

FINAL PLAT OAK ALLEY

SURVEY PLAT AND RESUBDIVISION OF TRACT X-1 OF ORMOND PLANTATION INTO LOTS 1, 2, 3, 4, 5 & LOT OAK ALLEY OF OAK ALLEY SUBDIVISION, SECTION 12, TOWNSHIP-12-SOUTH, RANGE-8-EAST & SECTION 1, TOWNSHIP-13-SOUTH, RANGE-8-EAST, ST. CHARLES PARISH, LOUISIANA

LOT	SQUARE FEET
1	33,009.34
2	53,663.02
3	48,514.40
4	50,629.28
5	140,250.73
LOT OAK ALLEY	22,366.62

CURVE	ARC LENGTH	RADIUS	CHORD
C1	216.82'	235.00'	S06°47'58"W 209.21'
C2	13.69'	10.00'	S08°00'03"E 12.85'
C3	119.63'	40.00'	S40°26'48"W 79.77'
C4	198.10'	145.00'	N05°44'07"W 183.05'
C5	82.80'	216.50'	N33°05'52"E 82.30'
C6	61.12'	235.00'	S12°10'51"E 60.95'
C7	121.40'	235.00'	S10°04'07"W 120.05'
C8	34.30'	235.00'	S29°02'57"W 34.27'
C9	47.60'	40.00'	S11°08'40"E 44.84'
C10	72.03'	40.00'	S74°32'05"W 62.69'

RECORDED IN THE CLERK OF COURTS
OFFICE, ST. CHARLES PARISH ON THE
____ DAY OF _____, 20 ____ IN
BOOK _____, FOLIO _____,
ENTRY NO. _____

APPROVED:

