

Ord.

2017-0084

**INTRODUCED BY: LARRY COCHRAN, PARISH PRESIDENT
(DEPARTMENT OF PLANNING & ZONING)**

ORDINANCE NO. 17-4-4

An ordinance approving and authorizing the execution of an Act of Dedication for Ashton Oaks Subdivision, Luling, St. Charles Parish, LA.

WHEREAS, JCJR Enterprises, LLC are the owners and developers of property located in 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 and indicated on a Final Plat prepared by Ralph Fontcuberta, P.L.S., and dated March 3, 2017 as a Resubdivision of the Robert, Elmore and Ella Gassen Tract and the Irby Baudin Tract into Ashton Oaks Subdivision into Lots 1-66; and servitudes for sewer and drainage; and,

WHEREAS, said subdivision has been constructed in accordance with the St. Charles Parish Subdivision Regulations of 1981, as amended; and,

WHEREAS, all required administrative reviews and approvals have been effected relative to said subdivision.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. That the Act of Dedication for JCJR Enterprises, LLC for Ashton Oaks Subdivision, which includes Lots 1-66; and utility servitude is hereby approved and accepted.

SECTION II. That the Parish President is hereby authorized to execute the Final Plat and Act of Dedication on behalf of St. Charles Parish.

The foregoing ordinance having been submitted to a vote, the vote thereon was as follows:

- YEAS: WILSON, CLULEE, GIBBS, WOODRUFF, BELLOCK, FLETCHER, FISHER-PERRIER
- NAYS: HOGAN
- ABSENT: BENEDETTO

And the ordinance was declared adopted this 3rd day of April, 2017, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: Terrell A. Wilson

SECRETARY: [Signature]

DLVD/PARISH PRESIDENT: [Signature]

APPROVED: _____ DISAPPROVED: _____

PARISH PRESIDENT: [Signature]

RETD/SECRETARY: [Signature]

AT: 10:00am RECD BY: [Signature]

RECORDED IN THE ST. CHARLES PARISH
CLERK OF COURT OFFICE

ON 4/17/17

AS ENTRY NO 423083

IN MORTGAGE CONVEYANCE BOOK

NO 845 FOLIO 540

**ACT OF DEDICATION AND
GRANT OF SERVITUDES**

UNITED STATES OF AMERICA

STATE OF LOUISIANA

BY: JCJR ENTERPRISES, LLC

PARISH OF ST. CHARLES

TO: PARISH OF ST. CHARLES

BE IT KNOWN, that on this 13th day of April, in the year of Our Lord two thousand and seventeen (2017),

BEFORE ME, the undersigned authority, a Notary Public duly commissioned and qualified in and for the aforesaid Parish and State, therein residing, and in the presence of the two competent witnesses hereinafter named and undersigned,

PERSONALLY CAME AND APPEARED:

JCJR ENTERPRISES, LLC, a Louisiana limited liability company, represented by its managing member, Joel Chaisson, II, duly authorized by virtue of a Certificate of Authority, a copy of which is annexed to the original of this Act of Dedication.

Who after being duly sworn, declared unto me, Notary, that it is the owner of a certain tract of real property situated on the East Bank of St. Charles Parish, which lands are designated as ASHTON OAKS SUBDIVISION, being a resubdivision of the Robert, Elmore and Ella Gassen Tract and the Irby Baudin Tract, Section 54, T13S, R21E, and Sections 88 and 89 of T13S, R20E, of the Southeastern Land District West of the Mississippi River, Parish of St. Charles, Louisiana.

