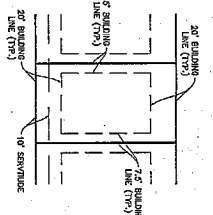
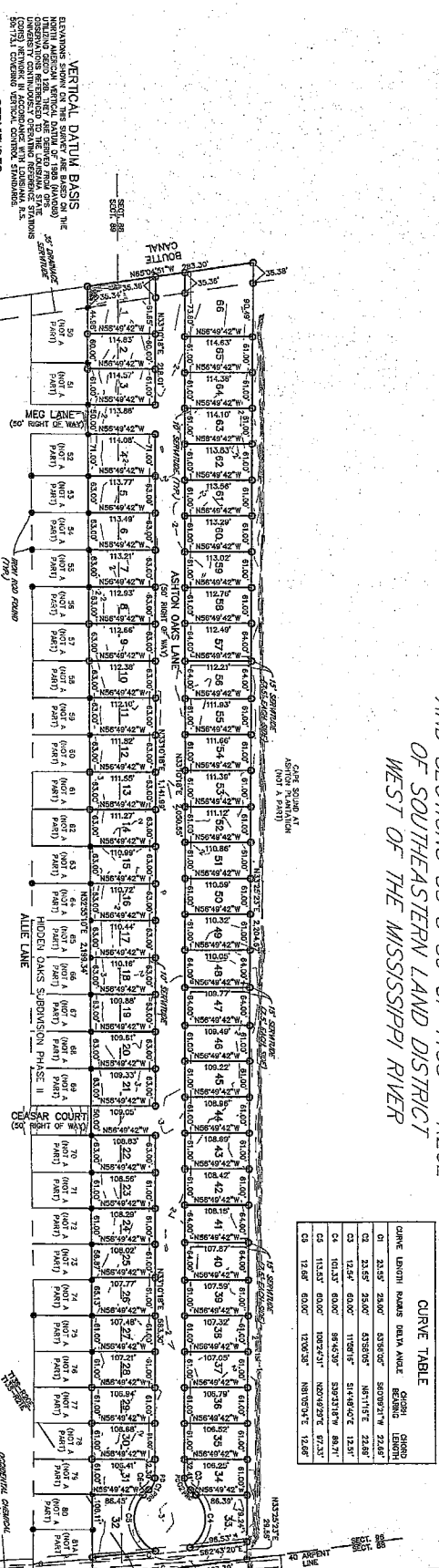


TYPICAL BUILDING
SETBACK LINE
DETAIL
(N.T.S.)



PRELIMINARY PLAT OF
ASHTON OAKS
SUBDIVISION

BEING A RESUBDIVISION OF
ROBERT, ELMORE AND ELLA GASSEN TRACT
AND THE IRBY BAUDON TRACT
IN LULING, ST. CHARLES PARISH, LA.
FOR JCUR ENTERPRISES, L.L.C.
IN SECTION 54 OF T33S - R21E
OF SOUTHEASTERN LAND DISTRICT
WEST OF THE MISSISSIPPI RIVER



VERTICAL DATUM BASIS

EXAMINEE HAS VERIFIED THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) HAS BEEN USED FOR ALL ELEVATIONS SHOWN ON THIS SURVEY. THE SURVEYOR HAS MADE NO FIELD CHECKS OF THE DATUM POINTS REFERRED TO IN THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATUM POINTS. THE SURVEYOR HAS MADE NO FIELD CHECKS OF THE DATUM POINTS. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATUM POINTS.

SERVICES

1. THE SURVEYOR HAS MADE NO FIELD CHECKS OF THE DATUM POINTS REFERRED TO IN THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATUM POINTS.
2. THE SURVEYOR HAS MADE NO FIELD CHECKS OF THE DATUM POINTS REFERRED TO IN THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATUM POINTS.
3. THE SURVEYOR HAS MADE NO FIELD CHECKS OF THE DATUM POINTS REFERRED TO IN THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATUM POINTS.
4. THE SURVEYOR HAS MADE NO FIELD CHECKS OF THE DATUM POINTS REFERRED TO IN THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATUM POINTS.
5. THE SURVEYOR HAS MADE NO FIELD CHECKS OF THE DATUM POINTS REFERRED TO IN THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATUM POINTS.
6. THE SURVEYOR HAS MADE NO FIELD CHECKS OF THE DATUM POINTS REFERRED TO IN THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATUM POINTS.
7. THE SURVEYOR HAS MADE NO FIELD CHECKS OF THE DATUM POINTS REFERRED TO IN THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATUM POINTS.
8. THE SURVEYOR HAS MADE NO FIELD CHECKS OF THE DATUM POINTS REFERRED TO IN THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATUM POINTS.
9. THE SURVEYOR HAS MADE NO FIELD CHECKS OF THE DATUM POINTS REFERRED TO IN THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATUM POINTS.
10. THE SURVEYOR HAS MADE NO FIELD CHECKS OF THE DATUM POINTS REFERRED TO IN THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATUM POINTS.

