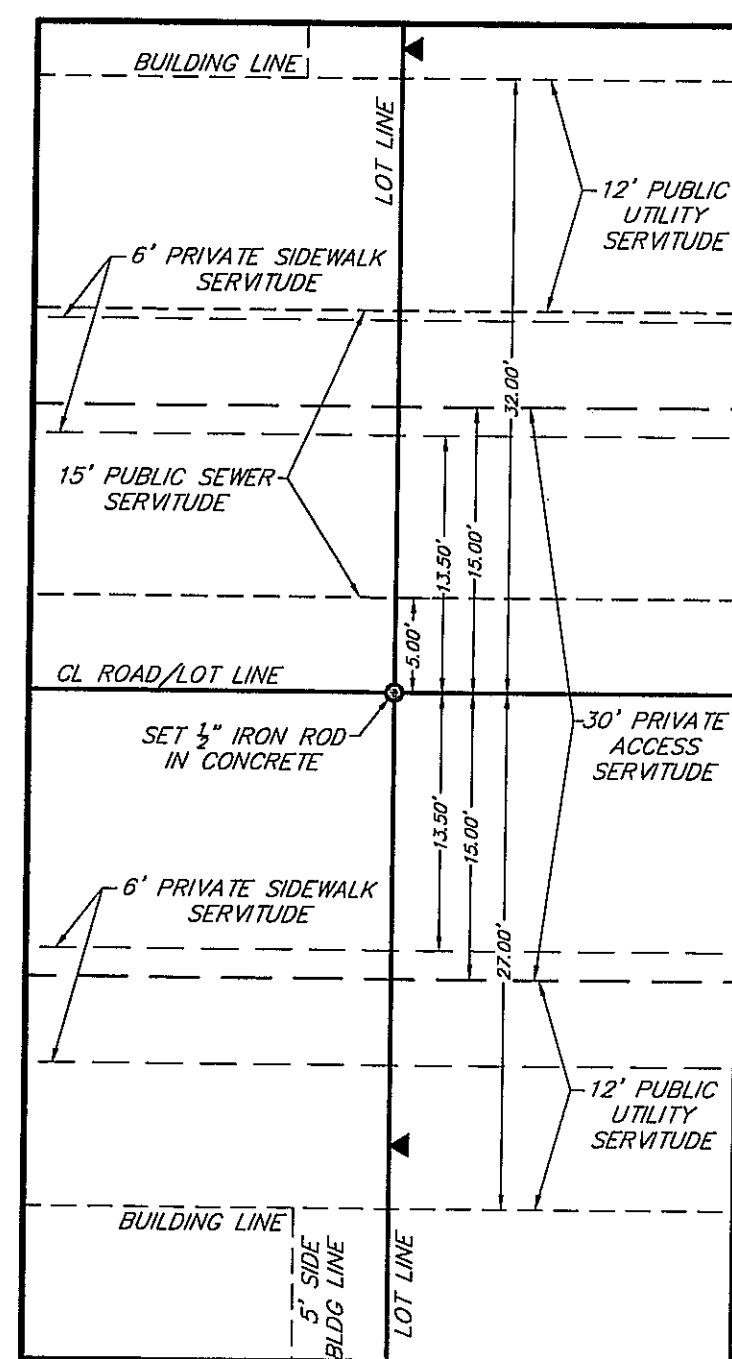




TYPICAL LOT LAYOUT

NOTES:

- 1) NO ATTEMPT HAS BEEN MADE BY MR. ENGINEERING & SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- 2) THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE, AND CITY-PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.
- 3) THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS, HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.
- 4) BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE SUBDIVISION ENGINEERING DIVISION.
- 5) THE PROPOSED DEVELOPMENT STORMWATER MANAGEMENT PLAN INDICATES NO IMPACT TO UPSTREAM OR DOWNSTREAM PROPERTIES. EXISTING DRAINAGE PATTERN IS TO CLAYTON BAYOU.
- 6) ALL LOTS HAVE A 27' OR A 32' FRONT BUILDING LINE ALONG WITH A 12' UTILITY SERVITUDE ON THE FRONT OF THE LOT (UNLESS OTHERWISE NOTED). ALL SIDE SETBACKS AND REAR SETBACKS SHALL CONFORM WITH THE UDC REQUIREMENTS FOR THE ZONING.
- 7) THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "K" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EAST BATON ROUGE PARISH, STATE OF LOUISIANA, COMMUNITY-PANEL NUMBER 220330270E, DATED MAY 2, 2008.
- 8) STREET LIGHT MAINTENANCE IS THE RESPONSIBILITY OF DEMCO, ENTERTY, OR CONSOLIDATED LIGHTING DISTRICT.