JCJR ENTERPRISES, LLC further declared unto me that it has caused that portion of the above property designated as ASHTON OAKS SUBDIVISION on the survey by Ralph P. Fontcuberta, Jr., PLS., Project Number 9232, dated March 3, 2017, to be laid out in lots on the plan of survey and/or resubdivision referred to above, a copy of which is attached and made part hereon; and

JCJR ENTERPRISES, LLC further declared unto me, Notary, that on the aforesaid plan of resubdivision it has laid out certain streets within ASHTON OAKS SUBDIVISION which are named and identified in accordance with the annexed plan of Ralph P. Fontcuberta, Jr, P.L.S, as Meg Lane, Caesar Court, and Ashton Oaks Lane. Also by this Act, JCJR ENTERPRISES, LLC does hereby create the streets identified below as being a part of ASHTON OAKS SUBDIVISION, the description of which streets is as follows, to-wit:

Legal Description of the portions of ASHTON OAKS to be dedicated in fee simple title to St. Charles Parish upon final approval of the subdivision.

A DEDICATION IN FEE SIMPLE TITLE TO THE PARISH OF ST. CHARLES, LOUISIANA, SITUATED WITHIN THE SUBDIVISION KNOWN AS ASHTON OAKS, BOUNDED TO THE NORTH BY GASSEN SUBDIVISION ADDITION NUMBER 2 AND HIDDEN OAKS SUBDIVISION PHASE I, THE EAST BY HIDDEN OAKS SUBDIVISION PHASE II, THE SOUTH BY BOUTTE CANAL, AND THE WEST BY CAPE SOUND AT ASHTON PLANTATION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT, WHICH IS ALSO THE POINT OF BEGINNING, BEING THE COMMON CORNER OF THE SOUTHERLY RIGHT-OF-WAY OF MEG LANE, LOT 51 OF HIDDEN OAKS SUBDIVISION PHASE II, AND LOT 3 OF ASHTON OAKS SUBDIVISION;

PROCEED THENCE N56°49'42"W A DISTANCE OF 113.86 FEET;

THENCE S33°10'18"W A DISTANCE OF 218.01 FEET;

THENCE N65°04'51"W A DISTANCE OF 50.52 FEET;

THENCE N33°10'18"E A DISTANCE OF 2,050.55 FEET;

THENCE ALONG A TANGENTIAL CURVE TO THE LEFT, WITH AN ARC LENGTH OF 23.55 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 53°58'05", A CHORD BEARING OF N6°11'15"E, AND A CHORD LENGTH OF 22.69 FEET;

THENCE ALONG A CURVE REVERSING TO THE RIGHT, WITH AN ARC LENGTH OF 113.86 FEET, A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 108°43'55", A CHORD BEARING OF N33°34'10"E, AND A CHORD LENGTH OF 97.53 FEET;

THENCE ALONG A NON-TANGENTIAL LINE N62°43'20"W A DISTANCE OF 96.53 FEET;

THENCE N33°25'23"E A DISTANCE OF 29.56 FEET;

THENCE S64°32'15"E A DISTANCE OF 263.39 FEET;

THENCE S32°55'10"W A DISTANCE OF 37.92 FEET;

THENCE N62°43'20"W A DISTANCE OF 107.36 FEET;

THENCE ALONG A NON-TANGENTIAL CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 126.21 FEET, A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 120°31'10", A CHORD BEARING OF S26°52'48"W, AND A CHORD LENGTH OF 104.19 FEET;

THENCE ALONG A CURVE REVERSING TO THE LEFT, WITH AN ARC LENGTH OF 23.55 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 53°58'05", A CHORD BEARING OF S60°09'21"W, AND A CHORD LENGTH OF 22.69 FEET;

THENCE ALONG A TANGENTIAL LINE S33°10'18"W A DISTANCE OF 583.30 FEET;

THENCE S56°49'42"E A DISTANCE OF 108.83 FEET;

THENCE S32°55'10"W A DISTANCE OF 50.00 FEET;

THENCE N56°49'42"W A DISTANCE OF 109.05 FEET;

THENCE S33°10'18"W A DISTANCE OF 1,141.99 FEET;

THENCE S56°49'42"E A DISTANCE OF 114.08 FEET;

THENCE S32°55'10"W A DISTANCE OF 50.00 FEET;

BACK TO THE POINT OF BEGINNING. AS SHOWN ON THE FINAL PLAT OF ASHTON OAKS SUBDIVISION BY RALPH P. FONTCUBERTA, JR. PLS, PROJECT NUMBER 9233 DATED MARCH 3, 2017 AND ALTOGETHER CONTAINING 3.074 ACRES (133902 SQUARE FEET), MORE OR LESS.