PARISH PRESIDENT _____ DATE _____

CHAIRMAN, PLANNING & ZONING COMMISSION _____ DATE _____

CHAIRMAN, PARISH COUNCIL _____ DATE _____

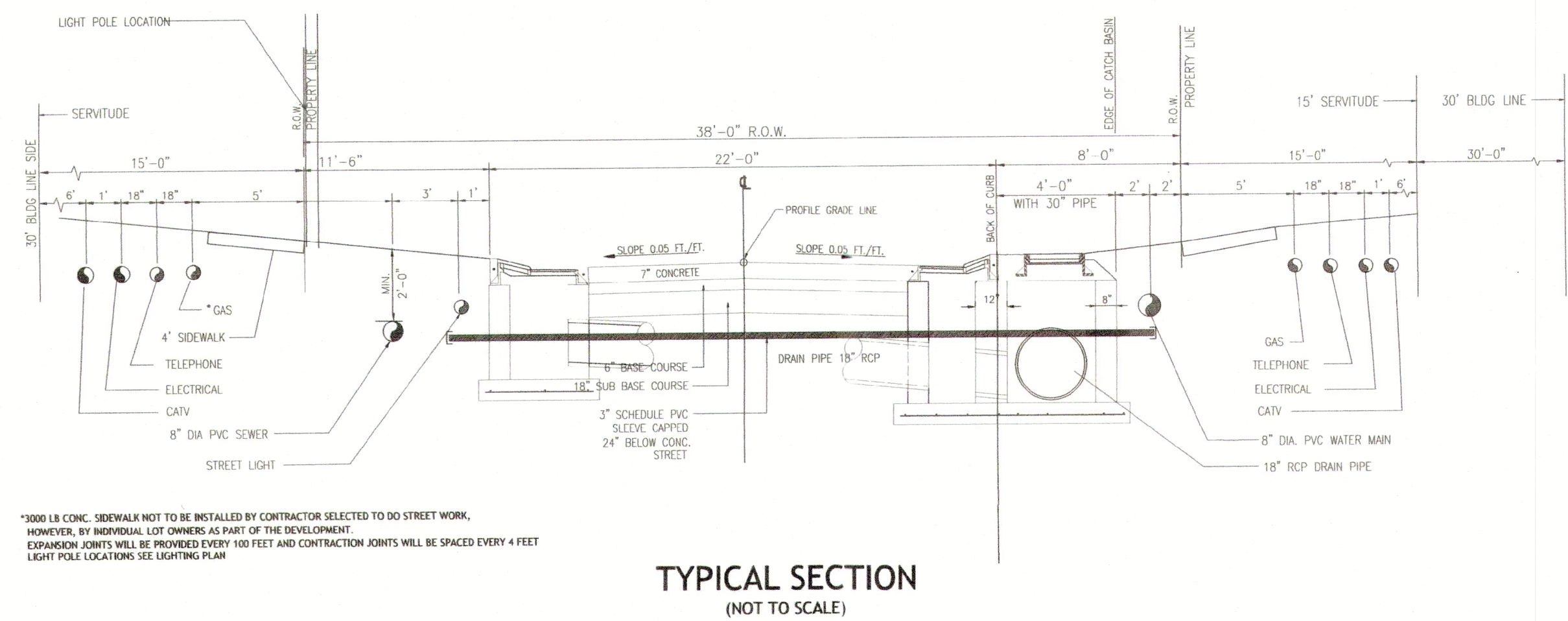
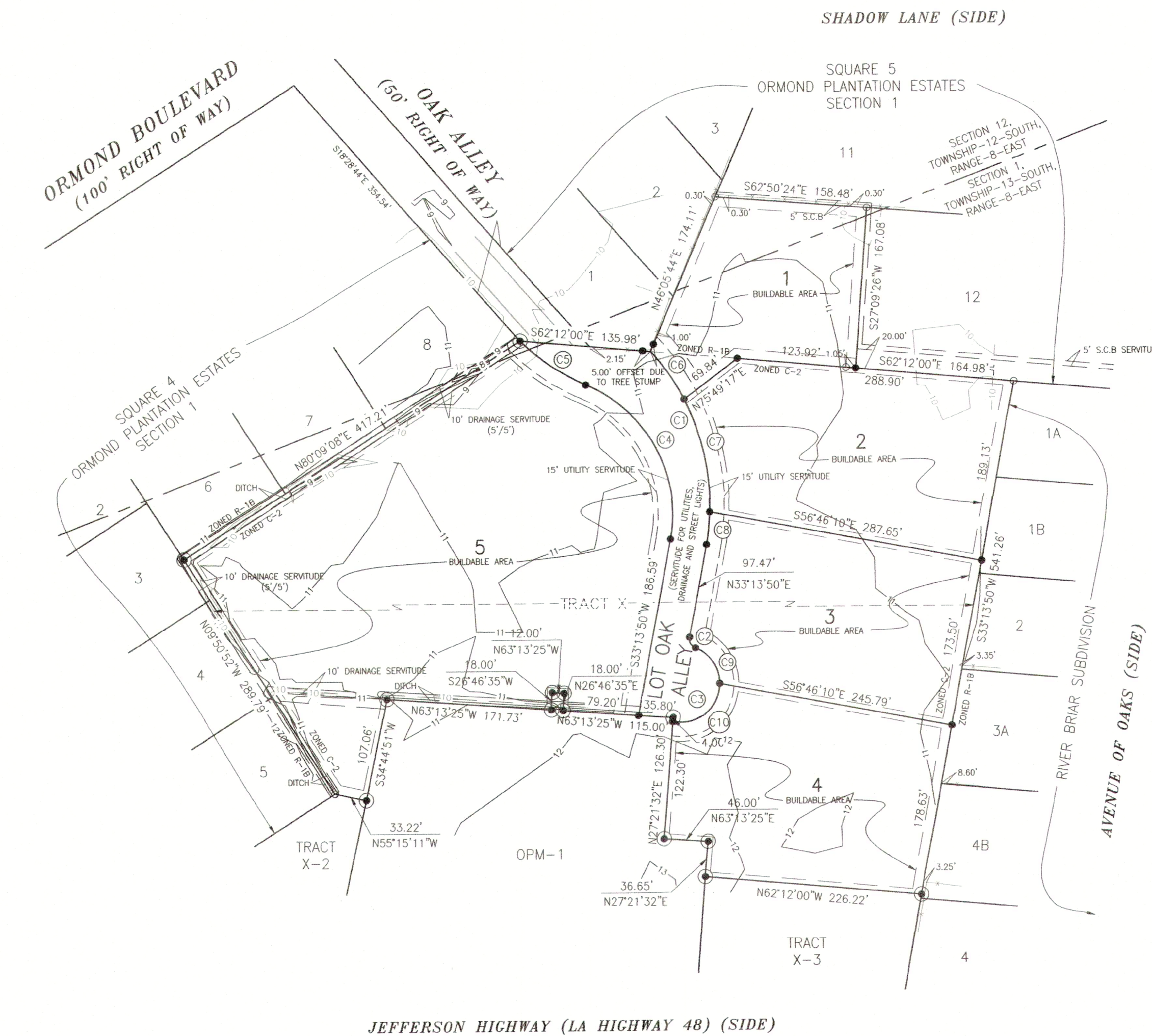
CERTIFICATION: THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

STATEMENT OF DEDICATION:

