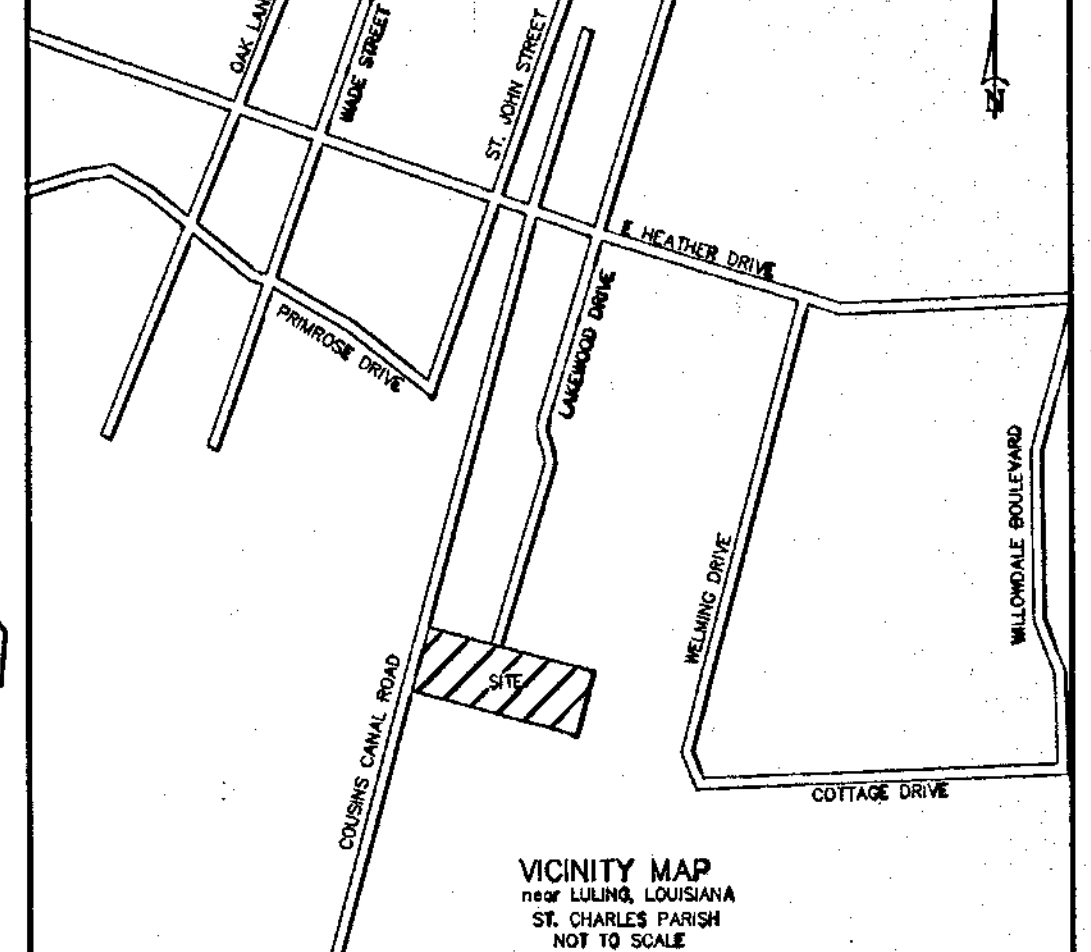
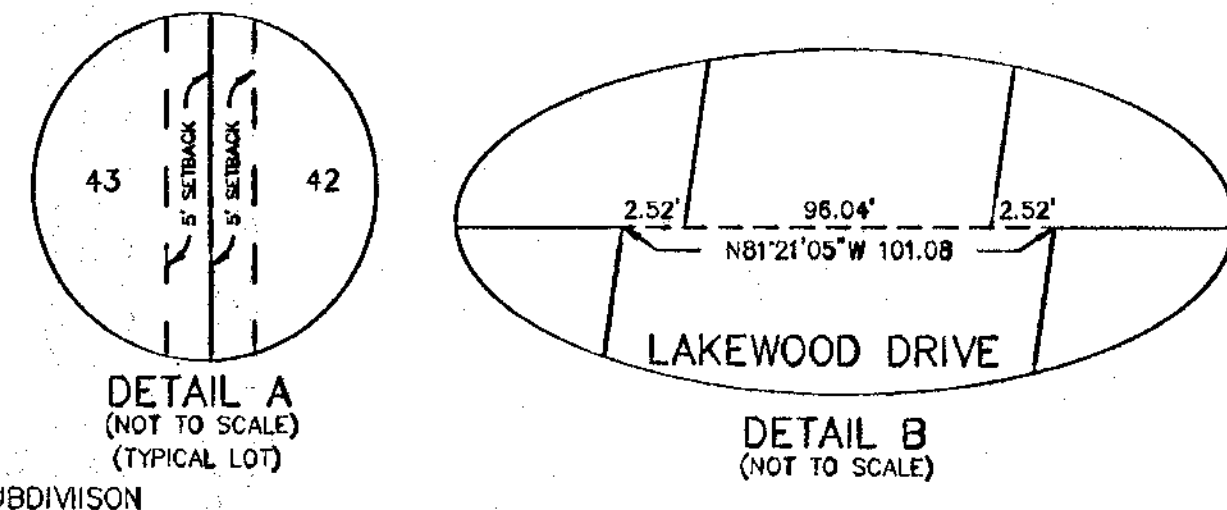