The said appearer further declared unto me, Notary, that on the aforesaid plan it has also designated and labeled various servitudes for utility and drainage purposes.

The said appearer further declared unto me, Notary, that under the covenants, conditions, and stipulations hereinafter recited it does, by these presents, dedicate in fee simple title to St. Charles Parish, the said Meg Lane, Caesar Court, and Ashton Oaks Lane as hereinabove

described and does hereby grant the various servitudes for utility and drainage purposes, all as shown on the annexed plan by Ralph P. Fontcuberta, Jr., P.L.S., dated March 3, 2017, to the public use, unto and in favor of the Parish of St. Charles, the inhabitants of the Parish of St. Charles, and to the public in general.

The said appearer further declared unto me, Notary, that the aforesaid dedication and grant of servitudes are subject to all of the following terms and conditions, to-wit:

1. The dedication of the fee ownership of the property covered by the streets identified hereinabove as Meg Lane, Caesar Court, and Ashton Oaks Lane, only as far as said streets are located within the ASHTON OAKS SUBDIVISION;
2. The herein grant of the various servitudes for utility and drainage purposes shall constitute the granting only of a right of use being a limited personal servitude in favor of St. Charles Parish.
3. The appearer does hereby reserve all rights of ownership to all of the oil, gas and other minerals in, on and under the property covered and affected by the aforesaid dedication of ASHTON OAKS SUBDIVISION, and the utility and drainage servitudes granted herein. In that connection the appearer does however, agree to prohibit the use of any part of the surface of any of the property covered by Meg Lane, Caesar Court, Ashton Oaks Lane, and the servitudes granted herein with respect to the exploration, development or production of minerals pursuant to this reservation. This reservation is made in accordance with the appearer's plan and intention to impose a restriction on the entire subdivision against any use of the surface of any lot for the exploration, development or production of minerals.
4. The herein dedication of streets and grant of servitudes for utility and drainage purposes are made by the appearer without any warranty whatsoever, except as provided herein.
5. Appearer warrants that all servitudes and streets have been placed within the servitudes granted herein.
6. The Parish must bind and obligate itself not to use the property dedicated herein for street purposes in any manner which would be inconsistent with or detrimental to such use as a public street. The Parish must further bind and obligate itself to use the utility and drainage servitudes granted herein only for utility and drainage purposes.

7. This dedication and grant are conditioned upon St. Charles Parish maintaining and policing the streets dedicated herein, and maintaining the various utility and drainage facilities within the various utility and drainage servitude areas.
8. The grant herein of various servitudes for utility and drainage purposes is not exclusive and the appearer reserves the right to use or grant any other rights with respect to said property not inconsistent with the aforesaid servitude grants. The aforesaid grants of servitude for utility and drainage purposes shall not be utilized so as to unreasonably interfere with or impair ingress and egress from the street dedicated herein to any of the lots in the ASHTON OAKS SUBDIVISION.
9. The dedication and grant made herein are made subject to any existing servitudes affecting the ASHTON OAKS SUBDIVISION, such as by way of illustration but not limitation, pipeline servitudes and levees.
10. The herein dedication and grant shall inure to the benefit of St. Charles Parish or any successor governmental body of St. Charles Parish, which shall be bound by all of the terms and conditions hereof.
11. Appearer warrants that the herein dedication of streets and grant of servitudes are free of any liens and/or encumbrances and that no lots in ASHTON OAKS SUBDIVISION have been sold or alienated prior to the date hereof.