ALL AREAS SHOWN AS SERVICUTES ARE GRANTED AND DEDICATED TO THE PUBLIC FOR GENERAL PERPETUAL USE OF THE PUBLIC. NO BUILDINGS, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED WITHIN THE LIMITS OF ANY SERVICUTE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICUTE IS GRANTED. THIS STATEMENT OF DEDICATION IS REQUIRED BY THE ST. CHARLES PARISH CODE OF ORDINANCE, APPENDIX C-ST. CHARLES PARISH SUBDIVISION REGULATIONS OF 1981, SECTION II(F)(2)(G)(O) AS AMENDED BY RESOLUTION NO. 6392 DATED THE 22ND DAY OF JANUARY, 2019.

FLOOD ZONE INFORMATION

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NUMBER 220160-0125C, WITH A DATE OF IDENTIFICATION BEING 06/16/1992, REVISED 05/02/2003, FOR COMMUNITY PANEL NUMBER 220160, IN ST. CHARLES PARISH, STATE OF LOUISIANA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS LOCATED.



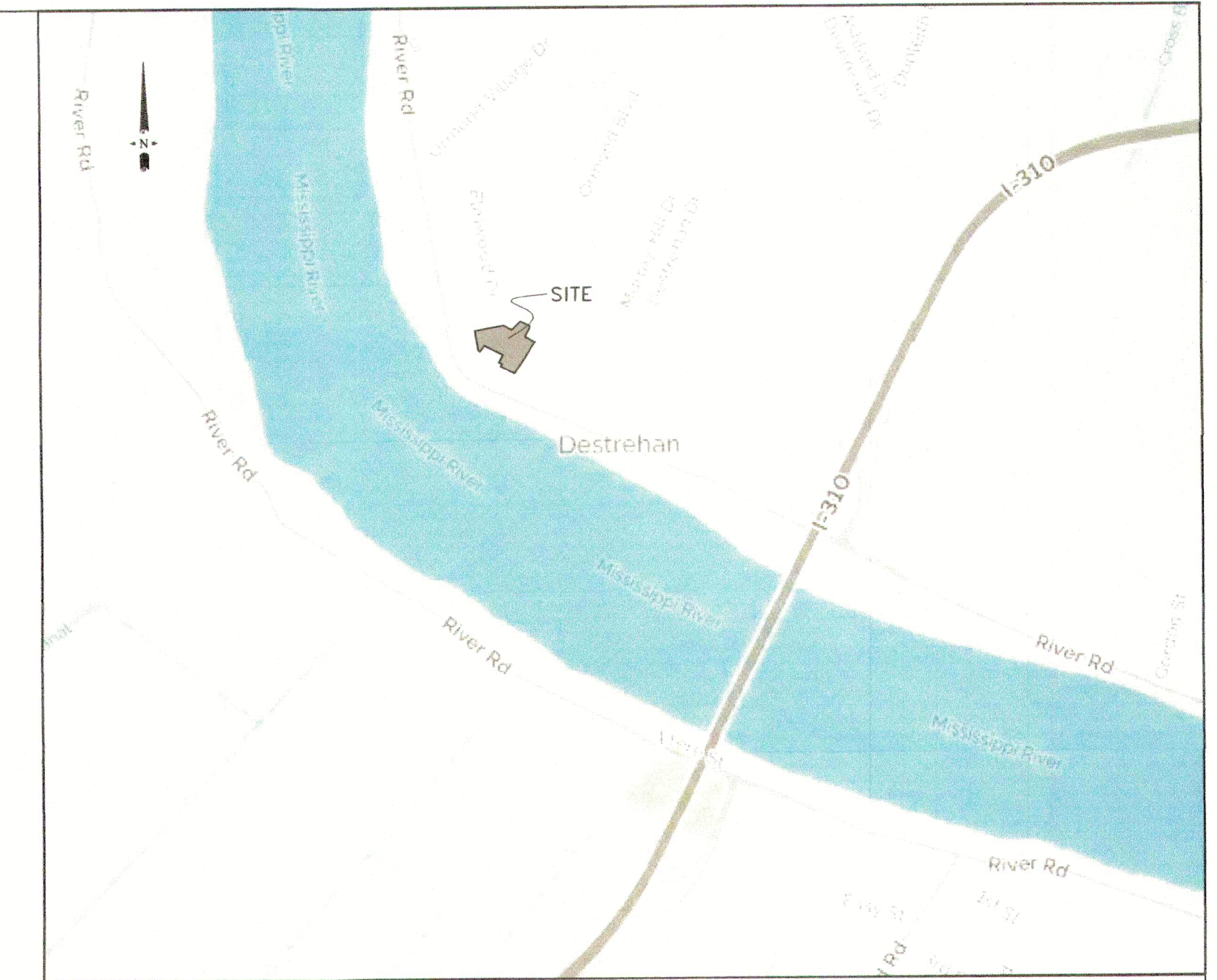
TYPICAL SECTION
(NOT TO SCALE)

