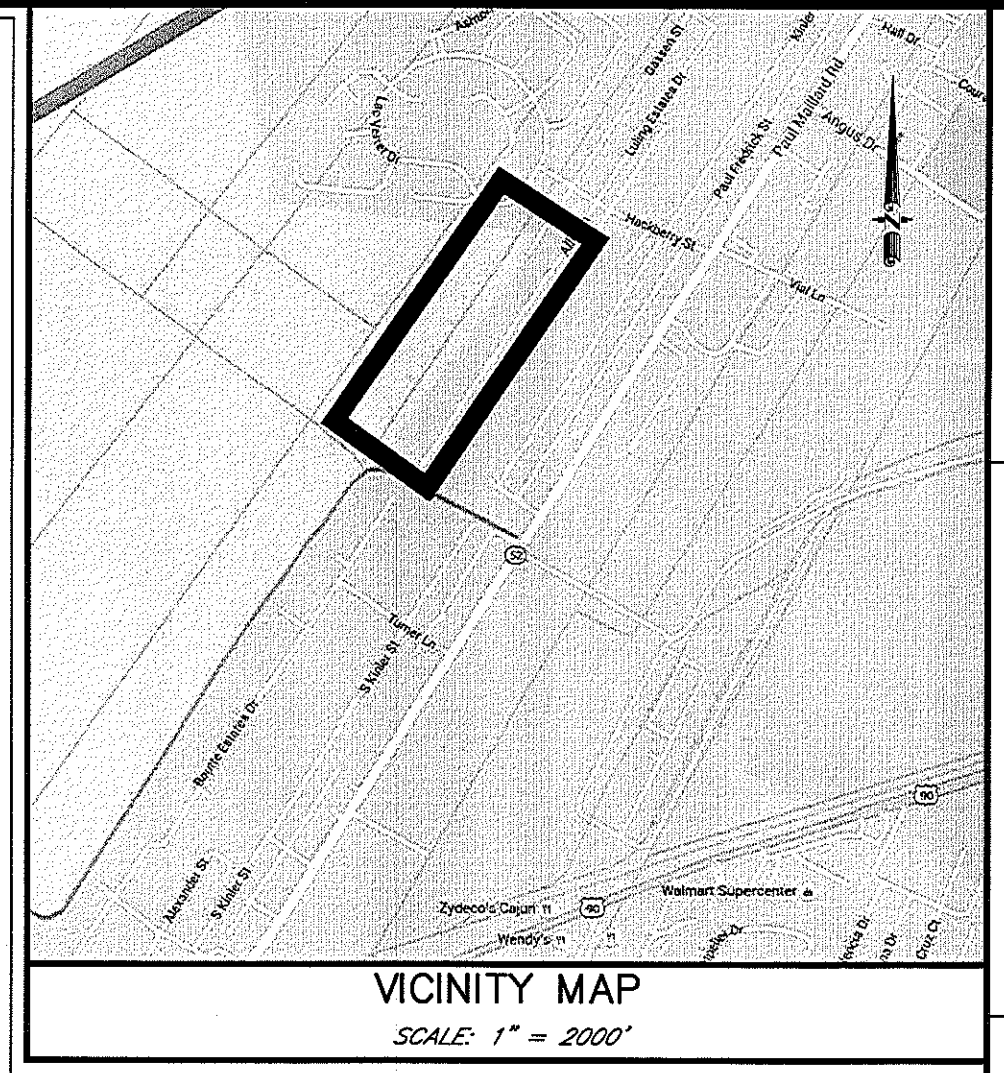


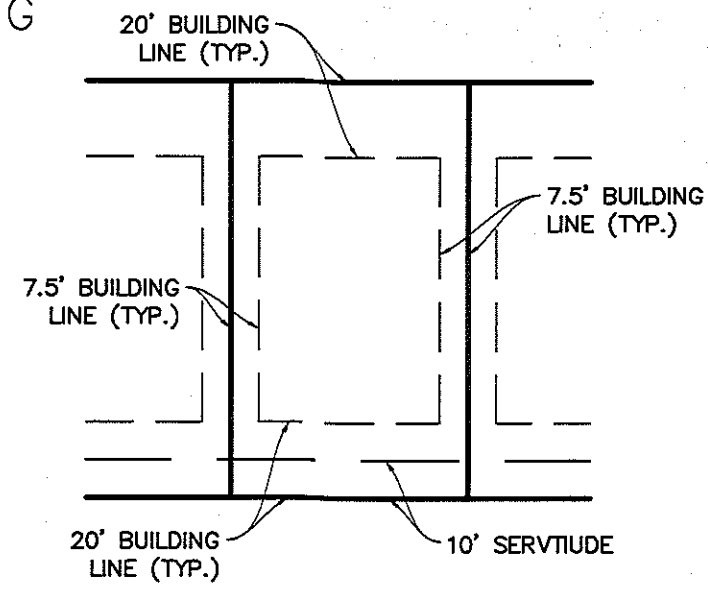
FINAL PLAT OF ASHTON OAKS SUBDIVISION

*BEING A RESUBDIVISION OF
ROBERT, ELMORE AND ELLA GASSEN TRACT
AND THE IRBY BAUDOIN TRACT
INTO LOTS 1-66, ASHTON OAKS SUBDIVISION
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*



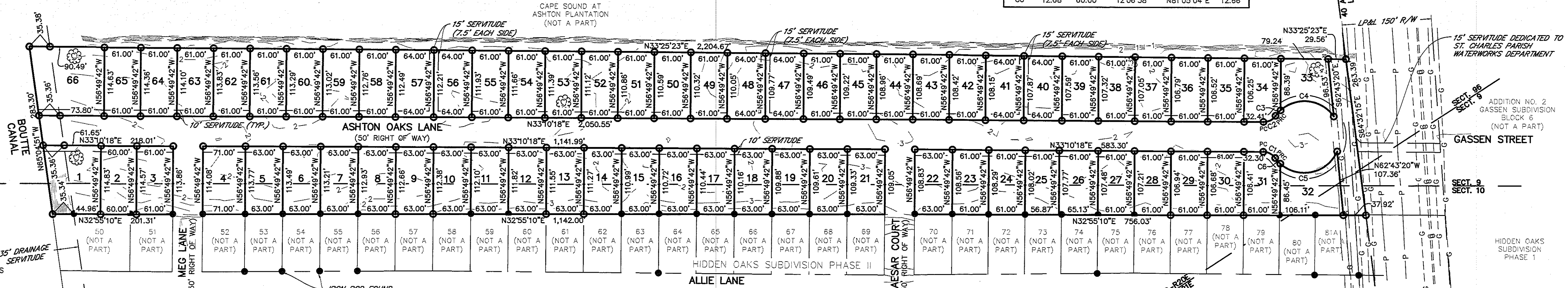
Professional Land Surveyors
R. P. FORTCOURT, JR.
License No. 4329
R. P. FORTCOURT, JR.
License No. 4329
R. P. FORTCOURT, JR.
License No. 4329

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



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'	96°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'

ALL OAK TREES SHOWN HEREON TO BE PRESERVED



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. BASE FLOOD ELEVATION = 5.00 N.G.V.D. PER COMMUNITY NO. 220160 0125 C PANEL 125 DATED JUNE 16, 1992
- 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).
- 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 ACP 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	7,106
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