FINAL PLAN
LAKEWOOD RIDGE SUBDIVISION
SITUATED IN SECTION 5, T-14-S, R-21-E
near LULING, ST. CHARLES PARISH, LOUISIANA

RESUBDIVISION OF A PORTION OF LONE STAR PLANTATION, INTO LOTS 1-73, LAKEWOOD RIDGE DRIVE, DEBBIE COURT, EXTENSION OF LAKEWOOD DRIVE, GREGORY DRIVE, AND RUSTY DRIVE



OWNER/DEVELOPER :
RATHERBONE LAND CO.
100 FALETT STREET
HARVEY, LA 70058

APPROVAL

DATE _____ CHAIRMAN, PLANNING COMMISSION

DATE _____ CHAIRMAN, PARISH COUNCIL

DATE _____ PARISH PRESIDENT

RECORDED IN THE CLERK OF COURTS OFFICE, ST. CHARLES PARISH
ON THE _____ DAY OF _____ IN
CONVEYANCE BOOK _____ FOLIO _____
ENTRY NO. _____

ST. CHARLES PARISH LAND USE REGULATIONS, INCLUDING SETBACK
STANDARDS, SUPERSEDE SUBDIVISION CONVENANTS WHERE PARISH
REGULATIONS ARE MORE RESTRICTIVE

DEDICATION STATEMENTS

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
SERVITUDE ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE
REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO
BUILDING STRUCTURE OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED
WITHIN THE LIMITS ON ANY SERVITUDE SO AS TO PREVENT OR UNREASONABLY
INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.

2. 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 LAWS HAVE BEEN APPROVED BY THE LOUISIANA
DEPARTMENT OF HEALTH.

Stephen P. Flynn
OWNER/SUBDIVIDER
DATED 8/12/05

THIS PERIMETER PLAN SHALL NOT CONSTITUTE A LEGAL OPINION
OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE.
THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE,
AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED
BY THE SURVEYOR.

THE SERVITUDES SHOWN ON THIS PLAN ARE LIMITED TO
THOSE FURNISHED BY AND THERE IS NO REPRESENTATION
THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR
SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH
OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR
THIS PLAN.

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" @ 1-800-272-3000 BEFORE ANY EXCAVATION
OR CONSTRUCTION. SURVEYOR MAKES NO WARRANTIES AS TO ACCURACY, CORRECTNESS
OR VERACITY OF UNDERGROUND UTILITY LOCATIONS. UTILITY COMPANIES SHOULD BE
NOTIFIED PRIOR TO ANY CONSTRUCTION.

NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN 20 FEET TO THE FRONT
LINE OR NEARER THAN 3 FEET TO ANY SIDE LINE. THERE SHALL BE A DISTANCE OF AT
LEAST 10 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 IMPROVEMENT 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
UNLESS THE STORM DRAINAGE RUNOFF WILL BE HANDLED BY STREET COLLECTION INTO
SUBSURFACE DRAINAGE AND ULTIMATELY INTO COUSINS CANAL AND DISCHARGED BY
THE COUSINS PUMPING STATION INTO LAKE CATAOCHAS.

SEWAGE WILL BE HANDLED BY GRAVITY FLOW INTO ADJACENT SITE LIFT STATION AND
ON TO THE ST. CHARLES PARISH SYSTEM AND ON TO A SEWAGE TREATMENT PLANT
OPERATED BY ST. CHARLES PARISH DEPARTMENT OF WASTEWATER.

"ST. CHARLES PARISH LAND USE REGULATIONS, INCLUDING SETBACK STANDARDS,
SUPERSEDE PRIVATE SUBDIVISION CONVENANTS WHERE PARISH REGULATIONS ARE MORE
RESTRICTIVE"

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE
UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM
DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING
SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE
AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH
RECORDS. WHERE FOUND, THE SURFACE FEATURES OF
LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS
MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY
SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION
OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE
UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON,
INCLUDING PRIOR TO EXCAVATION AND DRILLING.

AREA TABLE					
LOT	AREA S.F.	LOT	AREA S.F.	LOT	AREA S.F.
1	10,522	25	18,323	49	8,600
2	14,318	26	12,198	50	10,081
3	25,942	27	10,477	51	12,089
4	28,227	28	10,164	52	11,835
5	14,038	29	15,512	53	10,907
6	9,825	30	21,087	54	8,944
7	10,244	31	14,162	55	8,813
8	8,771	32	11,070	56	8,865
9	10,942	33	9,990	57	8,868
10	12,537	34	9,959	58	9,003
11	13,051	35	9,469	59	9,161
12	12,837	36	9,492	60	8,933
13	13,101	37	9,474	61	9,107
14	13,502	38	9,085	62	10,722
15	11,548	39	8,424	63	11,420
16	9,804	40	8,810	64	8,612
17	10,092	41	8,471	65	8,793
18	10,429	42	8,639	66	8,738
19	10,450	43	9,300	67	8,705
20	10,117	44	8,543	68	8,951
21	9,739	45	8,350	69	8,837
22	9,361	46	8,359	70	8,922
23	8,542	47	8,677	71	10,475
24	14,343	48	8,361	72	10,923
				73	9,651
TOTAL LOTS 799,733					
TOTAL STREET 202,208					
TOTAL 1,001,941					

