

| | | |
|------------------------------------|--------------------------------------|-----------------------------|
| 18.774 ACRES AREA | R-1A ZONING | CONCRETE ROAD SURFACING |
| 8,213 SQ. FT. MINIMUM LOT SIZE | 41 LOTS 2 RESERVES NUMBER OF LOTS | SEE NOTE SEWERAGE SYSTEM |
| 100, 60' & 50' STREET R/W WIDTH | 2142' LENGTH OF STREET | SEE NOTE DRAINAGE SYSTEM |

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

DRAINAGE:
THE STORM DRAINAGE RUN-OFF WILL BE HANDLED VIA SUBSURFACE DRAINAGE PIPES AND DRAINED INTO THE LAKE RESERVOIRS OR THE PROPOSED DRAINAGE CANALS AND ULTIMATELY PUMPED INTO THE 80 ARPENT CANAL VIA THE 80 ARPENT PUMPING STATION.

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. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS PLAN.

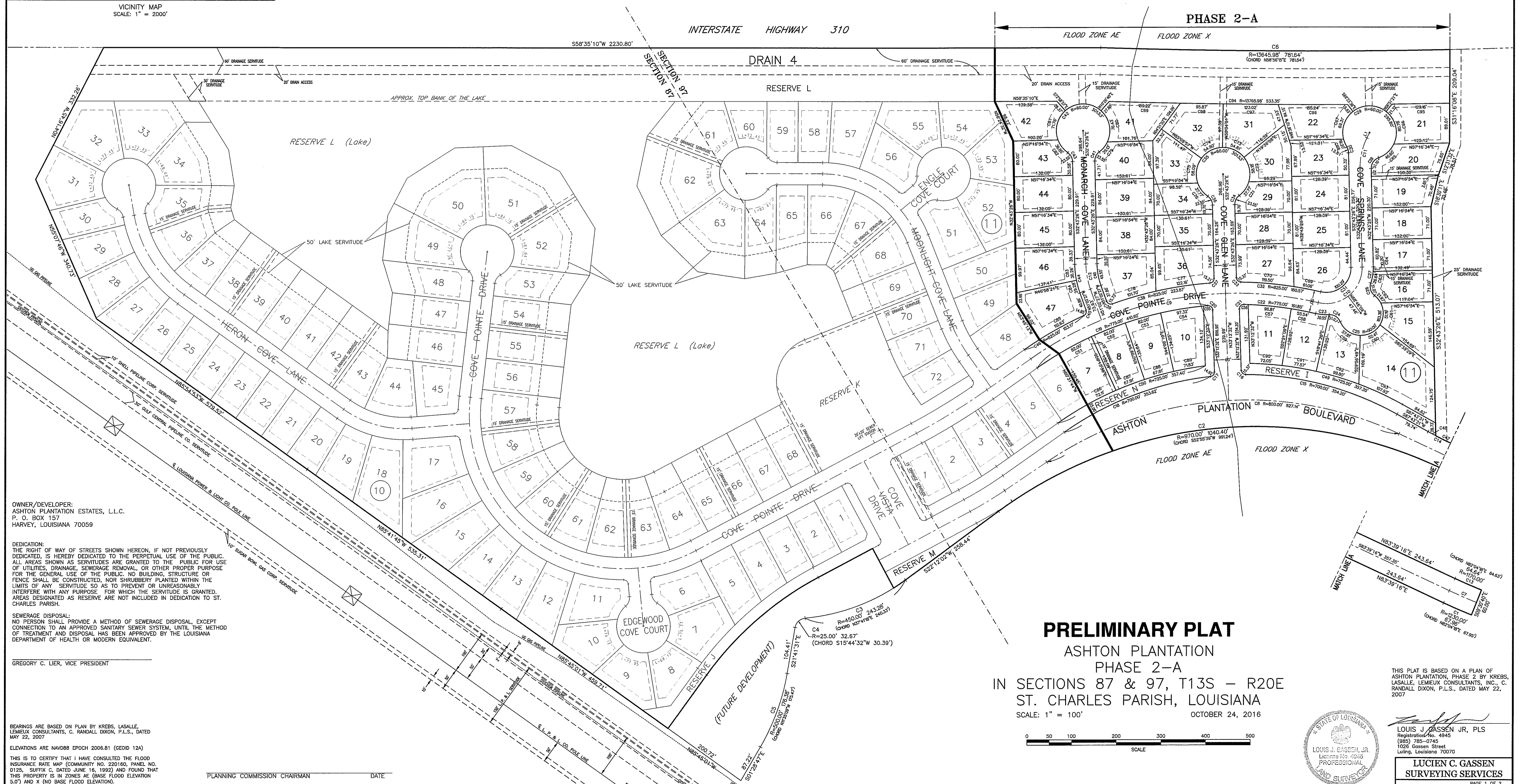
THIS PERIMETER PLAN SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