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

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	6,913
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

LOT No.	ADDRESS	OWNER
50	402 ALLIE LANE	HERNANDEZ, MICHAEL D., 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 CHANTEE
57	324 ALLIE LANE	CHAISSON, JOEL T., II & CHAISSON, SANDRA STAGE
58	322 ALLIE LANE	MCILLION, 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 MADRIE
65	308 ALLIE LANE	GIBBONS, ROY THOMAS
66	306 ALLIE LANE	SCHEXNAYDER, MYCASH JUSTINE
67	304 ALLIE LANE	DASCH, JEREMY JOSEPH
68	302 ALLIE LANE	SMITH, CASEY BARNETT
69	300 ALLIE LANE	FOREST, LESLE ANN
70	222 ALLIE LANE	ROBINSON, IVORY LECESNE, JR.
71	220 ALLIE LANE	DAVIS, NICOLE A.
72	218 ALLIE LANE	AUPIED, EDGAR P. & ALPIED, RACHEL BERNI
73	216 ALLIE LANE	DURENE, 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
79	204 ALLIE LANE	GRENNER, KELLY L.
80	202 ALLIE LANE	COONEY, CHRISTOPHER ERAL & COONEY, HEATHER MUNCH
81	200 ALLIE LANE	REVADER, NORRIS M.
CAPE SOUND	PLANTATION BOULEVARD P.O. BOX 157	ASHTON PLANTATION EST., LLC.