AND NOW, to these presents, personally came and intervened:

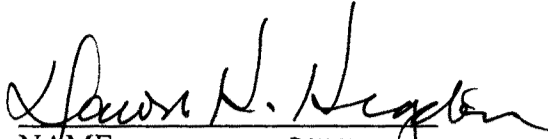
ST. CHARLES PARISH, herein appearing through Larry Cochran, Parish President, duly authorized by virtue of Ordinance of said Parish adopted on 4/3/2017, a certified copy of which is annexed hereto and made part hereof,


and said St. Charles Parish does hereby accept, approve and ratify there herein dedication and grant under all of the terms and conditions as contained hereinabove, and does also hereby acknowledge that the construction of the streets in said subdivision dedicated herein have been satisfactorily completed in accordance with all requirements, and that all utility and drainage facilities in ASHTON OAKS SUBDIVISION have been likewise satisfactorily completed in accordance with all requirements, and St. Charles Parish does hereby accept the said streets and utility and drainage facilities and assumes the maintenance thereof.


THUS DONE AND PASSED, in triplicate originals, in my office on the day, month and year herein first above written, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearer and me, Notary, after reading of the whole.

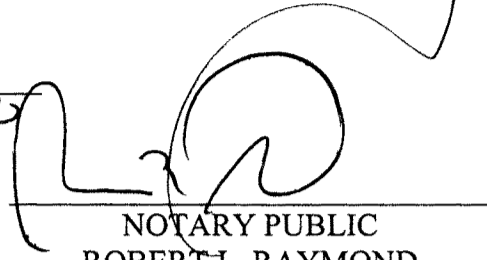
WITNESSES:

JCJR ENTERPRISES, LLC


NAME: DAWN H. HIGDON


BY: JOEL T. CHAISSON, II

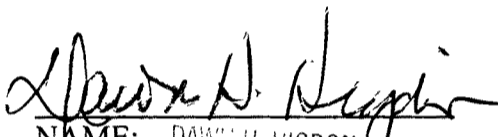

NAME: ERIN UNGER



NOTARY PUBLIC
ROBERT L. RAYMOND
LSBA BAR NO. 11408

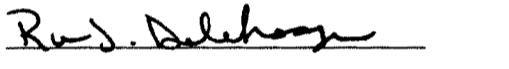
THUS DONE AND PASSED, in triplicate originals, in my office on the day, month and year herein first above written, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearer and me, Notary, after reading of the whole.

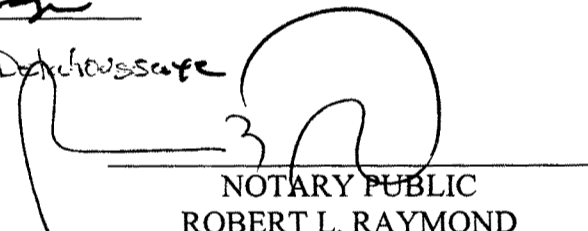
WITNESSES:

ST. CHARLES PARISH


NAME: DAWN H. HIGDON


BY: LARRY COCHRAN
PARISH PRESIDENT


NAME: Robin S. Deschoussaye


NOTARY PUBLIC
ROBERT L. RAYMOND
LSBA BAR NO. 11408

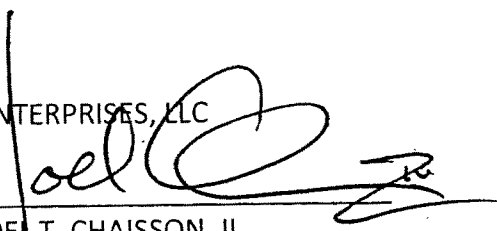
**CERTIFICATE OF AUTHORITY FOR
JCJR ENTERPRISES, LLC**

Joel T. Chaisson, II is hereby authorized to sign and execute on behalf of JCJR Enterprises, LLC any and all documents as he deems appropriate and necessary, in connection with the Act of Dedication to St. Charles Parish of all improvements in the Ashton Oaks Subdivision.

CERTIFICATE

The undersigned duly designated certifying official does hereby certify that Joel T. Chaisson, II is the Manager and Sole Member of JCJR Enterprises, LLC and that the foregoing Certificate of Authority has been duly adopted and approved by the Company this 17th day of March, 2017.

