

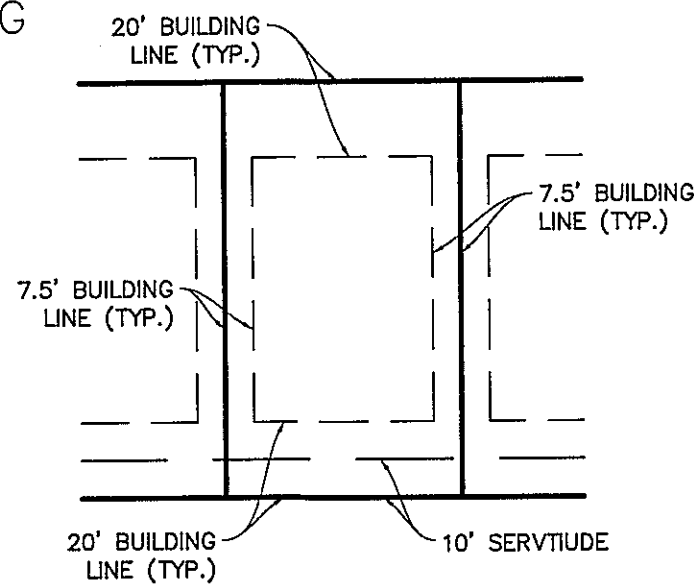
AN ACT OF CORRECTION TO THE FINAL PLAT OF  
ASHTON OAKS  
SUBDIVISION

WITH THE CORRECT LOT DIMENSIONS FOR  
LOTS 25 AND 26, BEING A RESUBDIVISION OF  
ROBERT, ELMORE AND ELLA GASSEN TRACT  
AND THE IRBY BAUDOUIN TRACT  
INTO LOTS 1-66, ASHTON OAKS SUBDIVISION  
IN LULING, ST. CHARLES PARISH, LA.

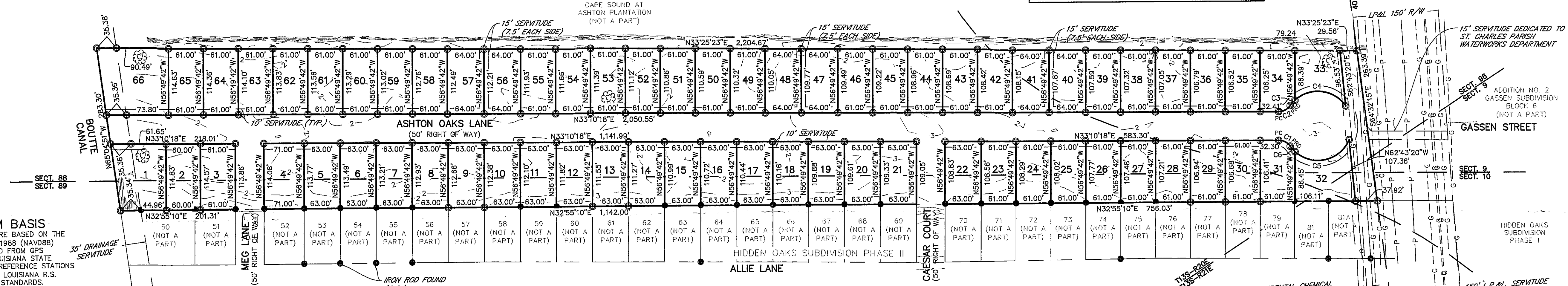
FOR DSDL HOMES, L.L.C.

IN SECTION 54 OF T13S - R21E  
AND SECTIONS 88 89 OF T13S - R20E  
OF SOUTHEASTERN LAND DISTRICT  
WEST OF THE MISSISSIPPI RIVER

TYPICAL BUILDING  
SETBACK LINE  
DETAIL  
(N.T.S.)