REFERENCE MAPS:

- 1) MAP SHOWING THE RESUBDIVISION OF TRACT 5 OF THE J.A. REDHEAD TRACT INTO TRACT 5-A & TRACT 5-B FOR JOHN A. POIRRIER. PREPARED BY: R.L. BENNETT, PLS, DATED: 6-6-2003.
- 2) MAP SHOWING THE RESUBDIVISION OF LOTS 4-A & 4-B OF THE J.A. REDHEAD TRACT INTO LOTS 4-A-1, 4-B-1 & 4-B-2 FOR MARIE HAMILTON. PREPARED BY: M. GREGORY BREAU, PLS, DATED: 4-12-2001.
- 3) "FINAL PLAT OF SHENANDOAH ESTATES, FIRST FILING" FOR SHENANDOAH CORPORATION. PREPARED BY: EDWARD E. EVANS AND ASSOCIATES, INC. DATED: 5-28-1970.
- 4) FINAL PLAT FOR CAMERON OAKS, BEING LOT 6-A AND 6-B OF THE J.A. REDHEAD PROPERTY FOR TIGER BEND DEVELOPMENT, L.L.C. PREPARED BY: G. WAYNE SLEDGE, PLS, DATED: 2-14-2007.
- 5) SURVEY MAP SHOWING 10' X 20' BST SERVITUDE AT THE SW CORNER OF THE J.A. POIRRIER LOT 5, BEING A PORTION OF THE J.A. REDHEAD PROPERTY FOR BELL SOUTH TELECOMMUNICATIONS, INC. PREPARED BY: A.D. PRIMAUX, PLS, DATED: 1-17-2005.

MAJOR STREET SETBACK NOTE:

CITY-PARISH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OR REPLACEMENT OF ANY FENCE OR ENTRANCE STRUCTURES LOCATED WITHIN THE MAJOR STREET SETBACK. A HOLD HARMLESS HAS BEEN FILED AND RECORDED WITH THE CLERK OF COURTS OFFICE.

GENERAL NOTES:

ZONING DISTRICT: SPUD
STREETS: 24' CONCRETE (30' PSA)
DESIGN WATER SURFACE: 28.5'
WATER: BATON ROUGE WATER WORKS
ACREAGE: 6.3 ± ACRES
EXISTING LAND USE: SINGLE FAMILY RES.
FUTURE LAND USE: CN
SCHOOL DISTRICT:
HIGH SCHOOL: WOODLAWN HIGH
MIDDLE SCHOOL: WOODLAWN MIDDLE
ELEMENTARY SCHOOL: SHENANDOAH ELEM.
OPPC LOT 106: 1540700970 & 1540700971

SEWER: EXISTING GRAVITY SEWER (W.S.T.N.)
BASE FLOOD ELEV.: 29.0'
INUNDATION LEVEL: 27.3'
ELECTRIC CO.: ENTERTY
GAS CO.: ENTERTY
FEMA FLOOD ZONE: X
FIRE DISTRICT: ST. GEORGE
SETBACKS (PER A2.6 ZONING):
FRONT = 27' & 32' (FROM CENTERLINE)
REAR = 10'
SIDE = 5' (ONE SIDE)
◀ DENOTES 0' SIDE YARD SETBACK

NOTE:

A PRIVATE WATER QUALITY MAINTENANCE COVENANT HAS BEEN EXECUTED AND RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF THE PARISH AS ORIGINAL 180 AND BUNDLE 12894

A 5' PRIVATE CONSTRUCTION AND MAINTENANCE EASEMENT SHALL BE PROVIDED ON THE LOT ADJACENT FOR CONSTRUCTION AND MAINTENANCE OF THE ZERO LOT LINE WALL.