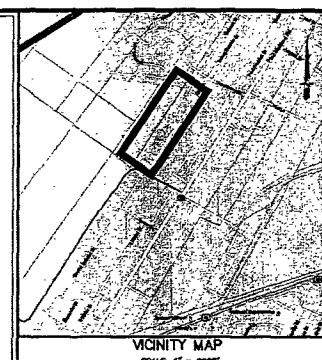
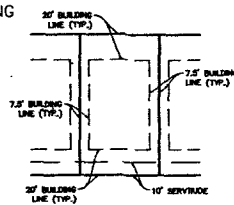
JCJR ENTERPRISES, LLC


BY: JOEL T. CHAISSON, II

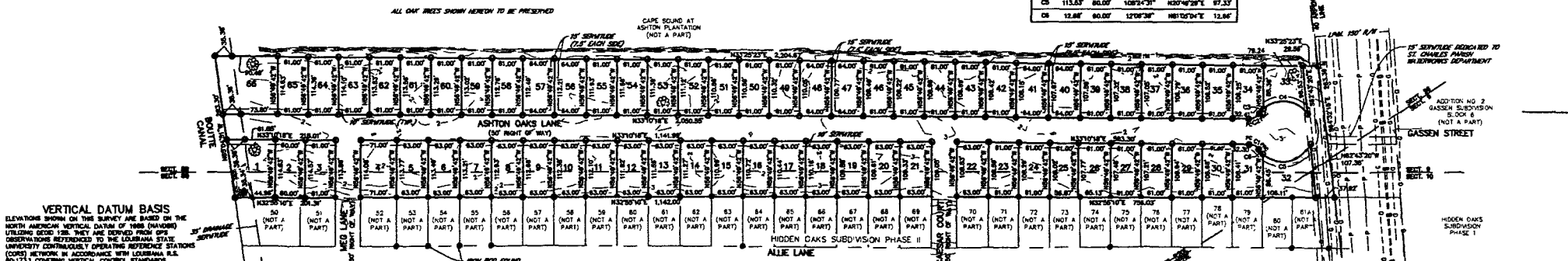
FINAL PLAT OF ASHTON OAKS SUBDIVISION

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 T135 - R21E
AND SECTIONS 88 & 89 OF T135 - R20E
OF SOUTHEASTERN LAND DISTRICT
WEST OF THE MISSISSIPPI RIVER

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



CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.00'	25.00'	53°58'00"	S60°00'21"W	22.89'
C2	23.00'	25.00'	53°58'00"	N67°17'02"E	22.89'
C3	12.04'	80.00'	11°58'56"	S14°46'40"E	12.04'
C4	101.33'	80.00'	96°46'36"	S38°33'18"W	80.71'
C5	113.63'	80.00'	108°24'31"	N20°46'28"E	87.33'
C6	12.04'	80.00'	12°08'36"	N61°20'47"E	12.04'



VERTICAL DATUM BASIS
ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) UTILIZING ELEVATION DATA DERIVED FROM GPS OBSERVATIONS REFERENCED TO THE LOUISIANA STATE UNIVERSITY CONTINUOUSLY OPERATING REFERENCE STATIONS (COS) NETWORK IN ACCORDANCE WITH LOUISIANA R.S. 50:172.1 CONCERNING 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, SCENE VIEWING, OR OTHER PROPER PURPOSE FOR REASONAL USE TO THE PUBLIC. NO BUILDING, STRUCTURE OR OTHER SERVICE SHALL BE CONSTRUCTED NOR SUBSTANTIALLY 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.
- SUBMITTER SHALL SUBMIT A FINAL "ACT OF DEDICATION" PRIOR TO APPROVAL OF FINAL PLAT.