SETBACK TABLE:

| | | |
|----------------------------------|------|--------------------------|
| FRONT SETBACK | 25' | (EXCLUDING CUL-DE-SAC) |
| FRONT SETBACK, CUL-DE-SAC | 20' | |
| REAR SETBACK | 20' | (EXCLUDING LAKE LOTS) |
| REAR SETBACK, DETACHED BUILDINGS | 5' | (EXCLUDING LAKE LOTS) |
| REAR SETBACK, LAKE LOTS | 20' | FROM LAKE SERVITUDE LINE |
| SIDELINE CORNER LOT | 20' | |
| SIDE SETBACK | 7.5' | |

(NOTE: MINIMUM OF 15' REQUIRED BETWEEN IMPROVEMENTS)

ALL MEASUREMENTS SHALL BE FROM THE SILL LINE(S) TO THE EDGE OF THE LOT LINE(S) OR LAKE SERVITUDE LINE, AS APPLICABLE.



OWNER/DEVELOPER:
ASHTON PLANTATION ESTATES, L.L.C.
P. O. BOX 157
HARVEY, LOUISIANA 70059

DEDICATION:
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, SEWERAGE 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 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.

SEWERAGE DISPOSAL:
NO PERSON SHALL PROVIDE A METHOD OF SEWERAGE 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 OR MODERN EQUIVALENT.

GREGORY C. LIER, VICE PRESIDENT

BEARINGS ARE BASED ON PLAN BY KREBS, LASALLE, LEMIEUX CONSULTANTS, C. RANDALL DIXON, P.L.S., DATED MAY 22, 2007

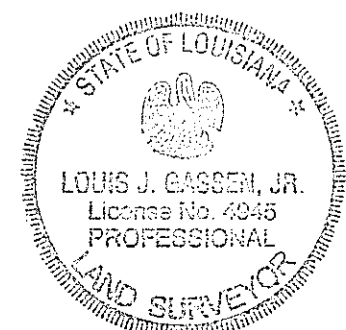
ELEVATIONS ARE NAVD83 EPOCH 2006.81 (GEOID 124)

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FLOOD INSURANCE RATE MAP (COMMUNITY NO. 220160, PANEL NO. 0125, SUFFIX C, DATED JUNE 16, 1992) AND FOUND THAT THIS PROPERTY IS IN ZONES AE (BASE FLOOD ELEVATION 5.0') AND X (NO BASE FLOOD ELEVATION).