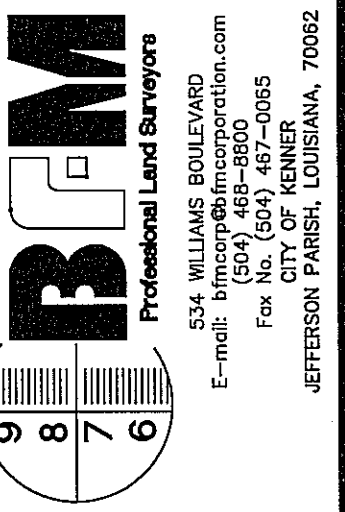
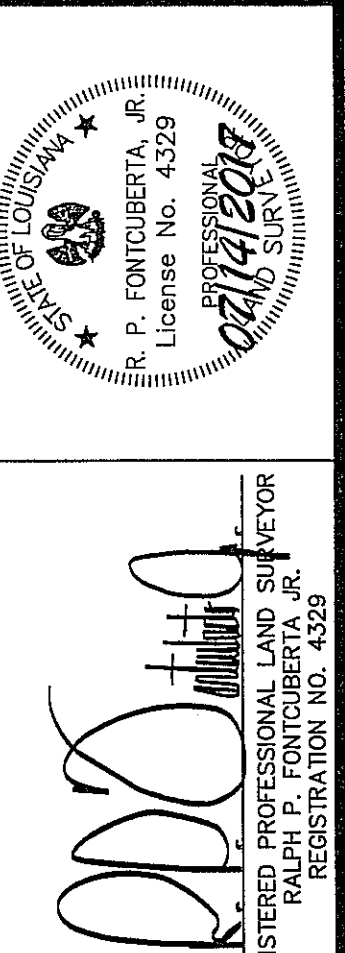
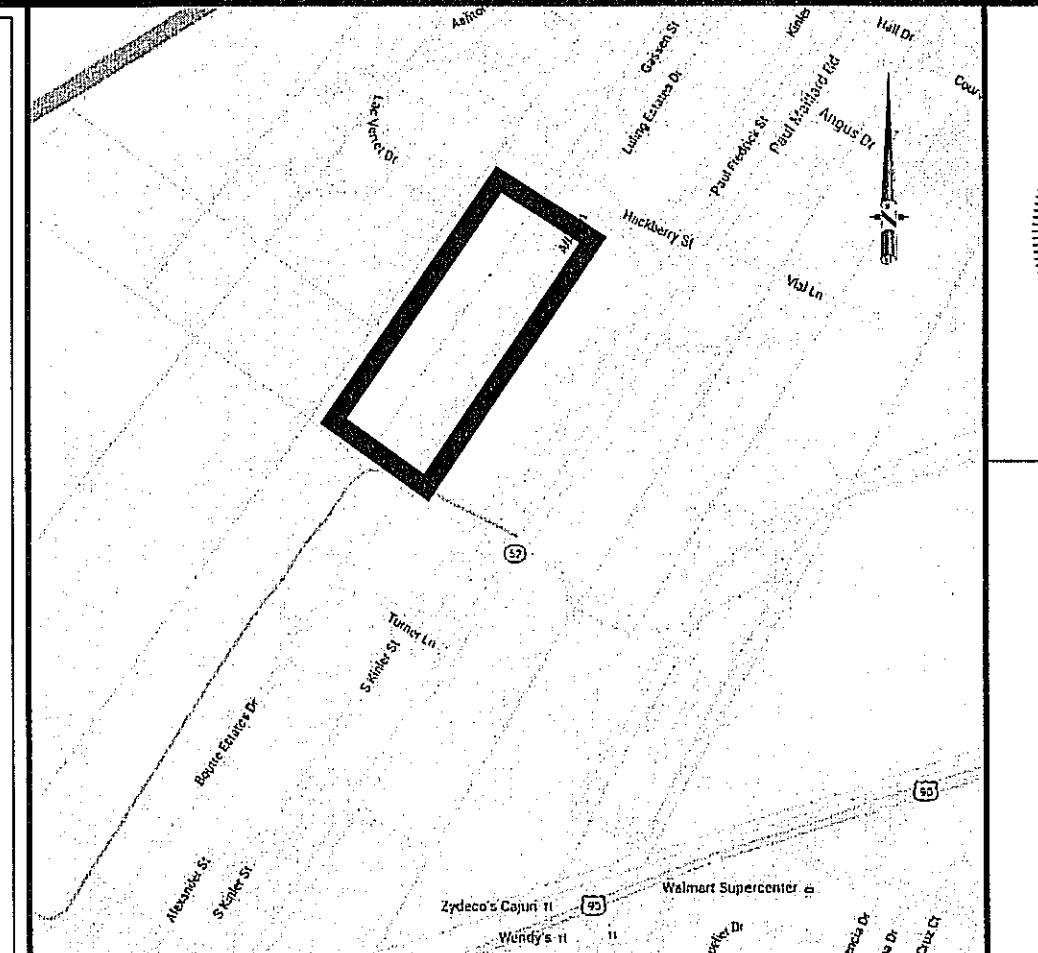