SIDEWALK NOTE:

ALL SIDEWALK IMPROVEMENTS ARE TO BE BUILT BY THE APPROVED MUNICIPALITY LICENSED CONTRACTOR, WITHIN THE TIME PERIOD STATED ON THE BOND AGREEMENT. IT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER TO REPAIR SIDEWALK DAMAGES INCURRED DURING BUILDING CONSTRUCTION, PRIOR TO FINAL BUILDING INSPECTION APPROVAL ON THE LOT.

LEGEND:

- SET 3/8" IR OR 1/2" IP
- FOUND 1/2" IP
- SET 1/2" IRON ROD IN CONC.

Parcel Line Table

Line #	Direction	Length
L1	S15°00'01"W	30.70'
L2	S15°00'00"W	77.47'
L3	S15°00'00"W	152.73'

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	107.52'	300.00'	20.53	N04° 43' 59"E	106.94'
C2	104.61'	292.00'	20.53	N04° 43' 46"E	104.05'
C3	111.86'	285.00'	22.49	S03° 45' 22"W	111.14'
C4	123.63'	315.00'	22.49	N03° 45' 22"E	122.84'
C5	36.67'	96.00'	21.89	N04° 03' 24"E	36.45'
C6	120.33'	315.00'	21.89	S04° 03' 24"W	119.60'
C7	84.46'	292.00'	16.57	N02° 45' 10"E	84.17'
C8	20.15'	292.00'	3.95	N13° 00' 58"E	20.14'

REVISED: 06/27/2018

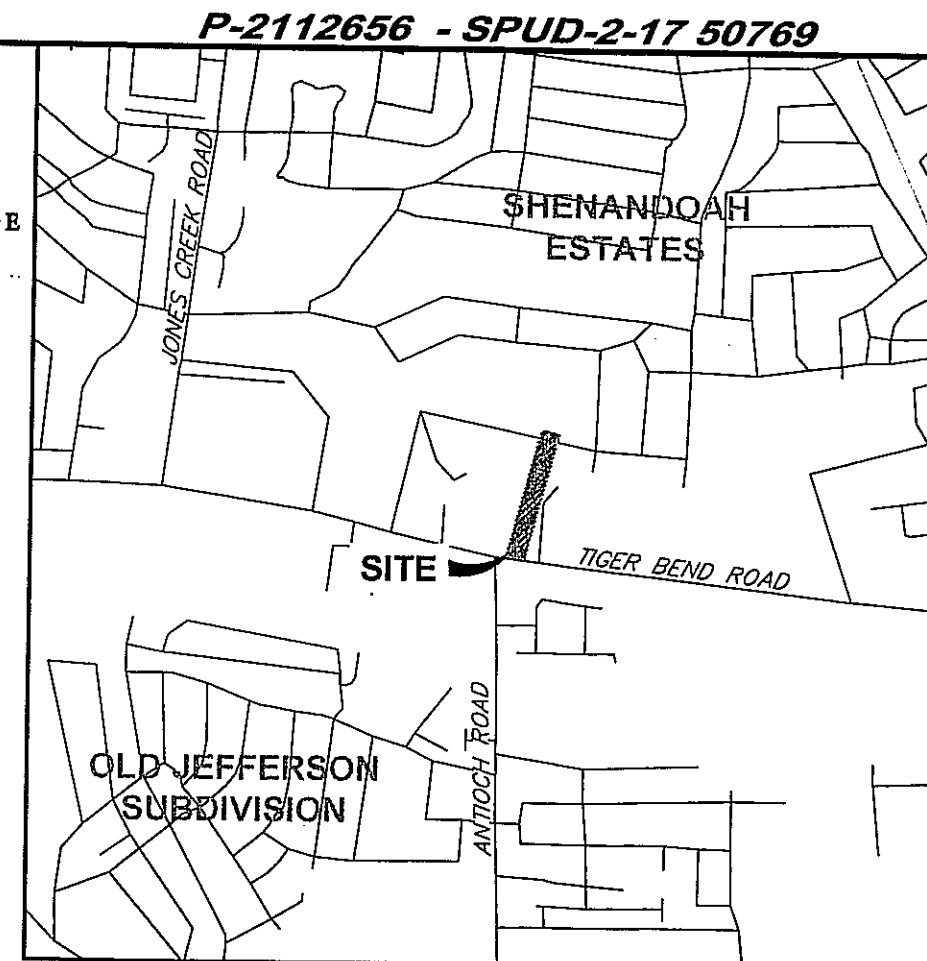
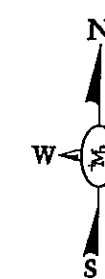
REVISED TRACTS 5-A-1 & 5-A-2 and ADDED ZERO LOT LINE TRIANGLE TO LOT 1