LOT	OWNERS
LOT 3, SQUARE 4, ORMOND PLANTATION ESTATES, SECTION 1	ADRIAN C. ST-PIERRE P.O. BOX 1042 DESTREHAN, LOUISIANA 70047
LOT 4, SQUARE 4, ORMOND PLANTATION ESTATES, SECTION 1	PAUL J. MURRAY, III & STACY SCHEXAYDRE MURRAY P.O. BOX 278 DESTREHAN, LOUISIANA 70047
LOT 5, SQUARE 4, ORMOND PLANTATION ESTATES, SECTION 1	BARBARA H. WILLIAMS & STEPHEN WILLIAMS 13864 RIVER ROAD DESTREHAN, LOUISIANA 70047
LOT 6, SQUARE 4, ORMOND PLANTATION ESTATES, SECTION 1	WALTER ANDERSON & DORIS Y. ANDERSON 104 ORMOND BOULEVARD DESTREHAN, LOUISIANA 70047
LOT 7, SQUARE 4, ORMOND PLANTATION ESTATES, SECTION 1	JOSEPH MCCARTHY & KAREN DELCAMBRE MCCARTHY 106 ORMOND BOULEVARD DESTREHAN, LOUISIANA 70047
LOT 8, SQUARE 4, ORMOND PLANTATION ESTATES, SECTION 1	JEAN MARIE CARMOUCHE AUCION, ET ALS 210 ORMOND OAKS DRIVE DESTREHAN, LOUISIANA 70047
LOT 1, SQUARE 5, ORMOND PLANTATION ESTATES, SECTION 1	HEIDEMARIE W. AUCION 200 ORMOND BOULEVARD DESTREHAN, LOUISIANA 70047
LOT 2, SQUARE 5, ORMOND PLANTATION ESTATES, SECTION 1	ELAINE B. TALLMAN 202 ORMOND BOULEVARD DESTREHAN, LOUISIANA 70047
LOT 11, SQUARE 5, ORMOND PLANTATION ESTATES, SECTION 1	JOSHUA H. SMIRA & ALEXANDRA MAYER SMIRA 36 SHADOW LANE DESTREHAN, LOUISIANA 70047
LOT 12, SQUARE 5, ORMOND PLANTATION ESTATES, SECTION 1	GARY KENNETH CATO & MICHELLE REYNARD CATO 42 SHADOW LANE DESTREHAN, LOUISIANA 70047
LOT 1A, RIVER BRIAR SUBDIVISION	JEFFREY W. TOCA & AMANDA FARR TOCA 202 LAC VERRET DRIVE LULING, LOUISIANA 70070
LOT 1B, RIVER BRIAR SUBDIVISION	ROCK A. SCHEXAYDRE & STACEY RAZIANO SCHEXAYDRE 161 AVENUE OF OAKS DESTREHAN, LOUISIANA 70047
LOT 2, RIVER BRIAR SUBDIVISION	STEVEN J. FORSTER, JR. & KELLIE LOGAN FORSTER 1301 ROSE GARDEN DRIVE METAIRIE, LOUISIANA 70005
LOT 3A, RIVER BRIAR SUBDIVISION	DUSTIN B. BOWEN & KARRIE L. PARR 141 AVENUE OF OAKS DESTREHAN, LOUISIANA 70047
LOT 4B, RIVER BRIAR SUBDIVISION	PAUL J. MURRAY, JR. P.O. BOX 426 DESTREHAN, LOUISIANA 70047
LOT 4, RIVER BRIAR SUBDIVISION, PHASE II	PAUL J. MURRAY, JR. P.O. BOX 426 DESTREHAN, LOUISIANA 70047
OPM-1, ORMOND PLANTATION	ORMOND INVESTMENTS, INC. 108 ORMOND BOULEVARD DESTREHAN, LOUISIANA 70047
TRACT X-2, ORMOND PLANTATION	ORMOND INVESTMENTS, INC. 108 ORMOND BOULEVARD DESTREHAN, LOUISIANA 70047
TRACT X-3, ORMOND PLANTATION	ORMOND INVESTMENTS, INC. 108 ORMOND BOULEVARD DESTREHAN, LOUISIANA 70047