ALL OAK TREES SHOWN HEREON TO BE PRESERVED



| CURVE TABLE |         |        |             |               |              |
|-------------|---------|--------|-------------|---------------|--------------|
| CURVE       | LENGTH  | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C1          | 23.55'  | 25.00' | 53°58'05"   | S60°09'21"W   | 22.69'       |
| C2          | 23.55'  | 25.00' | 53°58'05"   | N6°11'15"E    | 22.69'       |
| C3          | 12.54'  | 60.00' | 11°58'16"   | S14°48'40"E   | 12.51'       |
| C4          | 101.33' | 60.00' | 98°45'39"   | S39°33'18"W   | 89.71'       |
| C5          | 113.53' | 60.00' | 108°24'31"  | N20°49'29"E   | 97.33'       |
| C6          | 12.68'  | 60.00' | 12°06'38"   | N81°05'04"E   | 12.66'       |

VICINITY MAP  
SCALE: 1" = 2000'



AN ACT OF CORRECTION TO THE FINAL PLAT OF THE ROBERT, ELMORE  
AND ELLA GASSEN TRACT AND THE IRBY BAUDOUIN TRACT INTO  
LOTS 1-66, ASHTON OAKS SUBDIVISION,  
SECTION 54, T-13-S & R-21-E AND  
SECTIONS 88 & 89 OF T-13-S & R-20-E, OF THE  
SOUTHEASTERN LAND DISTRICT WEST OF THE MISSISSIPPI RIVER  
PARISH OF ST. CHARLES, LOUISIANA

VERTICAL DATUM BASIS  
ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON THE  
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)  
UTILIZING GEOID 128. 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.

1. 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  
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.
2. 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.

1. REFERENCE MAP ENTITLED "LULING ESTATES AT LULING ST. CHARLES PARISH, LA.  
THROUGH THE PROPERTY OF IRBY BAUDOUIN et. al.; ROBERT ELMORE AND ELLA GASSEN;  
LEON CHAISSON et. al.; AND MARY B. LUSSEN IN SECTIONS 10, II, 54 & 53 OF T13S  
R21 AND IN SECTIONS 88, 89 & 90 OF T13S - R20 BY R.P. BERNARD, DATED JANUARY  
29, 1971
2. BEARING IS TAKEN FROM REFERENCE MAP
3. 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.
4. THE INFORMATION PROVIDED BY OWNER.
5. 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.
6. UTILITY COMPANIES SHOULD BE NOTIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
7. STREETS TO BE CONCRETE CURB AND GUTTER WITH SUBSURFACE DRAINAGE.
8. STREET LIGHTS TO MEET OR EXCEED PARISH REGULATIONS.
9. SUBJECT PROPERTY IS ZONED R-1 RESIDENTIAL.
10. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE AE.  
BASE FLOOD ELEVATION = 5.00 N.G.V.D.  
PER COMMUNITY NO. 220160 0125 C PANEL 125  
DATED JUNE 16, 1992
11. 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 SILL  
LINE(S).
12. 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 ARPERT CANAL PUMPING STATION.
13. 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.
14. 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.
15. "ST. CHARLES PARISH LAND USE REGULATIONS INCLUDING SETBACK STANDARDS,  
SUPERSEDE PRIVATE SUBDIVISION COVENANTS WHERE PARISH REGULATIONS ARE MORE  
RESTRICTIVE."
16. ALL AREAS SHOWN IN LOT TABLE ARE THE BUILDABLE AREAS WHICH CONSIDERS ALL  
APPLICABLE SET BACK LINES.

