

| LOT TABLE | | | LOT TABLE (CONT.) | | |
|-----------|----------------|--------------|-------------------|----------------|--------------|
| LOT No. | AREA (Sq. Ft.) | AREA (ACRES) | LOT No. | AREA (Sq. Ft.) | AREA (ACRES) |
| 18 | 6503.94 | 0.15 | 50 | 9386.21 | 0.22 |
| 19 | 6503.94 | 0.15 | 51 | 9263.30 | 0.21 |
| 20 | 6512.41 | 0.15 | 52 | 8916.19 | 0.21 |
| 21 | 6515.77 | 0.15 | 53 | 6268.51 | 0.14 |
| 22 | 6473.86 | 0.15 | 54 | 6298.25 | 0.15 |
| 23 | 6401.36 | 0.15 | 55 | 6334.00 | 0.15 |
| 24 | 6328.86 | 0.15 | 56 | 6369.74 | 0.15 |
| 25 | 6453.78 | 0.15 | 57 | 6405.49 | 0.15 |
| 26 | 6376.59 | 0.15 | 58 | 6441.23 | 0.15 |
| 27 | 6299.42 | 0.15 | 59 | 6476.38 | 0.15 |
| 28 | 6222.23 | 0.14 | 60 | 6514.78 | 0.15 |
| 29 | 6145.07 | 0.14 | 61 | 6551.64 | 0.15 |
| 30 | 6067.89 | 0.14 | 62 | 6588.51 | 0.15 |
| 31 | 6010.59 | 0.14 | 63 | 6725.39 | 0.15 |
| 32 | 6015.52 | 0.14 | 64 | 6762.26 | 0.16 |
| 33 | 6024.26 | 0.14 | 65 | 6795.13 | 0.16 |
| 34 | 6034.41 | 0.14 | 66 | 6835.99 | 0.16 |
| 35 | 6043.86 | 0.14 | 67 | 6872.88 | 0.16 |
| 36 | 6053.31 | 0.14 | 68 | 6909.75 | 0.16 |
| 37 | 6062.75 | 0.14 | 69 | 6942.41 | 0.16 |
| 38 | 6072.18 | 0.14 | 70 | 6973.17 | 0.16 |
| 39 | 6081.55 | 0.14 | 71 | 6963.47 | 0.16 |
| 40 | 6091.08 | 0.14 | 72 | 6913.74 | 0.16 |
| 41 | 6006.60 | 0.14 | 73 | 6764.01 | 0.16 |
| 42 | 6015.76 | 0.14 | 74 | 6714.28 | 0.15 |
| 43 | 6024.91 | 0.14 | 75 | 6664.55 | 0.15 |
| 44 | 6034.07 | 0.14 | 76 | 6412.04 | 0.15 |
| 45 | 6043.23 | 0.14 | 77 | 6365.32 | 0.15 |
| 46 | 6052.39 | 0.14 | 78 | 6318.62 | 0.15 |
| 47 | 6061.54 | 0.14 | 79 | 6272.56 | 0.15 |
| 48 | 6070.70 | 0.14 | 80 | 6330.48 | 0.15 |
| 49 | 6079.86 | 0.14 | 81 | 6385.12 | 0.15 |
| | | | 82 | 6503.94 | 0.15 |

| CURVE TABLE | | | | |
|-------------|-----------|--------------|----------|-------------|
| CURVE No. | ARC (Ft.) | RADIUS (Ft.) | CH (Ft.) | CH (Ft.) |
| C1 | 85.36 | 60.00 | 78.34 | S08°50'57"W |
| C2 | 53.19 | 60.00 | 51.47 | S75°00'19"W |
| C3 | 46.21 | 60.00 | 45.08 | N57°32'02"W |
| C4 | 34.47 | 60.00 | 32.62 | N09°27'41"W |
| C5 | 86.18 | 60.00 | 78.96 | N37°41'42"E |