LEGEND:

- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- IRON PIPE FOUND
- FENCE

REVISED PER PARISH COMMENTS 3/22/2019
REVISED TO FINAL PLAT 3/15/2019
REVISED TO SHOW 15" UTILITY SERVICUTE 10/25/2018



VICINITY MAP
(1" = 2000')

DEVELOPER:

MHI INVESTMENTS, LLC
10557 AIRLINE HIGHWAY
ST. ROSE, LOUISIANA, 70087

OWNER:

MHI INVESTMENTS, LLC
10557 AIRLINE HIGHWAY
ST. ROSE, LOUISIANA, 70087

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

CURRENT ZONING:

ZONED C-2 (GENERAL COMMERCIAL DISTRICT - RETAIL SALES) & R-1B (SINGLE FAMILY RESIDENTIAL DETACHED DISTRICT)

SETBACKS	FRONT:	20 FEET	REAR:	10 FEET
FRONT:	20 FEET		REAR:	10 FEET
SIDE:	5 FEET		REAR:	10 FEET
REAR:	10 FEET		FRONT:	25 FEET
			SIDE:	8 FEET
			REAR:	25 FEET

LAND USE STATEMENT:

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

GENERAL SURVEY NOTES:

- IMPROVEMENTS MAY NOT BE TO SCALE FOR CLARITY. THE DIMENSIONS SHOWN PREVAIL OVER SCALE.
- LOT OWNER'S NAMES AND ADDRESSES ARE AS THEY APPEAR ON THE ST. CHARLES PARISH TAX ASSESSOR'S SITE.
- THE MONUMENTS WILL BE SET UP UPON PARISH APPROVAL.
- ZONING INFORMATION OBTAINED FROM THE ST. CHARLES PARISH INTERACTIVE GIS SERVICE AND ST. CHARLES PARISH MUNICIPALITY.
- SEWERAGE DISPOSAL - NO PERSON SHALL PROVIDE A METHOD OF SEWERAGE 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.
- THERE ARE NO PRIVATE RESTRICTIONS/RESTRICTIVE COVENANTS ON THE LOTS AT THIS TIME PER LETTER FROM MHI INVESTMENTS, LLC TO ST. CHARLES PARISH PLANNING AND ZONING DEPARTMENT DATED MARCH 19, 2019.

SURVEY REFERENCE:

- RESUBDIVISION OF THE ORMOND PLANTATION MANSION & TRACT X INTO TRACTS X-1, X-2, X-3 & OPM-1, ORMOND PLANTATION BY CODY A. DIMARCO, P.L.S. DATED MARCH 2, 2018, LAST REVISED JULY 19, 2018.
- ORMOND PLANTATION ESTATES, SECTION 1 BY DONALD PAUL BOURDEAUX, SURVEYOR DATED APRIL 4, 1973.
- SURVEY OF TRACT "X" AND ORMOND PLANTATION MANSION BY GILBERT, KELLY AND COUTURIE INC., DATED APRIL 10, 1996.

BASIS OF BEARING:

TAKEN FROM REFERENCED SURVEY PLAT NO. 1.

ELEVATION NOTES:

ELEVATIONS HEREON ARE ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE USING LSU C&G SOLUTION DATED 7/24/2018 NAD 83 NAVD 88 GEOID 12A.

<p>FINAL PLAT OAK ALLEY SURVEY PLAT AND RESUBDIVISION OF TRACT X-1 OF ORMOND PLANTATION INTO LOTS 1, 2, 3, 4, 5 & LOT OAK ALLEY OF OAK ALLEY SUBDIVISION, SECTION 12, TOWNSHIP-12-SOUTH, RANGE-8-EAST & SECTION 1, TOWNSHIP-13-SOUTH, RANGE-8-EAST, ST. CHARLES PARISH, LOUISIANA</p> <p>MADE AT THE REQUEST OF:</p> <p style="text-align: center;">MURRAY ARCHITECTS, INC.</p>	<p>DADING, MARQUES & ASSOCIATES, LLC</p> <p style="text-align: center;">P.O. BOX 790 METAIRIE, LA. 70004 (504) 834-0200</p> <p style="text-align: center;">CODY A. DIMARCO P.L.S. LA. ST. REG. NO. 5989</p>			
<p>THE SERVICUTES 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 SERVICUTES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.</p>				
<p>THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY</p>				
DATE: 07-14-2018	SCALE: 1" = 100'	DRAWN BY: J.R.	CHECKED BY: C.A.D.	JOB NO.: 572308