NO PERSON SHALL PROVIDE A METHOD OF SOLID WASTE 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. INCLUDING THE PROPERTY OF IRBY BAUDOIN & SONS, ROBERT ELMORE AND ELLA GASSEN; LEON GASSEN & SONS; AND MARY B. LUDWIG IN SECTIONS 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 OF T135 - R21E AND SECTIONS 88 & 89 OF T135 - R20E BY R.P. BERNARD DATED JANUARY 28, 1927.
- 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.
- 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 ACQUIRING LOCATIONS SHOULD CONTACT CHAIRMAN OF THE BOARD OF THE SUBDIVISION AT THE ADDRESS LISTED ON THE PLAT. SUPERVISOR NAMES 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 CURBS AND GUTTER WITH SUBSURFACE DRAINAGE.
- STREET LIGHTS TO MEET OR EXCEED PARISH REGULATIONS.
- SUBJECT PROPERTY IS ZONED R-21E.
- BASE FLOOD ELEVATION IS 5.00 FEET.
- PER COMMITMENT NO. 22010 D133 C PANEL 135 DATED JUNE 14, 1992.

- NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN 30 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 30 FEET TO THE REAR LOT LINE. NO DWELLING SHALL BE LOCATED ANY LOT NEARER THAN 30 FEET FROM ANY PIPELINE. NO DETACHED BUILDING SHALL BE LOCATED NEARER THAN 5 FEET TO THE NEAR LOT LINE. ALL MEASUREMENTS SHALL BE FROM THE SILL UNLESS NOTED OTHERWISE.
- 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 INTO THE ST. CHARLES PARISH TREATMENT PLANT STATION.
- SEWERAGE WILL BE HANDLED BY GRAVITY FLOW AND LEFT STATION INTO THE ST. CHARLES PARISH SYSTEM AND ON TO A SEWER TREATMENT PLANT WHICH IS OWNED AND OPERATED BY ST. CHARLES PARISH DEPARTMENT OF WASTE WATER.
- SEWER TRUNKS AND NO PERSON SHALL PROVIDE A METHOD OF SOLID WASTE 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 REQUIREMENTS, SUPERSEDE PRIVATE SUBDIVISION COVENANTS UNLESS 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	0.198	8,682
3	0.190	8,280
4	0.198	8,682
5	0.184	7,138
6	0.184	7,141
7	0.184	7,133
8	0.183	7,109
9	0.183	7,098
10	0.182	7,071
11	0.182	7,054
12	0.182	7,036
13	0.181	7,019
14	0.181	7,001
15	0.180	6,984
16	0.180	6,966
17	0.180	6,948
18	0.178	6,831
19	0.178	6,814
20	0.178	6,806

LOT NO.	ACREAGE	SQ. FEET
21	0.178	6,879
22	0.177	6,848
23	0.177	6,819
24	0.177	6,807
25	0.174	6,138
26	0.181	7,009
27	0.170	6,540
28	0.170	6,532
29	0.170	6,515
30	0.168	6,499
31	0.168	6,290
32	0.168	6,281
33	0.167	6,400
34	0.164	6,283
35	0.164	6,488
36	0.164	6,208
37	0.160	6,522
38	0.150	6,538
39	0.150	6,255
40	0.158	6,803

LOT NO.	ACREAGE	SQ. FEET
41	0.158	6,915
42	0.158	6,805
43	0.158	6,822
44	0.152	6,587
45	0.153	6,854
46	0.153	6,871
47	0.181	7,018
48	0.181	7,034
49	0.154	6,721
50	0.155	6,738
51	0.155	6,754
52	0.155	6,770
53	0.158	6,787
54	0.158	6,803
55	0.157	6,878
56	0.148	7,172
57	0.148	7,190
58	0.158	6,870
59	0.158	6,800
60	0.158	6,803

LOT NO.	ACREAGE	SQ. FEET
61	0.158	6,915
62	0.158	6,835
63	0.160	6,952
64	0.160	6,968
65	0.160	6,984
66	0.160	6,980
67	0.165	6,508

APPROVAL:
3/20/17 [Signature] CHAIRMAN PLANNING & ZONING COMMISSION
4/3/17 [Signature] CHAIRMAN AT. CHARLES PARISH COUNCIL
4/6/17 [Signature] PARISH PRESIDENT

