIE LANE	PRECISION BUILT CONSTRUCTION, INC.
64	310 ALLIE LANE	CHIRO, SHELBY MADELINE
65	308 ALLIE LANE	GIBBONS, ROY THOMAS
66	306 ALLIE LANE	SCHEXNAYDER, MYCAH JUSTINE
67	304 ALLIE LANE	DASCH, JEREMY BARNETT
68	302 ALLIE LANE	SMITH, CASEY JOSEPH
69	300 ALLIE LANE	FOREST, LESLIE ANN
70	222 ALLIE LANE	ROBINSON, IVORY LEECEANE, JR.
71	220 ALLIE LANE	DAVIS, NICOLE A.
72	218 ALLIE LANE	AUPIED, EDGAR P. & AUPIED, RACHEL BERNI
73	216 ALLIE LANE	DUFRENE, JORDAN PARUL

LOT No.	ADDRESS	OWNER
74	214 ALLIE LANE	HARRISON, DAVID WAYNE
75	212 ALLIE LANE	BURKE, SOLOMON M.
76	210 ALLIE LANE	GREGSON, JEFFREY M.
77	208 ALLIE LANE	FRED, CONRAD, III
78	206 ALLIE LANE	ZERINGUE, JUSTIN L.
79	204 ALLIE LANE	GRENNEER, KELLY L.
80	202 ALLIE LANE	COONEY, CHRISTOPHER ERAL & COONEY, HEATHER MUNCH
81	200 ALLIE LANE	REVADER, NORRIS M.
CAPE SOUND	ASHTON PLANTATION BOULEVARD P.O. BOX 157	ASHTON PLANTATION EST., LLC.

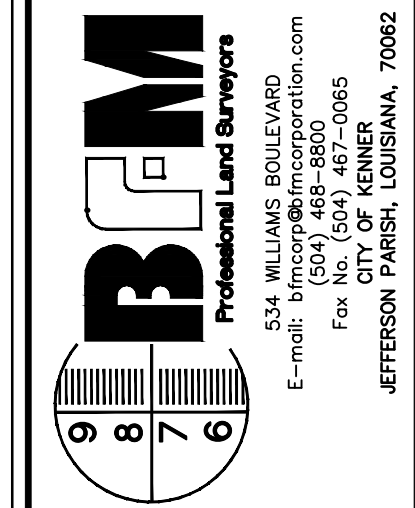
APPROVAL:
DATE _____ CHAIRMAN PLANNING & ZONING COMMISSION
DATE _____ CHAIRMAN ST. CHARLES PARISH COUNCIL
DATE _____ PARISH PRESIDENT

OWNER/DEVELOPER
JCJR ENTERPRISES, L.L.C.
13726 RIVER ROAD
DESTREHAN, LA 70047
DATE _____

THE PROTECTIVE COVENANTS FOR ASHTON OAKS SUBDIVISION ARE RECORDED IN THE CLERK OF COURT'S OFFICE ST. CHARLES PARISH ON THE _____ DAY OF _____ IN BOOK _____ FOLIO _____ ENTRY _____
PLAT RECORDED IN THE CLERK OF COURT'S OFFICE ST. CHARLES PARISH ON THE _____ DAY OF _____ IN BOOK _____ FOLIO _____ ENTRY _____



PRELIMINARY WORK
NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT
REGISTERED PROFESSIONAL LAND SURVEYOR
R.P. BERNARD, JR.
REGISTRATION NO. 4329



A RESUBDIVISION SURVEY OF THE ROBERT, ELMORE AND ELLA GASSEN TRACT AND THE IRBY BAUDOIN TRACT INTO ASHTON OAKS SUBDIVISION IN SECTIONS 54, 88 & 89 OF T13S - R21E AND SECTIONS 88 & 89 OF T13S - R20E OF THE SOUTHEASTERN LAND DISTRICT WEST OF THE MISSISSIPPI RIVER ST. CHARLES PARISH, LOUISIANA
I certify that this plat represents an actual ground survey made by me or under my direction, and it does not conform to the requirements for the Minimum Standards for Property Boundary Surveys as found in Louisiana Administrative Code Title 48: Part 1, Chapter 29 (or 3) (Louisiana Surveyors).

SCALE:	DATE:	DRAWN:	CHECKED:
1" = 100'	MARCH 28, 2016	JNS	SLB
CREW:	FILE No.:	PROJECT No.:	
CL, DS	9233	9233	
SHEET	OF		
1	1		