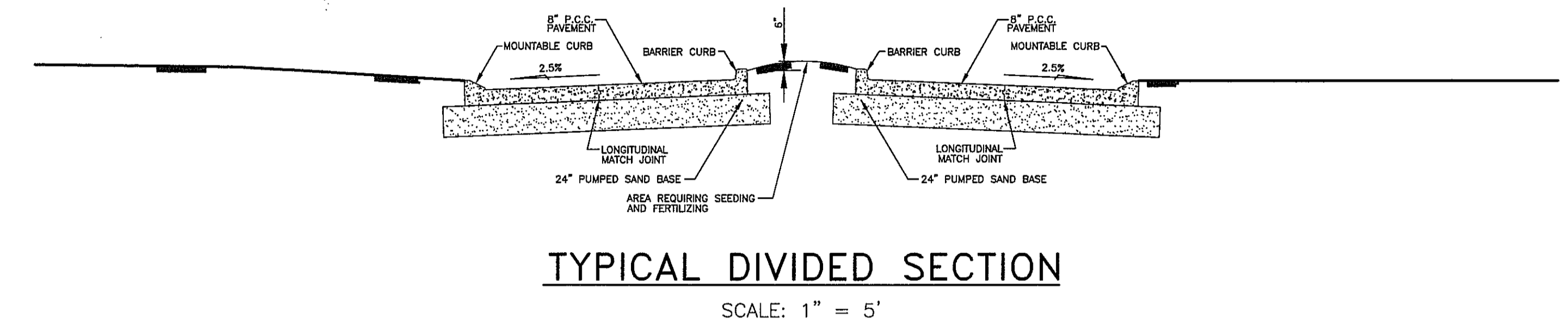
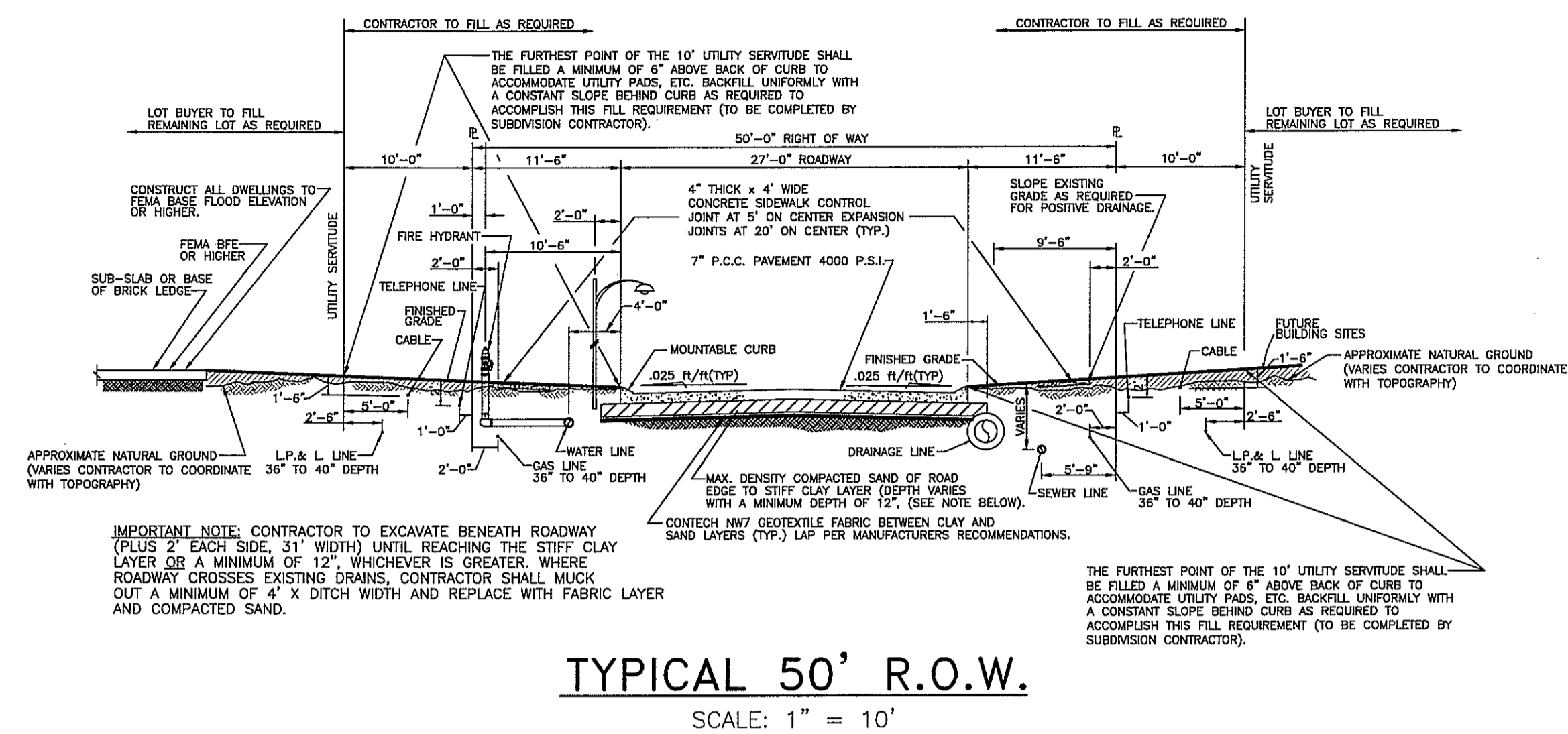
PLANNING COMMISSION CHAIRMAN _____ DATE _____