LOT No.	AREA, AC.	AREA, SQ. FT.
1	0.149	10,138
2	0.149	10,138
3	0.149	10,138
4	0.149	10,138
5	0.149	10,138
6	0.149	10,138
7	0.149	10,138
8	0.149	10,138
9	0.149	10,138
10	0.149	10,138

LOT No.	AREA, AC.	AREA, SQ. FT.
11	0.149	10,138
12	0.149	10,138
13	0.149	10,138
14	0.149	10,138
15	0.149	10,138
16	0.149	10,138
17	0.149	10,138
18	0.149	10,138
19	0.149	10,138
20	0.149	10,138

LOT No.	AREA, AC.	AREA, SQ. FT.
21	0.149	10,138
22	0.149	10,138
23	0.149	10,138
24	0.149	10,138
25	0.149	10,138
26	0.149	10,138
27	0.149	10,138
28	0.149	10,138
29	0.149	10,138
30	0.149	10,138

LOT No.	AREA, AC.	AREA, SQ. FT.
31	0.149	10,138
32	0.149	10,138
33	0.149	10,138
34	0.149	10,138
35	0.149	10,138
36	0.149	10,138
37	0.149	10,138
38	0.149	10,138
39	0.149	10,138
40	0.149	10,138

CURVE TABLE

CHORD BEARING	CHORD BEARING	CHORD BEARING	CHORD BEARING
C1	24.00°	83.90°	80.00°
C2	24.00°	83.90°	80.00°
C3	24.00°	83.90°	80.00°
C4	24.00°	83.90°	80.00°
C5	24.00°	83.90°	80.00°
C6	24.00°	83.90°	80.00°
C7	24.00°	83.90°	80.00°
C8	24.00°	83.90°	80.00°
C9	24.00°	83.90°	80.00°
C10	24.00°	83.90°	80.00°

ABUTTING OWNERS

LOT No.	ADDRESS	OWNER
41	402 ALE LANE	HERRINGTON & DEBARRAZZ
42	400 ALE LANE	WHITNEY, S. S.
43	394 ALE LANE	REYNOLDS, JAMES
44	392 ALE LANE	REYNOLDS, JAMES
45	390 ALE LANE	REYNOLDS, JAMES
46	388 ALE LANE	REYNOLDS, JAMES
47	386 ALE LANE	REYNOLDS, JAMES
48	384 ALE LANE	REYNOLDS, JAMES
49	382 ALE LANE	REYNOLDS, JAMES
50	380 ALE LANE	REYNOLDS, JAMES

ABUTTING OWNERS

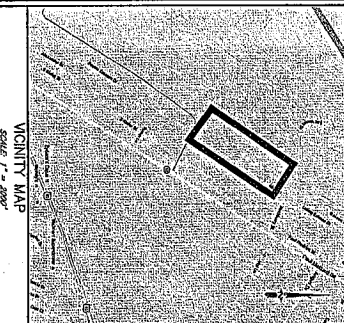
LOT No.	ADDRESS	OWNER
51	318 ALE LANE	TORRES, ROBERT
52	316 ALE LANE	ESPERANZA, ALBERT
53	314 ALE LANE	HERRINGTON & DEBARRAZZ
54	312 ALE LANE	HERRINGTON & DEBARRAZZ
55	310 ALE LANE	HERRINGTON & DEBARRAZZ
56	308 ALE LANE	HERRINGTON & DEBARRAZZ
57	306 ALE LANE	HERRINGTON & DEBARRAZZ
58	304 ALE LANE	HERRINGTON & DEBARRAZZ
59	302 ALE LANE	HERRINGTON & DEBARRAZZ
60	300 ALE LANE	HERRINGTON & DEBARRAZZ

ABUTTING OWNERS

LOT No.	ADDRESS	OWNER
61	214 ALE LANE	DAVENPORT, JAMES
62	212 ALE LANE	EMERSON, JAMES
63	210 ALE LANE	EMERSON, JAMES
64	208 ALE LANE	EMERSON, JAMES
65	206 ALE LANE	EMERSON, JAMES
66	204 ALE LANE	EMERSON, JAMES
67	202 ALE LANE	EMERSON, JAMES
68	200 ALE LANE	EMERSON, JAMES
69	198 ALE LANE	EMERSON, JAMES
70	196 ALE LANE	EMERSON, JAMES

REVISION RECORD

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			



APPROVAL:

DATE: 3/11/16
BY: [Signature]
TITLE: [Signature]
OWNER: JCUR ENTERPRISES, L.L.C.
ADDRESS: 318 PINE ROAD, DEERFIELD, LA 70017

DATE: 3/11/16
BY: [Signature]
TITLE: [Signature]
OWNER: [Signature]

THE PROTECTIVE COVENANTS FOR ASHTON OAKS SUBDIVISION ARE RECORDED IN THE CLERK OF COURT'S OFFICE AT ST. CHARLES PARISH ON [DATE] OF [MONTH] AND [YEAR].

DATE: [DATE]
BY: [Signature]
TITLE: [Signature]
OWNER: [Signature]

PLAY RECORDED IN THE CLERK OF COURT'S OFFICE AT ST. CHARLES PARISH ON [DATE] OF [MONTH] AND [YEAR].

DATE: [DATE]
BY: [Signature]
TITLE: [Signature]
OWNER: [Signature]

GRAPHIC SCALE
1 INCH = 100 FEET

GRID NORTH
NAD 83
UTM
ZONE 18N
Easting: 654,000
Northing: 1,234,000
Datum: NAD 83
Projection: UTM
Units: Meter

A RESUBDIVISION SURVEY OF THE ROBERT, ELMORE AND ELLA GASSEN TRACT AND THE IRBY BAUDON TRACT INTO ASHTON OAKS SUBDIVISION, SECTION 54, T-13-S & R-21-E AND SECTIONS 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 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 has been prepared in accordance with the requirements of the Louisiana Surveying Law as found in Louisiana Administrative Code TITLE 487, Chapter 29 for a Class 2 Survey.

BPM
Professional Land Surveyors
534 WILLIAMS BOULEVARD
JEFFERSON PARISH, LOUISIANA, 70062
Phone: (504) 487-0665
Fax: (504) 487-0665
REGISTRATION NO. 4329

REGISTERED PROFESSIONAL LAND SURVEYOR
PAUL P. FORTBERTA, JR.
REGISTRATION NO. 4329



