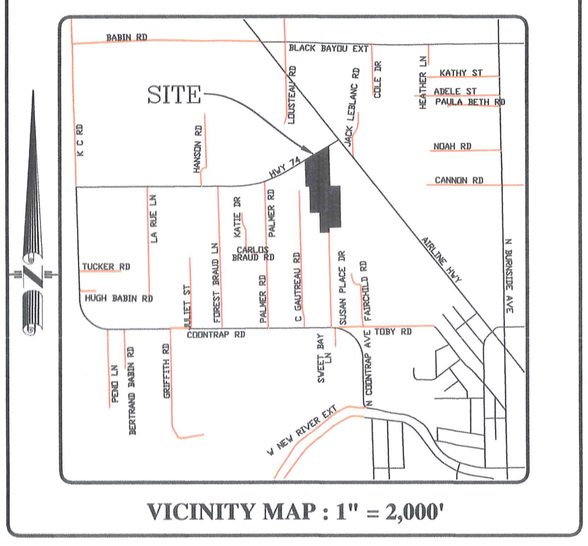


VICINITY MAP : 1" = 2,000'

PROPERTY EXCHANGE

MAP SHOWING SURVEY OF

LOT DP-1 & DP-2

BEING THE RESUBDIVISION OF
TWO UNNAMED LOTS
LOCATED IN SECTION 20, T9S - R3E,
SOUTHEASTERN LAND DISTRICT,
OF THE ST. HELENA MERIDIAN,
EAST OF THE MISSISSIPPI RIVER,
ASCENSION PARISH, LA.
FOR

DOYLE PHILIPPE FAMILY LIVING TRUST

REFERENCE MAP:

1) MAP SHOWING SURVEY RECORDED AS INSTRUMENT #110698.
2) MAP SHOWING SURVEY FOR E.J. EDWARDS & J.P. GAUTREAU BY HENRY E. KLEINPETER, C.E., DATED JULY 28, 1960. NOT RECORDED.
3) MAP SHOWING SURVEY RECORDED AS INSTRUMENT #177284.
4) MAP SHOWING SURVEY FOR DR. DOYLE PHILIPPE BY ALDON A. LEBLANC, P.L.S., DATED MARCH 04, 1997. NOT RECORDED.
5) MAP SHOWING SURVEY FOR R.W. CONSTRUCTION BY R.L. BENNETT, P.L.S., DATED APRIL 06, 2005. NOT RECORDED.
6) MAP SHOWING SURVEY RECORDED AS INSTRUMENT #636903.
7) MAP SHOWING SURVEY FOR DR. DOYLE PHILIPPE BY ALDON A. LEBLANC, P.L.S., DATED JUNE 18, 2007. RECORDED AS INSTRUMENT #685305.
8) MAP SHOWING SURVEY RECORDED AS INSTRUMENT #717425.
9) MAP SHOWING SURVEY FOR DR. DOYLE PHILIPPE BY W.J. COINTMENT SURVEYORS, DATED MAY 31, 2017. NOT RECORDED.
10) MAP SHOWING SURVEY RECORDED AS INSTRUMENT #1025062.
11) MAP SHOWING SERVITUDE REVISION FOR CAROL J. GAUTREAU BY EARLES & ASSOCIATES, LLC, DATED JULY 07, 2021. RECORDED AS INSTRUMENT #916068.
12) MAP SHOWING SURVEY FOR THE DOYLE PHILIPPE FAMILY LIVING TRUST BY EARLES & ASSOCIATES, LLC, DATED NOVEMBER 29, 2022. NOT RECORDED.

* BEARINGS ARE BASED ON GPS MEASUREMENTS, SMART NET, VRS, NORTH AMERICAN DATUM (1983), LAMBERT CONFORMAL CONIC PROJECTION, LOUISIANA SOUTH ZONE, STATE PLANE COORDINATE SYSTEM.

THIS SURVEY CONFORMS TO CURRENT STANDARDS OF PRACTICE AS DEFINED IN TITLE 46, CHAPTER 29 OF PROFESSIONAL AND OCCUPATIONAL STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO. 22005C 0045 E FOR ASCENSION PARISH, MAP DATED AUGUST 16, 2007, THIS PROPERTY LIES IN FLOOD HAZARD ZONE = **AE & X**, BASE FLOOD ELEVATION = **9.0'**.

THIS PROPERTY IS ZONED = ***(RM) MEDIUM INTENSITY***
FRONT SETBACK= 25' FROM RIGHT-OF-WAY
FRONT SETBACK= 75' FROM CENTERLINE OF HIGHWAY
SIDE SETBACK= 5' FROM PROPERTY LINE
REAR SETBACK= 20' FROM PROPERTY LINE

THIS PROPERTY IS ZONED = ***(MU) MIX USE CORRIDORS***
FRONT SETBACK= 75' FROM CENTERLINE OF HIGHWAY
SIDE SETBACK= 10' FROM PROPERTY LINE
REAR SETBACK= 15' FROM PROPERTY LINE

SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.

THIS PROJECT IS SUBJECT TO SEWER DEVELOPMENT AND TRAFFIC IMPACT FEES IN ACCORDANCE WITH ASCENSION PARISH ORDINANCES.

SEWER DISPOSAL SHALL BE INDIVIDUAL SANITARY SEWER PLANTS.

NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWER DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY.