THIS IS A TRUE AND ACCURATE BOUNDARY SURVEY, AND THE DISTANCES, COURSES, ANGLES AND ALL SURVEY INFORMATION ON THE BOUNDARY ARE SHOWN ACCURATELY, AND THAT ALL LOTS WILL BE STAKED IN ACCORDANCE WITH LA. RS. 33-5031, et seq, AND ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

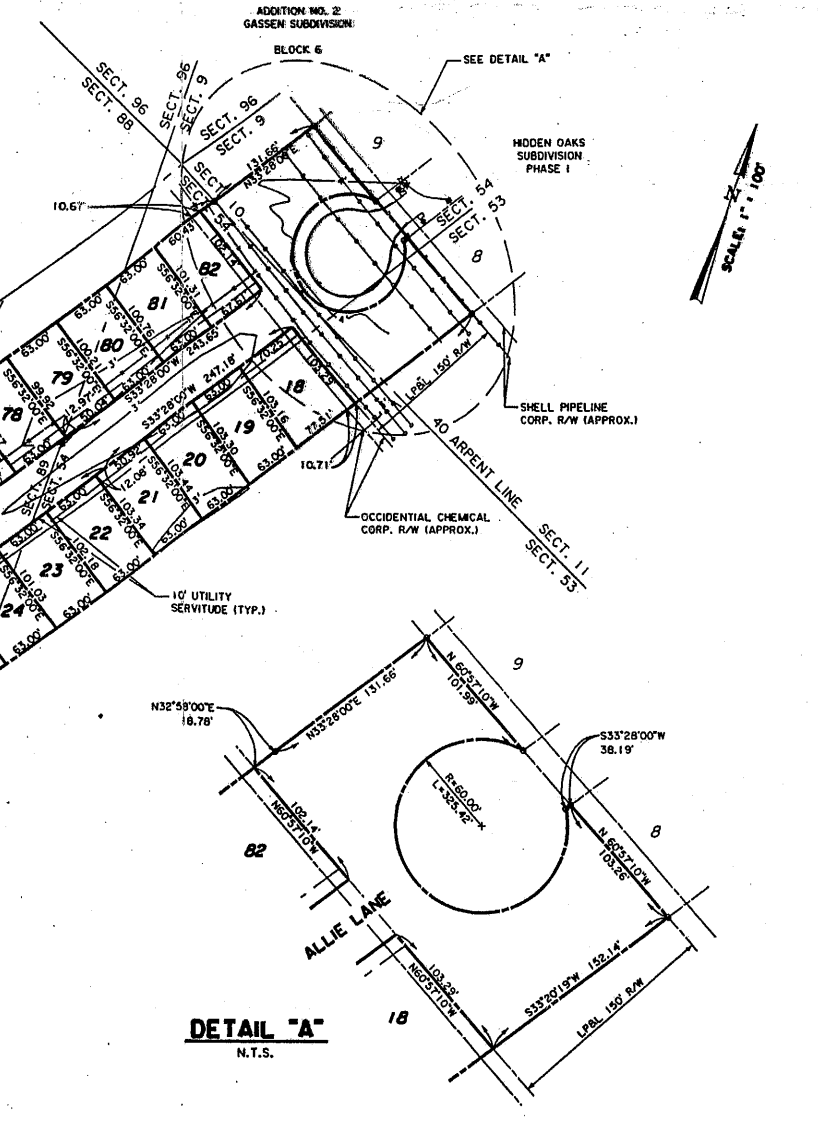
DEDICATION:
 1. THE RIGHT OF WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSE FOR GENERAL USE TO THE PUBLIC. 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.
 2. SUBDIVIDER SHALL SUBMIT A FINAL 'ACT OF DEDICATION' PRIOR TO APPROVAL OF FINAL PLAT.

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.