APPROVAL:

DATE _____ CHAIRMAN PLANNING & ZONING COMMISSION

DATE _____ CHAIRMAN ST. CHARLES PARISH COUNCIL

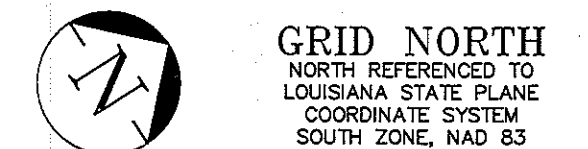
DATE _____ PARISH PRESIDENT

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 _____ ENTRY _____

PLAT RECORDED IN THE CLERK OF COURT'S OFFICE ST. CHARLES PARISH ON THE _____ DAY OF _____ IN BOOK _____ ENTRY _____

OWNER/DEVELOPER
JCJR ENTERPRISES,
L.L.C.
13726 RIVER ROAD
DESTERHAN, LA
70047

DATE 3/14/10



BCAM
Professional Land Surveyors
834 WILLIAMS BOULEVARD
SUITE 200
MONROE, LOUISIANA 70132
E-mail: bmc@bcamla.com
Fax: (225) 335-0005
R. P. FORTCOURT, JR.
REGISTRATION NO. 4329

A RESUBDIVISION SURVEY OF THE ROBERT, ELMORE AND ELLA GASSEN TRACT AND THE IRBY BAUDOIN 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

SCALE: 1" = 100'

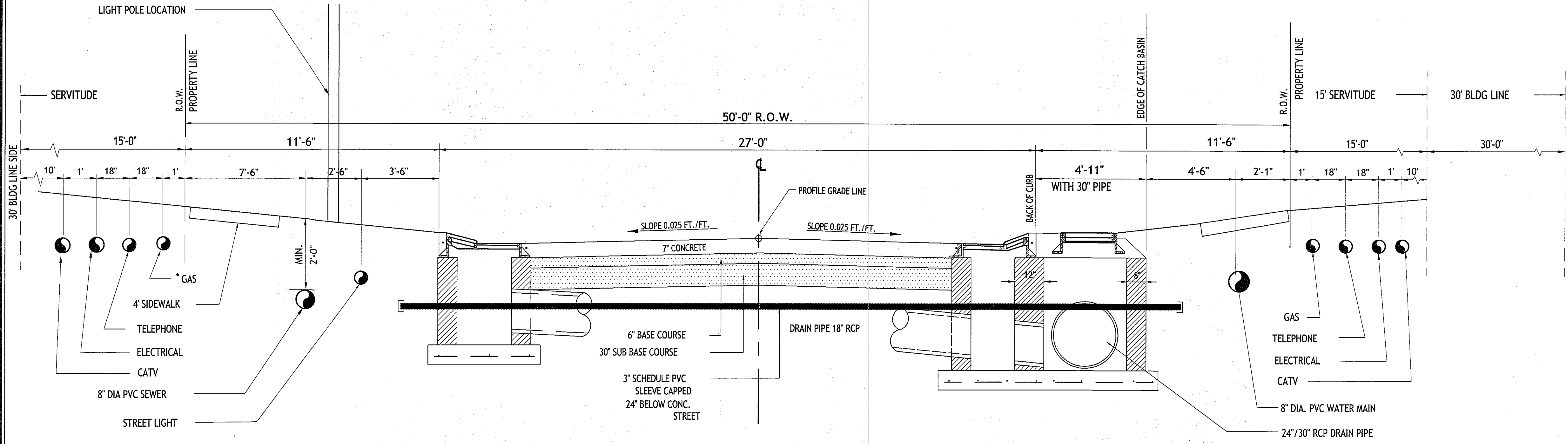
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DRAWN: JNS CHECKED: SLB