| PARCEL TABLE |         |          |
|--------------|---------|----------|
| 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   | 7,106    |
| 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    |

| PARCEL TABLE |         |          |
|--------------|---------|----------|
| 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           | 0.186   | 8,081    |
| 33           | 0.147   | 6,401    |
| 34           | 0.144   | 6,283    |
| 35           | 0.149   | 6,489    |
| 36           | 0.149   | 6,506    |
| 37           | 0.150   | 6,522    |
| 38           | 0.150   | 6,538    |
| 39           | 0.150   | 6,555    |
| 40           | 0.158   | 6,895    |

| PARCEL TABLE |         |          |
|--------------|---------|----------|
| 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           | 0.159   | 6,870    |
| 59           | 0.158   | 6,866    |
| 60           | 0.158   | 6,903    |

| PARCEL TABLE |         |          |
|--------------|---------|----------|
| 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   |
| JS-1         | 0.195   | 8,506    |

IRON ROD FOUND  
5/8" IRON ROD SET

| ABUTTING OWNERS |                |                                                     |
|-----------------|----------------|-----------------------------------------------------|
| 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 | DANIEL, E.                                          |
| 59              | 320 ALLIE LANE | MONTGOMERY, IRY & MONTGOMERY, KALA KELLER           |

| ABUTTING OWNERS |                |                                         |
|-----------------|----------------|-----------------------------------------|
| 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 | SCHENKAYDER, MYCAH JUSTINE              |
| 67              | 304 ALLIE LANE | DASCH, JEREMY JOSEPH                    |
| 68              | 302 ALLIE LANE | SMITH, CASEY BARNETT                    |
| 69              | 300 ALLIE LANE | FOREST, LESLIE ANN                      |
| 70              | 222 ALLIE LANE | ROBINSON, IVORY LECESNE, JR.            |
| 71              | 220 ALLIE LANE | DAVIS, NICOLE A.                        |
| 72              | 218 ALLIE LANE | AUPIED, EDGAR P. & AUPIED, RACHEL BERNI |
| 73              | 216 ALLIE LANE | DUFFRENE, JORDAN PARUL                  |

| ABUTTING OWNERS |                |                                                  |
|-----------------|----------------|--------------------------------------------------|
| 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 ZERINGUE, JUSTIN L.            |
| 78              | 206 ALLIE LANE |                                                  |
| 79              | 204 ALLIE LANE | GRENNER, KELLY                                   |
| 80              | 202 ALLIE LANE | COONEY, CHRISTOPHER ERAL & COONEY, HEATHER MUNCH |
| 81              | 200 ALLIE LANE | REVADEY, NORRIS M.                               |

APPROVAL:  
8/3/17  
DATE  
CHAIRMAN PLANNING & ZONING COMMISSION

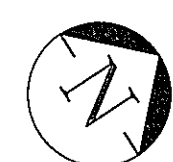
8/3/17  
DATE  
CHAIRMAN ST. CHARLES PARISH COUNCIL

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

PLAT RECORDED IN THE CLERK OF COURT'S OFFICE  
ST. CHARLES PARISH ON THE \_\_\_\_\_ DAY OF  
FOLIO \_\_\_\_\_ IN BOOK \_\_\_\_\_

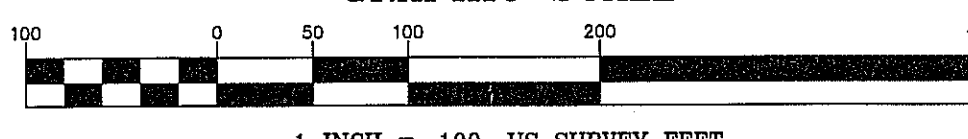
OWNER/DEVELOPER  
DSDL HOMES, LLC  
1220 S. RANGE AVE.  
DENHAM SPRINGS, LA 70726

7-31-17  
DATE



GRID NORTH  
NORTH REFERENCED TO  
LOUISIANA STATE PLANE  
COORDINATE SYSTEM  
SOUTH ZONE, NAD 83

GRAPHIC SCALE



SCALE: 1" = 100'

DATE: MARCH 3, 2017

DRAWN: JNS CHECKED: SLB

FILE NO. 9233 PROJECT NO. 9233

V-101

SHEET 1 OF 2