PRELIMINARY PLAT
ASHTON PLANTATION
PHASE 2-A
IN SECTIONS 87 & 97, T13S - R20E
ST. CHARLES PARISH, LOUISIANA
SCALE: 1" = 100' OCTOBER 24, 2016

THIS PLAT IS BASED ON A PLAN OF ASHTON PLANTATION, PHASE 2 BY KREBS, LASALLE, LEMIEUX CONSULTANTS, INC., C. RANDALL DIXON, P.L.S., DATED MAY 22, 2007



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SURVEYING SERVICES**
PAGE 1 OF 2



TYPICAL ROADWAY SECTIONS BY
DANNY J. HEBERT, P.E.
CIVIL AND ENVIRONMENTAL CONSULTING ENGINEERS

| CURVE TABLE | | | | |
|-------------|------------|----------|--------------|-----------------|
| CURVE NO. | ARC LENGTH | RADIUS | CHORD LENGTH | CHORD DIRECTION |
| C1 | 67.96 | 1230.00 | 67.95 | N82°04'18"E |
| C2 | 1040.40 | 970.00 | 991.24 | S52°55'39"W |
| C3 | 243.28 | 450.00 | 240.33 | N37°41'18"E |
| C4 | 32.67 | 25.00 | 30.39 | S15°44'32"W |
| C5 | 176.38 | 500.00 | 175.47 | N11°35'09"W |
| C6 | 781.64 | 13645.98 | 781.54 | N58°56'15"E |
| C7 | 66.30 | 1200.00 | 66.29 | N82°04'18"E |
| C8 | 827.14 | 800.00 | 790.79 | S54°02'05"W |
| C9 | 674.94 | 800.00 | 655.10 | S47°35'03"W |
| C10 | 145.88 | 80.00 | 126.49 | N19°30'54"E |
| C11 | 71.56 | 150.28 | 70.88 | S19°04'59"E |
| C12 | 57.54 | 180.00 | 57.30 | S41°52'56"E |
| C13 | 64.64 | 1170.00 | 64.63 | N82°04'18"E |
| C14 | 37.39 | 800.00 | 37.39 | N84°59'37"E |
| C15 | 354.20 | 700.00 | 350.44 | S73°13'45"W |
| C16 | 15.37 | 10.00 | 13.90 | S77°14'16"E |
| C17 | 14.92 | 10.00 | 13.57 | N09°31'54"E |
| C18 | 353.62 | 700.00 | 349.87 | S37°49'00"W |
| C19 | 410.92 | 775.00 | 406.13 | S38°36'15"W |
| C20 | 16.23 | 10.00 | 14.51 | N79°42'27"W |

| CURVE TABLE | | | | |
|-------------|------------|--------|--------------|-----------------|
| CURVE NO. | ARC LENGTH | RADIUS | CHORD LENGTH | CHORD DIRECTION |
| C21 | 16.23 | 10.00 | 14.51 | S13°17'23"W |
| C22 | 161.85 | 775.00 | 161.55 | S65°46'16"W |
| C23 | 30.55 | 105.00 | 30.44 | N63°25'10"E |
| C24 | 31.07 | 25.00 | 29.11 | N89°18'28"W |
| C25 | 183.38 | 50.00 | 96.56 | N21°13'51"E |
| C26 | 31.07 | 25.00 | 29.11 | S48°13'52"E |
| C27 | 36.84 | 105.00 | 36.65 | N22°40'25"W |
| C28 | 31.10 | 25.00 | 29.13 | S02°54'42"W |
| C29 | 295.80 | 60.00 | 75.14 | S77°18'48"W |
| C30 | 13.61 | 25.00 | 13.45 | N48°19'22"W |
| C31 | 100.29 | 55.00 | 86.98 | N19°30'54"E |
| C32 | 180.57 | 825.00 | 180.21 | S65°29'01"W |
| C33 | 15.37 | 10.00 | 13.90 | S78°45'19"E |
| C34 | 23.55 | 25.00 | 22.69 | S05°44'23"E |
| C35 | 301.53 | 60.00 | 70.59 | S57°16'34"W |
| C36 | 23.55 | 25.00 | 22.69 | N59°42'28"W |
| C37 | 15.21 | 10.00 | 13.78 | N10°50'33"E |
| C38 | 223.87 | 825.00 | 223.18 | S46°38'06"W |
| C39 | 15.73 | 10.00 | 14.15 | N83°54'37"E |
| C40 | 49.55 | 155.00 | 49.34 | S41°52'56"E |