FILE No. 9233 PROJECT No. 9233

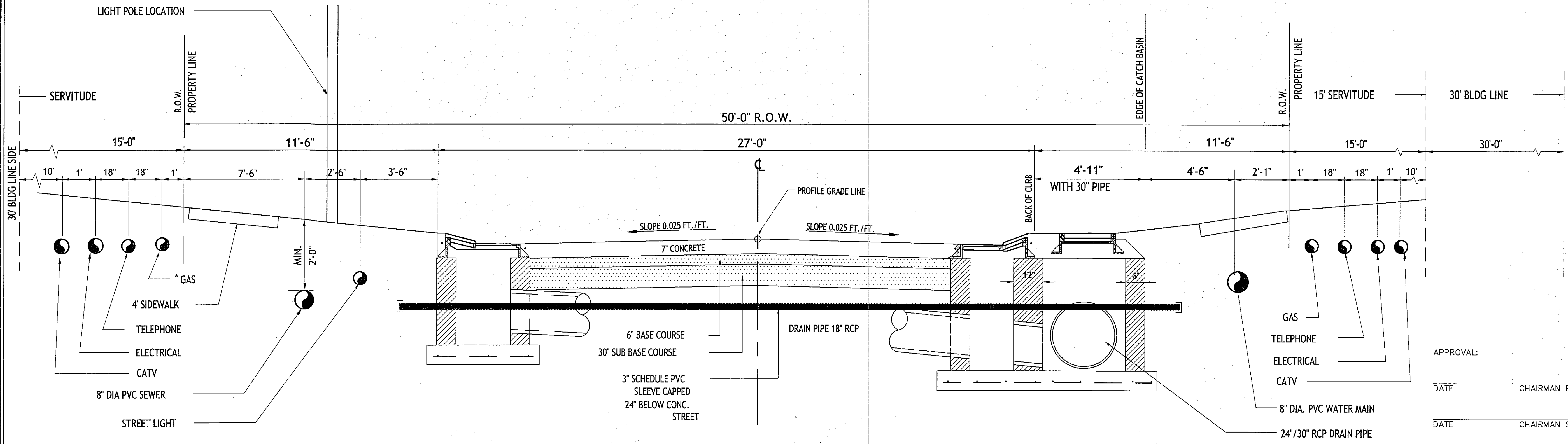
SHEET 1 OF 2

V-101



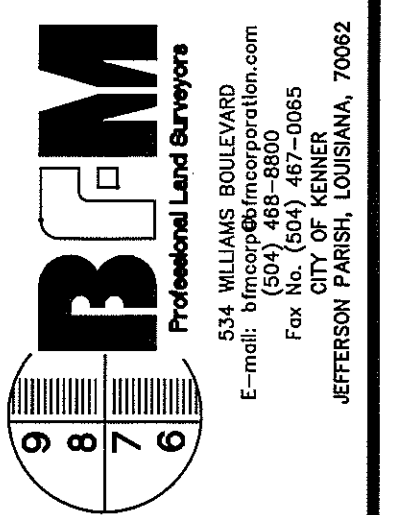
TYPICAL CROSS SECTION AT CONNECTION STREETS

*3000 LB CONC. SIDEWALK NOT TO BE INSTALLED BY CONTRACTOR SELECTED TO DO STREET WORK, HOWEVER, BY INDIVIDUAL LOT OWNERS AS PART OF THE DEVELOPMENT. EXPANSION JOINTS WILL BE PROVIDED EVERY 100 FEET AND CONTRACTION JOINTS WILL BE SPACED EVERY 4 FEET LIGHT POLE LOCATIONS SEE LIGHTING PLAN



TYPICAL STREET CROSS SECTION

*3000 LB CONC. SIDEWALK NOT TO BE INSTALLED BY CONTRACTOR SELECTED TO DO STREET WORK, HOWEVER, BY INDIVIDUAL LOT OWNERS AS PART OF THE DEVELOPMENT. EXPANSION JOINTS WILL BE PROVIDED EVERY 100 FEET AND CONTRACTION JOINTS WILL BE SPACED EVERY 4 FEET LIGHT POLE LOCATIONS SEE LIGHTING PLAN



A RESUBDIVISION SURVEY OF THE ROBERT, ELMORE AND ELLA GASSEN TRACT AND THE IRBY BAUDIN 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
 I certify that this plat represents an actual ground survey made by me or under my direction, and it conforms to the requirements of the Louisiana Administrative Code Title 48: LXXI, Chapter 28 for a Class "C" survey.

NO.	DATE	BY	CHK'D

SCALE: NTS

DATE: MARCH 3, 2017

DRAWN: JNS CHECKED: SLB

CREW: CL DS

FILE No: 9233 PROJECT No: 9233

V-501

SHEET 2 OF 2

APPROVAL:

DATE _____ CHAIRMAN PLANNING & ZONING COMMISSION

DATE _____ CHAIRMAN ST. CHARLES PARISH COUNCIL

DATE _____ PARISH PRESIDENT

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 _____

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

P:\9233 Ashton Oaks Subdivision\DWG\9233_RESUB.dwg

MURRAY ARCHITECTS