OWNER/DEVELOPER
JCJR ENTERPRISES
13726 RIVER ROAD
DESTERREHAN, LA
70044

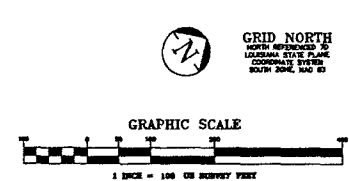
[Signature] DATE 3/14/17

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

LOT NO.	ADDRESS	OWNER
60	402 ALLIE LANE	FERNANDEZ, MICHAEL D. JR. & MERRILLAN, TARA MARIE
61	400 ALLIE LANE	WIFFLE, E.A.
62	334 ALLIE LANE	BROWN, THEA LATHANA
63	332 ALLIE LANE	PRECISION BUILT CONSTRUCTION, INC.
64	330 ALLIE LANE	CHASSIN, JOEL T. & S. B. CHASSIN
65	328 ALLIE LANE	PRECISION BUILT CONSTRUCTION, INC.
66	326 ALLIE LANE	MATTI, SUELY CHASSIN, JOEL T. & S. B. CHASSIN
67	324 ALLIE LANE	SAMRBA, STACE
68	322 ALLIE LANE	DAMBO, E.
69	320 ALLIE LANE	MONTGOMERY, IVY & MONTGOMERY, KALA SHELBY

LOT NO.	ADDRESS	OWNER
80	318 ALLIE LANE	THOMAS, EAGY WHITE
81	316 ALLIE LANE	ESCHER, ALEXIS NICOLE
82	314 ALLIE LANE	MARLEY, ALAN
83	312 ALLIE LANE	PRECISION BUILT CONSTRUCTION, INC.
84	310 ALLIE LANE	CHRYL, SUELY MADRINE
85	308 ALLIE LANE	GRONING, RYAN THOMAS
86	306 ALLIE LANE	SCHENKEL, MITCHELL JUSTIN
87	304 ALLIE LANE	DARSH, JEREMY JOSEPH
88	302 ALLIE LANE	SMITH, CASEY BARNETT
89	300 ALLIE LANE	FOREST, LERL ANN
90	298 ALLIE LANE	ROBINSON, JERRY LUCAS
91	296 ALLIE LANE	DAVIS, WICKLE A. JAMES, ESCHE, P. A. ALPHEE, RACHEL BEVERLY
92	294 ALLIE LANE	DUPRE, JORDAN PARRA

LOT NO.	ADDRESS	OWNER
74	214 ALLIE LANE	HARRISON, DAVID WILKIE
75	212 ALLIE LANE	BURKE, SOLONGAN JR.
76	210 ALLIE LANE	ORFICIAL, JEFFREY H.
77	208 ALLIE LANE	FRENK, EDWARD M. ZERANGUE, ASTIN
78	206 ALLIE LANE	GRUBER, KELLY L.
79	204 ALLIE LANE	COONEY, CHRISTOPHER ERAL & COONEY, HEATHER MARCO
80	202 ALLIE LANE	ASHTON PLANTATION BOULEVARD P.O. BOX 187
81	200 ALLIE LANE	REVAUER, NORMAN L.
82	198 ALLIE LANE	ASHTON PLANTATION BOULEVARD P.O. BOX 187



MURRAY ARCHITECTS

A RESUBDIVISION OF THE IRBY BAUDOIN TRACT AND THE ROBERT, ELMORE AND ELLA GASSEN TRACT INTO LOTS 1-66, ASHTON OAKS SUBDIVISION, IN SECTION 54 OF T135 - R21E AND SECTIONS 88 & 89 OF T135 - R20E OF SOUTHEASTERN LAND DISTRICT WEST OF THE MISSISSIPPI RIVER, PARISH OF ST. CHARLES, LOUISIANA.

DATE: MARCH 3, 2017
DRAWN BY: JCS
CHECKED BY: CLS
FILE NO.: 6233
PROJECT NO.: 1233

V-101