| CURVE TABLE | | | | |
|-------------|------------|--------|--------------|-----------------|
| CURVE NO. | ARC LENGTH | RADIUS | CHORD LENGTH | CHORD DIRECTION |
| C41 | 23.55 | 25.00 | 22.69 | S05°44'23"E |
| C42 | 301.53 | 60.00 | 70.59 | S57°16'34"W |
| C43 | 23.55 | 25.00 | 22.69 | N59°42'28"W |
| C44 | 65.54 | 205.00 | 65.26 | S41°52'56"W |
| C45 | 14.85 | 10.00 | 13.52 | N08°29'40"W |
| C46 | 153.17 | 825.00 | 152.95 | S28°44'00"W |
| C47 | 37.39 | 800.00 | 37.39 | N84°59'37"E |
| C48 | 19.44 | 800.00 | 19.44 | N87°01'44"E |
| C49 | 357.35 | 725.00 | 353.75 | S73°36'17"W |
| C50 | 357.40 | 725.00 | 353.79 | S37°27'01"W |
| C51 | 82.00 | 775.00 | 81.96 | N30°44'30"E |
| C52 | 82.00 | 775.00 | 81.96 | N38°46'14"E |
| C53 | 82.00 | 775.00 | 81.96 | N42°51'58"E |
| C54 | 97.32 | 775.00 | 97.25 | N49°29'41"E |
| C55 | 9.49 | 775.00 | 9.49 | N53°26'35"E |
| C56 | 9.49 | 775.00 | 9.49 | N60°08'21"E |
| C57 | 96.81 | 775.00 | 96.75 | N64°04'08"E |
| C58 | 55.54 | 775.00 | 55.53 | N69°42'02"E |
| C59 | 57.81 | 50.00 | 54.64 | S66°49'24"E |
| C60 | 52.41 | 50.00 | 50.05 | N30°01'23"E |

| AREA TABLE | | AREA TABLE | | AREA TABLE | |
|------------|-------------------|------------|-------------------|------------|-------------------|
| LOT NO. | AREA | LOT NO. | AREA | LOT NO. | AREA |
| 1 | 9,979.46 SQ. FT. | 25 | 10,399.28 SQ. FT. | 45 | 10,560.00 SQ. FT. |
| 2 | 14,161.17 SQ. FT. | 26 | 11,593.17 SQ. FT. | 46 | 11,651.95 SQ. FT. |
| 7 | 10,138.42 SQ. FT. | 27 | 11,340.10 SQ. FT. | 47 | 12,871.84 SQ. FT. |
| 8 | 9,989.54 SQ. FT. | 28 | 8,987.03 SQ. FT. | | |
| 9 | 10,045.91 SQ. FT. | 29 | 8,213.67 SQ. FT. | | |
| 10 | 11,339.67 SQ. FT. | 30 | 9,230.97 SQ. FT. | | |
| 11 | 11,007.37 SQ. FT. | 31 | 12,038.95 SQ. FT. | | |
| 12 | 10,426.15 SQ. FT. | 32 | 11,943.02 SQ. FT. | | |
| 13 | 10,056.90 SQ. FT. | 33 | 9,514.20 SQ. FT. | | |
| 14 | 22,586.76 SQ. FT. | 34 | 8,369.59 SQ. FT. | | |
| 15 | 11,440.06 SQ. FT. | 35 | 9,142.95 SQ. FT. | | |
| 16 | 9,452.24 SQ. FT. | 36 | 11,752.02 SQ. FT. | | |
| 17 | 9,373.68 SQ. FT. | 37 | 12,370.40 SQ. FT. | | |
| 18 | 9,372.00 SQ. FT. | 38 | 10,971.54 SQ. FT. | | |
| 19 | 10,011.17 SQ. FT. | 39 | 10,971.54 SQ. FT. | | |
| 20 | 10,334.82 SQ. FT. | 40 | 10,442.98 SQ. FT. | | |
| 21 | 11,298.02 SQ. FT. | 41 | 11,617.54 SQ. FT. | | |
| 22 | 11,021.78 SQ. FT. | 42 | 10,864.63 SQ. FT. | | |
| 23 | 10,270.85 SQ. FT. | 43 | 9,814.71 SQ. FT. | | |
| 24 | 10,399.28 SQ. FT. | 44 | 10,560.00 SQ. FT. | | |

