

04/25/14 Dville2



NOTE:
Water Supply shall be approved by the Ascension Parish Health Unit.

NOTE:
Wetlands Determination was not requested, and is not being provided as part of this survey.

NOTE:
Any new drainage ditch required by the subdivision of this property for the purpose of transporting runoff or sewage plant effluent to an existing Parish maintained ditch shall be constructed by the property owner(s).

DEDICATION:

The public streets and public rights of way shown hereon, if not previously dedicated, are hereby dedicated to the perpetual use of the public for proper uses. Areas shown as Public servitudes are granted to the public for use of utilities, for the storage removal and disposal of refuse, for the general use of the public, building structures, nor fence shall be constructed and no shrubbery planted within the limits of any public servitude so as to prevent or unreasonably interfere with any purpose for which the servitude or right of way is granted. All servitudes, streets and rights of way shown as private or not specifically labeled public are reserved as private servitudes in favor of the parties designated in and governed by the instruments which created such private servitudes.

DRAINAGE

DRAINAGE:
Any new drainage ditch required by the subdivision of this property for the purpose of transporting run off or sewerage plant effluent to an existing Parish maintained ditch shall be constructed by the property owner(s).

SERVITUDES:

All areas shown as a public 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 of any public servitude so as to prevent or reasonably interfere with any purpose for which the public servitude is granted.

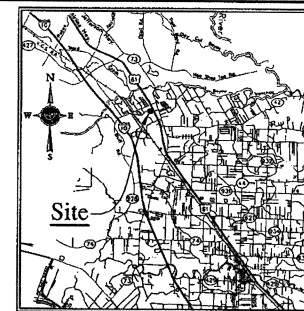
SEWAGE:

No person shall provide or install a method of sewage disposal, except connection to an approved sanitary sewer system, until the method of sewage treatment and disposal has been approved by the local health authority.

TUFAC/A. DE LA CRUZ

ALL RIGHTS RESERVED
Vs:\13\13-902\RESUB-02\13-902-02.dwg

CURVE TABLE				
NO.	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	310.00	91.19	S 77°48'48" W	90.87
C2	310.00	80.92	N 86°16'40" W	80.69



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1.) Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 22005C 0030 E for Ascension Parish Louisiana, last revised 08-16-2007, the property shown hereon is located in Flood Zone "X". Base flood elevations are subject to change and should be verified with the Engineering Division of the Department of Public Works.

2.) Zoning: (MU, Mixed Use Corridor) Zoning information should be verified with City/Parish Planning Commission.

Yard Requirements:
Minimum Front Yard: 25 feet
Minimum Rear Yard: 15 feet
Minimum Side Yard: 10 feet

3.) Reference Maps:
A. Map Showing ALTA/ACSM survey of Lot 4, By Landsource, Inc.,
Dated 11-11-2013.

B. Map Showing ALTA/ACSM survey of Lot 2, By Landsource, Inc.,
Dated 9-16-2011.

C. Final Plat of Prairieville Commercial Park, By Alvin Fairburn & Assoc., Inc., Dated 1-6-97. (# 393)

4.) (*) represents the Basis of Bearings. Bearings are based on reference map "A" (above). Distances are U.S. Survey Feet.

5.) No attempt has been made by LondSource, Inc., to verify title, actual legal ownerships, deed restrictions, servitudes, easements, or other burdens on the property other than that furnished by the client or his representative.

6.) Utilities: The underground utilities shown hereon have been located from visible utility features, and/or previous construction drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, except for above ground visible utility features.

INSTRUMENT # 00847897
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DEPUTY CLERK & RECORDER

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DEPUTY CLERK
SLIPPRTG02

APPROVED:

ASCENSION PARISH
PARISH PLANNING COMMISSION

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 and conforms to a Class B Survey in accordance with the State of Louisiana "Minimum Standards for Property Boundary Surveys".

DAVID L. PATTERSON, P.L.S.
LA. REGISTRATION NO. 04784

DATE: MARCH 10, 2014
JOB #: 13-902-02
OWN. BY: C.D.P.
CKD. BY: D.L.P.
SHEET NO.

01
DE: 01

OF: 01