

OWNER & SUBDIVIDER:
RAIBORNE LAND CO.
10 LALETTE DRIVE
HARVEY LA. 70058

GREGORY C. UER, VICE PRESIDENT

DATE

CHAIRMAN, PLANNING & ZONING COMMISSION

DATE

CHAIRMAN, ST. CHARLES PARISH COUNCIL

DATE

ST. CHARLES PARISH PRESIDENT

DATE

PLAT RECORDED IN THE CLERK OF COURT'S
OFFICE, ST. CHARLES PARISH ON THE

DAY OF _____ 2002 IN

BOOK _____ FOLIO _____

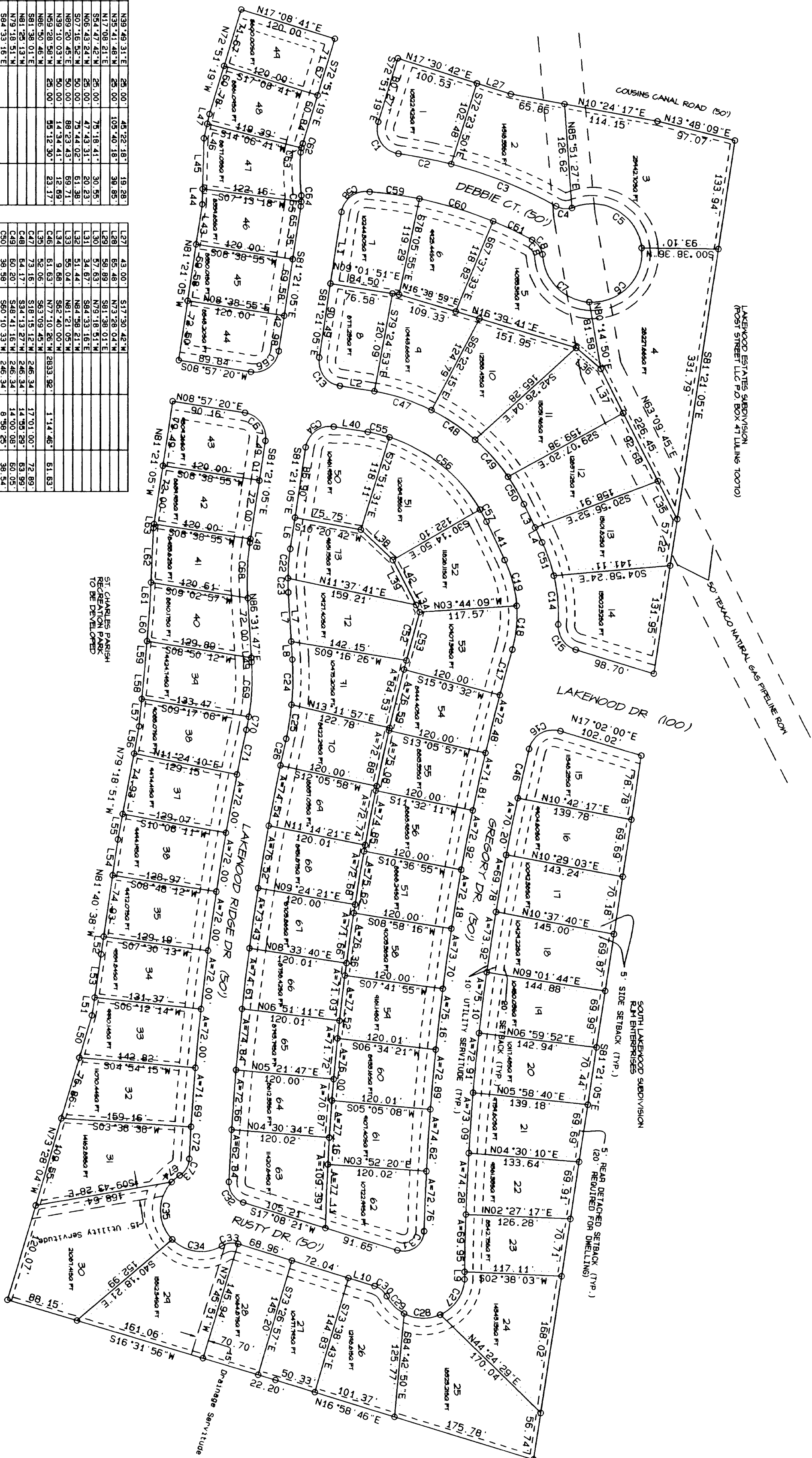
ENTRY NO. _____

Ordinance No. _____

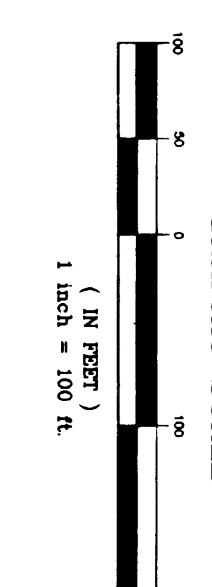
THE RIGHT OF WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSE FOR GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE 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.