| CURVE TABLE | | | | |
|-------------|------------|--------|--------------|-----------------|
| CURVE NO. | ARC LENGTH | RADIUS | CHORD LENGTH | CHORD DIRECTION |
| C61 | 51.19 | 50.00 | 48.98 | N29°20'14"W |
| C62 | 21.97 | 50.00 | 21.79 | N71°15'11"W |
| C63 | 26.64 | 105.00 | 26.57 | N19°53'28"W |
| C64 | 10.20 | 105.00 | 10.19 | N29°56'29"W |
| C65 | 46.65 | 60.00 | 45.49 | N18°16'20"E |
| C66 | 80.78 | 60.00 | 74.82 | N44°34'25"W |
| C67 | 69.31 | 60.00 | 65.52 | S12°29'19"E |
| C68 | 19.20 | 60.00 | 19.12 | S54°45'10"E |
| C69 | 61.06 | 825.00 | 61.05 | S69°38'00"W |
| C70 | 119.50 | 825.00 | 119.40 | S63°21'47"W |
| C71 | 37.77 | 60.00 | 37.15 | N03°12'35"E |
| C72 | 58.18 | 60.00 | 55.93 | N42°36'15"W |
| C73 | 54.81 | 60.00 | 52.92 | S83°26'46"W |
| C74 | 54.90 | 60.00 | 53.00 | S31°03'49"W |
| C75 | 58.09 | 60.00 | 55.85 | S22°53'10"E |
| C76 | 37.77 | 60.00 | 37.15 | S68°39'27"E |
| C77 | 122.16 | 825.00 | 122.05 | S50°10'00"W |
| C78 | 101.70 | 825.00 | 101.64 | S42°23'34"W |
| C79 | 29.13 | 60.00 | 28.85 | N07°20'07"E |
| C80 | 76.43 | 60.00 | 71.36 | N43°03'52"W |

| CURVE TABLE | | | | |
|-------------|------------|----------|--------------|-----------------|
| CURVE NO. | ARC LENGTH | RADIUS | CHORD LENGTH | CHORD DIRECTION |
| C81 | 71.76 | 60.00 | 67.56 | S17°14'40"E |
| C82 | 36.85 | 60.00 | 36.27 | S69°05'58"E |
| C83 | 36.26 | 205.00 | 36.21 | S37°47'27"E |
| C84 | 29.28 | 205.00 | 29.25 | S46°56'57"E |
| C85 | 112.63 | 825.00 | 112.54 | S30°08'27"W |
| C86 | 72.11 | 725.00 | 72.09 | S32°19'14"W |
| C87 | 67.91 | 725.00 | 67.88 | S37°51'13"W |
| C88 | 67.81 | 725.00 | 67.79 | S43°12'59"W |
| C89 | 71.83 | 725.00 | 71.80 | S48°44'04"W |
| C90 | 72.05 | 725.00 | 72.02 | S62°19'52"W |
| C91 | 77.57 | 725.00 | 77.54 | S68°14'37"W |
| C92 | 99.80 | 725.00 | 99.72 | S75°15'09"W |
| C93 | 107.93 | 725.00 | 107.83 | S83°27'38"W |
| C94 | 123.02 | 13765.98 | 123.02 | N59°09'47"E |
| C95 | 129.16 | 13765.98 | 129.16 | N57°34'41"E |
| C96 | 155.24 | 13765.98 | 155.24 | N58°35'02"E |
| C97 | 123.02 | 13765.98 | 123.02 | N59°09'47"E |
| C98 | 95.87 | 13765.98 | 95.87 | N59°37'07"E |
| C99 | 159.22 | 13765.98 | 159.22 | N60°08'58"E |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE NO. | DIRECTION | DISTANCE |
| L1 | N05°26'33"W | 13.07 |
| L2 | N32°43'26"W | 17.48 |

| AREA TABLE | |
|------------|----------------------------------|
| RESERVE | AREA |
| I | 14,161.17 SQ. FT. OR 0.325 ACRES |
| PART OF N | 9,979.46 SQ. FT. OR 0.229 ACRES |

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