APPROVED:

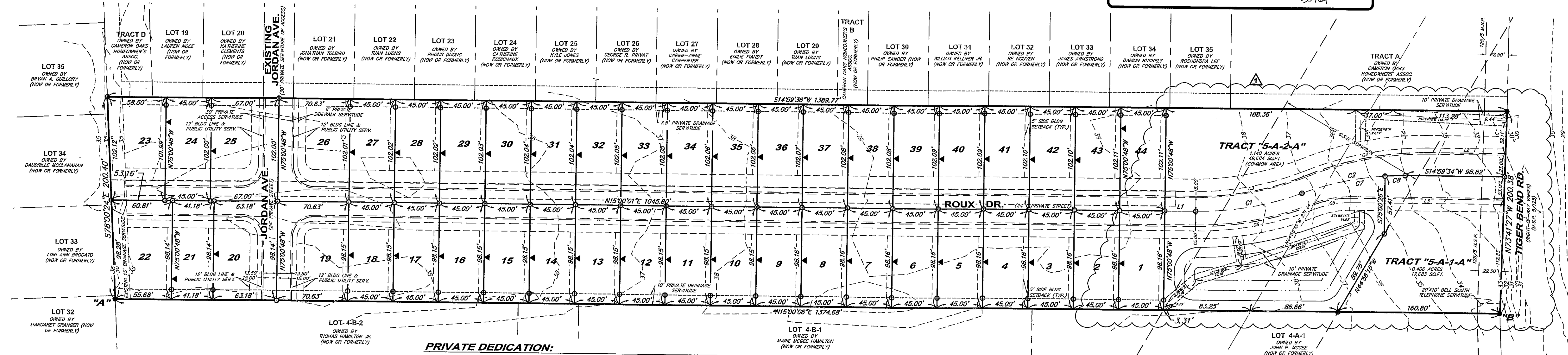
FRANK M. DUKE, FAICP
PLANNING DIRECTOR OR HIS DESIGNEE

DATE: 6/28/2018

P-2112656
SPUD-2-17 Rev1
50769



VICINITY MAP
SCALE: 1" = 2000'

**GRADING INSTRUCTIONS:**

AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER, HIS CONTRACTOR OR HIS REPRESENTATIVE TO GRADE EACH LOT SO, THAT THE STORM DRAINAGE RUNOFF CONFORMS TO THE APPROVED DRAINAGE LAYOUT, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF DEVELOPMENT, (METRO. ORD. 11135)

FILL NOTE:

VARIOUS LOTS WITHIN THE SUBDIVISION HAVE RECEIVED FILL DURING THE CONSTRUCTION PHASE OF THE INFRASTRUCTURE. EACH BUILDER/OWNER SHALL INDEPENDENTLY INVESTIGATE EXISTING SOIL CONDITIONS PRIOR TO CONSTRUCTION TO ENSURE APPROPRIATE FOUNDATION/SLAB DESIGN. A HOLD HARMLESS AND INDEMNITY AGREEMENT RELEASING THE CITY-PARISH OF ALL LIABILITY SHALL BE RECORDED FOR EACH LOT AS VERIFICATION THAT THESE CONDITIONS HAVE BEEN MET.

SIGHT TRIANGLE NOTE:

NO PLANTINGS, FENCES OR PARKING ARE TO BE CONSTRUCTED WITHIN SIGHT TRIANGLES SO AS TO INTERFERE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE DEPARTMENT OF PUBLIC WORKS.

SEWAGE DISPOSAL:

NO PERSON SHALL PROVIDE 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 PARISH HEALTH UNIT.