GENERAL NOTES:
 1. REFERENCE MAP ENTITLED 'LULING ESTATES AT LULING, ST. CHARLES PARISH, LA. THROUGH THE PROPERTY OF IRBY BAUDON et al.; ROBERT, ELMORE, AND ELLA GASSEN; LEON CHAISSON et al.; AND MARY B. LUSSAN IN SECTIONS 10, 11, 54, & 53 OF T13S - R21E AND IN SECTIONS 88, 89, & 90 OF T13S - R20E' BY R.P. BERNARD, DATED JANUARY 29, 1971, BEARING IS TAKEN FROM REFERENCE MAP.
 2. 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.
 3. TITLE INFORMATION PROVIDED BY OWNER.
 4. 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.
 5. UTILITY COMPANIES SHOULD BE NOTIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
 6. STREETS TO BE CONCRETE CURB AND GUTTER WITH SUBSURFACE DRAINAGE.
 7. STREET LIGHTS TO MEET OR EXCEED PARISH REGULATIONS.
 8. SUBJECT PROPERTY IS ZONED R-1 RESIDENTIAL.
 9. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE AE
 BASE FLOOD ELEVATION = 5.00 N.G.V.D.
 PER COMMUNITY NO. 220160 0125 C PANEL 125 DATED JUNE 16, 1992.
 10. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN 20 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 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).
 11. 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 RUNOFF WILL BE HANDLED VIA SUBSURFACE DRAINAGE PIPES AND ULTIMATELY DISCHARGED FROM THE 80 ARPERT CANAL PUMPING STATION.
 12. SEWAGE WILL BE HANDLED BY GRAVITY FLOW AND LIFT STATION INTO THE ST. CHARLES PARISH SYSTEM AND ON TO A SEWAGE TREATMENT PLANT WHICH IS OWNED AND OPERATED BY ST. CHARLES PARISH DEPARTMENT OF WASTE WATER.
 13. 'ST. CHARLES PARISH LAND USE REGULATIONS INCLUDING SETBACK STANDARDS, SUPERSEDE PRIVATE SUBDIVISION COVENANTS WHERE PARISH REGULATIONS ARE MORE RESTRICTIVE'.

**PRELIMINARY PLAT OF
 HIDDEN OAKS SUBDIVISION
 PHASE II
 BEING A RESUBDIVISION OF
 TRACT "LE-2" INTO LOTS 18 - 82
 IN LULING, ST. CHARLES PARISH, LA.
 FOR JJJ DEVELOPMENT PARTNERS, L.L.C.
 IN SECTIONS 10, 11, 53 & 54 OF T13S - R21E
 AND SECTIONS 89 & 90 OF T13S - R20E
 OF THE SOUTHEASTERN LAND DISTRICT
 WEST OF THE MISSISSIPPI RIVER**

○ = FOUND 1/2" I.P.
 ● = SET 1/2" I.P.



APPROVAL:

 DATE _____ CHAIRMAN, PLANNING & ZONING COMMISSION

 DATE _____ CHAIRMAN, ST. CHARLES PARISH COUNCIL

 DATE _____ PARISH PRESIDENT
 _____ DATE

OWNER:
 LULING ESTATES, INC.
 P.O. BOX 819
 DESTREHAN, LA 70047

DEVELOPER:
 JJJ DEVELOPMENT PARTNERS, L.L.C.
 P.O. BOX 1255
 DESTREHAN, LA 70047

THE PROTECTIVE COVENANTS FOR HIDDEN OAKS SUBDIVISION ARE RECORDED IN THE CLERK OF COURT'S OFFICE ST. CHARLES PARISH ON THE _____ DAY OF _____ IN BOOK _____ FOLIO _____ ENTRY _____

PLAT RECORDED IN THE CLERK OF COURT'S OFFICE ST. CHARLES PARISH ON THE _____ DAY OF _____ IN BOOK _____ FOLIO _____ ENTRY _____

Ordinance No. _____

I, HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY PERFORMED BY ME, ON THE GROUND, AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AS OF THE DATE, AS STIPULATED BY CLASSIFICATION C SURVEYS



L. LYLES BUDDEN
 PROFESSIONAL LAND SURVEYOR #4800