CURVE DATA TABLE									
CURVE	LENGTH	RADIUS	BEARING	DISTANCE	CURVE	LENGTH	RADIUS	BEARING	DISTANCE
1	52.08'	30.00'	S57°26'05"W	43.77'	28	75.10'	2833.92'	N82°52'51"W	75.09'
2	65.19'	537.11'	S11°12'06"W	65.15'	29	72.91'	2833.92'	N82°22'37"W	72.91'
3	137.12'	537.11'	S21°59'30"W	138.75'	30	73.09'	2833.92'	N85°51'11"W	73.09'
4	19.73'	25.00'	S08°40'08"W	19.24'	31	74.28'	2833.92'	N87°20'34"W	74.28'
5	113.49'	60.00'	S30°08'22"W	97.31'	32	69.94'	2833.92'	N88°48'03"W	69.94'
6	103.80'	60.00'	N46°12'21"W	91.20'	33	55.32'	50.00'	N59°36'28"W	52.55'
7	89.09'	60.00'	N45°47'58"W	81.13'	34	45.13'	50.00'	N01°56'58"E	43.62'
8	22.50'	25.00'	S54°28'27"W	21.75'	35	30.28'	50.00'	N49°09'34"E	29.82'
9	52.20'	487.11'	S25°37'13"W	52.18'	36	19.80'	25.00'	N38°49'31"E	19.28'
10	63.55'	487.11'	S17°02'55"W	63.40'	37	20.82'	25.00'	N06°43'24"W	20.23'
11	60.92'	487.11'	S07°57'50"W	60.88'	38	66.09'	50.00'	S07°16'52"W	61.38'
12	46.95'	30.00'	S35°28'46"E	42.31'	39	77.14'	50.00'	N80°20'45"E	68.71'
13	47.12'	30.00'	S53°38'55"W	42.43'	40	12.72'	50.00'	N39°10'03"W	12.69'
14	73.15'	246.34'	S18°15'12"W	72.89'	41	24.09'	25.00'	S59°26'58"E	23.17'
15	64.17'	246.34'	S34°13'27"W	63.99'	42	38.85'	3173.92'	N86°44'28"W	38.85'
16	80.20'	246.34'	S48°44'34"W	60.05'	43	71.69'	2833.92'	N85°44'34"W	71.69'
17	38.58'	246.34'	S60°10'33"W	38.54'	44	72.00'	3173.92'	N84°26'45"W	71.99'
18	42.91'	205.00'	S70°39'29"W	42.83'	45	72.00'	3173.92'	N83°06'46"W	71.99'
19	59.38'	205.00'	S84°56'59"W	59.16'	46	72.00'	3173.92'	N81°50'47"W	71.99'
20	39.90'	30.00'	S55°08'22"W	37.03'	47	72.00'	3173.92'	N80°32'48"W	71.99'
21	49.00'	30.00'	N26°45'32"W	43.73'	48	72.00'	3173.92'	N79°14'48"W	71.99'
22	61.63'	2833.92'	N77°10'28"W	61.63'	49	56.47'	3173.92'	S78°05'14"E	56.47'
23	70.20'	2833.92'	N76°30'24"W	70.20'	50	15.52'	300.00'	S79°13'55"E	15.52'
24	69.78'	2833.92'	N75°55'18"W	69.78'	51	66.65'	74	48.11'	25.00'
25	73.92'	2833.92'	N81°22'18"W	73.91'	52	60.37'	400.00'	N87°24'38"W	60.37'

SURVEY REFERENCE: 1. MODIFIED PRELIMINARY PLAT OF LAKEWOOD RIDGE SUBDIVISION BY MICHAEL D. BERNARD, P.L.S.
DATED 5/17/2005

2. RATHERBONE PARK ESTATES BY J.L. KREBS DATED 7/17/1995.

BASIS OF BEARING: TAKEN FROM REFERENCE PLAT NO. 1

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "AE" PER FEDERAL INSURANCE RATE MAP NUMBER 220160-0100C DATED 6/16/1992
NOTE: THE BASE FLOOD ELEVATION IS 5.00' M.A.S.D. 88 (PER REVISED FEMA MAP LA-AA114) THE MINIMUM SLAB
ELEVATION SHALL BE 10' ABOVE CENTERLINE OF STREET OR ELEVATION 5.00' M.A.S.D. 88 WHICHEVER IS HIGHER.

SURVEYOR'S NOTES: A. I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME AND CONFORMS
TO THE REQUIREMENTS FOR THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS FOUND
IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:XX, CHAPTER 28 FOR A CLASS "C" SURVEY.
B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE
EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.
C. NO DITCHES, UNDERGROUND LINES OR CONDUITS SHOWN.
D. MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT.
THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED
FOR FINAL DETERMINATION.

60 30 0 60 120 180
SCALE IN FEET
1"=60'
#4 IRON ROD SET

NO.	DATE	REVISIONS	BY
1	12/13/08	VARIOUS REVISIONS	KPB
2	08/12/05	DESCRIPTION	BY

DRAWN BY: KPB SHEET NO. 1 OF 1
DATE: AUGUST 12, 2005 DRAWING NO. L15380C

RIVERLANDS SURVEYING COMPANY
505 HEMLOCK STREET
LAPLACE, LA 70068
1-800-248-6982
985-652-6366

Stephen P. Flynn
STEPHEN P. FLYNN
P.L.S. LA. ST. REG. NO. 4668
REGISTERED PROFESSIONAL LAND SURVEYOR