SIDEWALK NOTE (STANDARD):

IT SHALL BE THE DUTY OF EACH INDIVIDUAL LOT OWNER TO MAINTAIN THAT PORTION OF SIDEWALK WHICH IS ON OR ADJACENT TO HIS OR HER PROPERTY. THE CITY-PARISH SHALL HAVE NO RESPONSIBILITY FOR LIABILITY OR MAINTENANCE OF THE SIDEWALKS. (CODE OF ORDINANCES CHAPTER 3, SEC. 2-171)

STORMWATER MANAGEMENT NOTE:

AS PART OF THE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORM WATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNIFIED DEVELOPMENT CODE, LATEST REVISION.

LAKE/POND SERVITUDE NOTE:

THE 10' PRIVATE DRAINAGE SERVITUDE SHOWN THROUGH THE LAKE/POND SHOWN HEREON IS DEDICATED FOR THE PURPOSES OF THE MAINTENANCE OF UNRESTRICTED STORM WATER RUN-OFF. THE LAKE, IN THE UNDERSIDE OF THE CITY-PARISH DPM, WAS DESIGNED FOR THE PURPOSES OF STORM WATER DETENTION. NONE OF THE LAKE SHALL BE FILLED SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH IT IS INTENDED. THE MAINTENANCE OF THE LAKE/POND SHALL BE THE RESPONSIBILITY OF THE TIGER BEND TRAILS HOMEOWNERS' ASSOCIATION. THE CITY-PARISH DPM SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE THEREOF. THE LAKE WITHIN THE BOUNDARIES OF THIS DEVELOPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED.

UTILITY SERVICE SERVITUDE NOTE:

WHERE UNDERGROUND ELECTRICAL UTILITY SERVICE IS PROVIDED FOR THE SUBDIVISION, RESTRICTIONS SHALL INCLUDE A REQUIREMENT THAT THE OWNER OF EACH SHALL FURNISH AN ELECTRIC SERVITUDE FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEIPT OF ELECTRIC SERVICE ON THE LOT. (UDC SEC. 4.7(16))

COMMON AREA DEDICATION:

THE COMMON AREAS SHOWN HEREON ARE DEDICATED FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE RESIDENTS OF TIGER BEND TRAILS SUBDIVISION. ALL MAINTENANCE SHALL BE BY THE PROPERTY OWNERS ASSOCIATION. CITY-PARISH SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR UPKEEP OF ANY COMMON AREAS.

RESTRICTIONS NOTE:

ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HERETO. THE CITY-PARISH DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS, HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

REFERENCE BEARING: "N15°00'06"E"

WESTERLY PROPERTY LINE BASED ON MONUMENTS "A" & "B" AS SHOWN, BEARINGS ARE BASED OFF OF G.P.S. OBSERVATION, LOUISIANA SOUTH ZONE 1702.

REFERENCE BENCHMARK:

ELEVATIONS SHOWN ARE BASED ON EBRP BENCHMARK DESIGNATION (213 73) PID DESIGNATION: BA4095, NAVD 88, GEOID 03. WE TIED INTO THE B.M. IN GEOID 03 AND THEN ADJUSTED TO GEOID 12A.

PRIVATE DEDICATION:

THE SERVITUDES DESIGNATED HEREON AS "PRIVATE SERVITUDES" ARE HEREBY RESERVED FOR THE USE OF TIGER BEND TRAILS SUBDIVISION OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF TIGER BEND TRAILS SUBDIVISION. THE CITY OF BATON ROUGE/PARISH OF EAST BATON ROUGE SHALL HAVE THE RIGHT OF ENTRY INTO THE "PRIVATE SERVITUDES" FOR ACCESS TO THE "PUBLIC (DRAINAGE OR SEWER) SERVITUDES." THE SALE OF ANY PROPERTY SHOWN HEREON BY REFERENCE TO THIS PLAT SHALL NOT CONSTITUTE A DEDICATION TO THE PUBLIC OF ANY "PRIVATE SERVITUDE" SHOWN HEREON. FURTHERMORE, THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE "PRIVATE SERVITUDES." THE "PRIVATE SERVITUDES" ARE FURTHER GRANTED FOR THE NON-EXCLUSIVE USE OF ALL PUBLIC UTILITY COMPANIES WHICH PROVIDE PUBLIC UTILITIES TO TIGER BEND TRAILS SUBDIVISION AND THE USE OF SAID "PRIVATE SERVITUDES" BY SAID UTILITY COMPANIES SHALL BE LIMITED TO THOSE "PRIVATE SERVITUDES" IN WHICH THE RESPECTIVE PUBLIC UTILITY COMPANY'S FACILITIES ARE LOCATED. FURTHER, INSTALLATION OF ANY NEW FACILITIES (EXCLUDING ADDITIONAL RE-INS TO EXISTING FACILITIES WITHIN ANY NEW OR EXISTING "PRIVATE SERVITUDE") BY ANY PUBLIC COMPANY SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL OF TIGER BEND TRAILS SUBDIVISION PROPERTY OWNER'S ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. THE CITY/PARISH IS NOT RESPONSIBLE FOR MAINTENANCE OF PRIVATE FACILITIES. THE MAINTENANCE AND UPKEEP OF PRIVATE STREETS ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS ADJUTING SUCH PRIVATE STREET.