SEWAGE DISPOSAL:
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 THE LOUISIANA DEPARTMENT OF HEALTH.

OWNER & SUBDIVIDER:
RAIBORNE LAND CO.
10 LALETTE DRIVE
HARVEY LA. 70058



LINE	DATE	DESCRIPTION	DATE	DATE	DATE
C1	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C2	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C3	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C4	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C5	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C6	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C7	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
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C10	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C11	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C12	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C13	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C14	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C15	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C16	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C17	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C18	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
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C20	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C21	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C22	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C23	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C24	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C25	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C26	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C27	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C28	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C29	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C30	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C31	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C32	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C33	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C34	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
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C38	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
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C45	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C46	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C47	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C48	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C49	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
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C52	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C53	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C54	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C55	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C56	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C57	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C58	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C59	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C60	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C61	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C62	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C63	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C64	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C65	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C66	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C67	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C68	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
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C70	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C71	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C72	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C73	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C74	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C75	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C76	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C77	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C78	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C79	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C80	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C81	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C82	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C83	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
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C85	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C86	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
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C88	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C89	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C90	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C91	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C92	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C93	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C94	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
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C96	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C97	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C98	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C99	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99
C100	6/5/99	INITIAL SURVEY	6/5/99	6/5/99	6/5/99



STREETS TO BE APPROVED SOLID SURFACE.

STREET LIGHTS TO MEET OR EXCEED PARISH REGULATIONS.

SUBJECT PROPERTY IS ZONED R1A

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE AE

BASE ELEVATION 10.00 M.A.S.L.

NOTE: THE MINIMUM STAB ELEVATION SHALL BE +1.5' ABOVE CENTRELINE OF STREET OR +5.5 NAVD83 WHICHEVER IS HIGHER

BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM (NAD 83)

SURVEYED IN ACCORDANCE WITH THE LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE AE

BASE ELEVATION 10.00 M.A.S.L.

NOTE: THE MINIMUM STAB ELEVATION SHALL BE +1.5' ABOVE CENTRELINE OF STREET OR +5.5 NAVD83 WHICHEVER IS HIGHER

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 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 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 LINES. THE STORM DRAINAGE DRAINAGE AND ULTIMATELY INTO COUSINS CANAL AND DISCHARGED BY THE COUSINS PUMPING STATION INTO LAKE CATOULACHE.

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

THIS PERMETER 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 THE SURVEYOR.

THE SERVITUDES SHOWN ON THIS PLAN ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED ON THIS PLAN. THE SURVEYOR HAS MADE A REASONABLE RECORD SEARCH IN COMPLYING 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" 1-800-272-3020 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 MEASUREMENTS SHALL BE FROM THE SILL (LINE(S)).

NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN 20 FEET TO THE FRONT LINE OR NEARER THAN 5 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 LINES. THE STORM DRAINAGE DRAINAGE AND ULTIMATELY INTO COUSINS CANAL AND DISCHARGED BY THE COUSINS PUMPING STATION INTO LAKE CATOULACHE.

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

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

Lakewood Ridge Subdivision

MODIFIED PRELIMINARY PLAT/Consent Plat

RESUBDIVISION OF A PORTION OF LONE STAR PLANTATION, SECTION 38 T14S R2E, AND SECTION 16 T3S R2E INTO LOTS 1-72, AND LAKEWOOD RIDGE DRIVE, DEBBIE COURT DRIVE, EXTENSION OF LAKEWOOD DRIVE, GREGORY DRIVE, AND RUSTY DRIVE, NEAR TULLING, ST. CHARLES PARISH, LOUISIANA.

MICHAEL D. BERNARD, P.L.S.

LICENSED LAND SURVEYOR

29 E. LEVERT DR. LULING, LOUISIANA 70070

PHONE:(985) 331-9031

FAK:(985) 785-5214

DATE: 5/17/2005

DESIGNED BY: MDB

CHECKED BY: MDB

DRAWING NO. 1 OF 1