PUBLIC SEWER DEDICATION:

ALL AREAS SHOWN AS "PUBLIC SEWER SERVITUDES" ARE GRANTED TO THE PUBLIC FOR REMOVAL OF SEWAGE (WHICH SHALL INCLUDE THE RIGHT TO EXCAVATE FOR MAINTENANCE OR REPAIR WITHIN THE "PUBLIC SEWER SERVITUDES") AND FOR NO OTHER PURPOSE, NO BUILDING STRUCTURE OR FENCE SHALL BE CONSTRUCTED, AND NO SHRUBBERY PLANTED WITHIN THE LIMITS OF ANY PUBLIC SEWER SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED. THE PUBLIC SHALL ONLY BE RESPONSIBLE FOR MAINTAINING PUBLIC SANITARY SEWER IMPROVEMENTS LOCATED WITHIN THE "PUBLIC SEWER SERVITUDES" AND SHALL NOT BE RESPONSIBLE FOR, NOR BE OBLIGATED TO REPAIR OR REPLACE ANY EXCAVATED AREA, PAVED AREA, FENCE, OR OTHER PRIVATE IMPROVEMENTS CONSTRUCTED ON OR INSTALLED WITHIN THE "PUBLIC SEWER SERVITUDES," WHICH REPAIRS OR REPLACEMENTS SHALL BE AT THE SOLE EXPENSE OF THE OWNERS, THEIR HEIRS, SUCCESSORS, OR ASSIGNS.

PUBLIC DEDICATION:

THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, AND NO BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

S/ ARTHUR LANCASTER

ARTHUR LANCASTER, MEMBER
TIGER BEND TRAILS DEVELOPMENT, LLC

05/03/2018

DATE

S/ FRANK M. DUKE

FRANK M. DUKE, FAICP
PLANNING DIRECTOR OR HIS DESIGNEE

06/13/2018

DATE

S/ CAREY CHAUVIN

CAREY CHAUVIN
DIRECTOR OF DEVELOPMENT

06/13/2018

DATE

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CAREY CHAUVIN
DIRECTOR OF DEVELOPMENT

06/13/2018

DATE

WASTEWATER IMPACT FEE APPROVAL:

THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 1-44 AND TRACT "5-A-1" HAS PAID A TOTAL OF \$ 49,325.00. (\$1,025 PER LOT) (CHECK # 1049) IN WASTEWATER IMPACT FEES IN ACCORDANCE WITH ORDINANCE 10043, E.B.R.D.S.C.O. ORDINANCE 1242 AS AMENDED, ADOPTED SEPTEMBER 28, 1994, BY THE METROPOLITAN COUNCIL. ADDITIONALLY, ALL LOTS FOR WHICH A BUILDING PERMIT WILL BE ISSUED FOR IMPROVEMENTS TO THE LOT WILL REQUIRE A PAYMENT OF THE REMAINING PORTION OF THE WASTEWATER IMPACT FEE IN ACCORDANCE WITH THE FOREMENTIONED ORDINANCE. THIS SUBDIVISION IS LOCATED IN THE SOUTH SEWER DISTRICT.

S/ CAREY CHAUVIN

CAREY CHAUVIN
DIRECTOR OF DEVELOPMENT

06/13/2018

DATE

S/ CAREY CHAUVIN

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