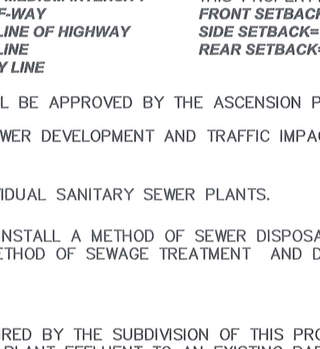
ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF OR SEWAGE TREATMENT PLANT EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER(S).

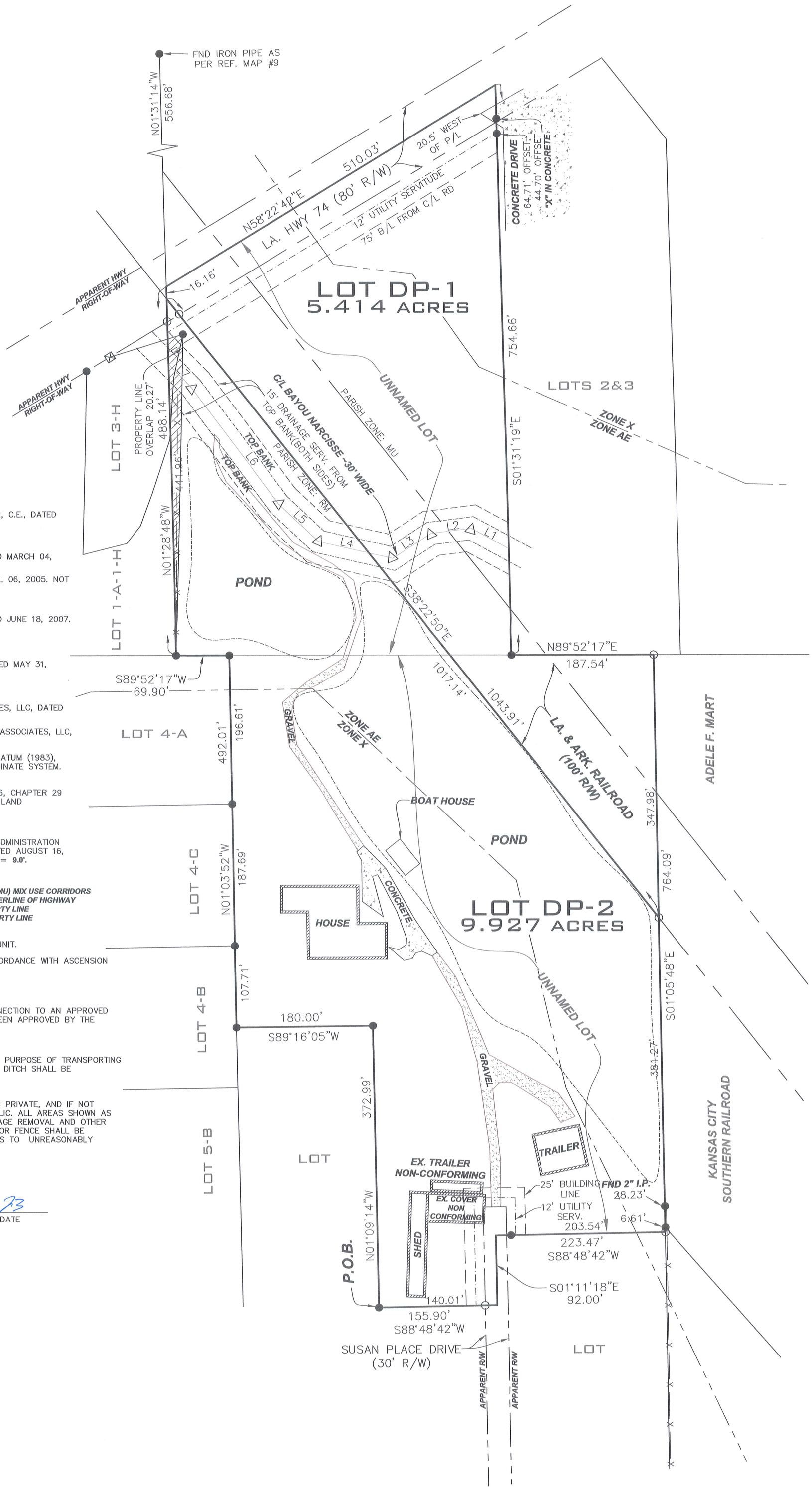
THE RIGHTS-OF-WAY STREETS SHOWN HEREON, UNLESS SPECIFICALLY DESIGNATED AS PRIVATE, AND IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL AND OTHER PROPER PURPOSES 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 UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH SERVITUDE WAS GRANTED.

3-9-23

BOYLE PHILIPPE FAMILY LIVING TRUST REPRESENTATIVE (DEVIN RAYMOND PHILIPPE) — DATE

CENTERLINE BAYOU TABLE		
LINE	BEARING	DISTANCE
L1	N61°28'38"W	56.32'
L2	S82°37'53"W	53.48'
L3	S56°45'54"W	60.13'
L4	N77°14'15"W	100.47'
L5	N46°29'10"W	72.59'
L6	N36°36'24"W	191.07'
L7	N44°30'50"W	43.62'





APPROVED:
ASCENSION PARISH PLANNING COMMISSION

CHAIRMAN

DATE: 3-16-23

FILE: PZ-3103

* THIS PLAT IS VOID UNLESS SIGNED AND STAMPED BY THE LICENSED PROFESSIONAL SHOWN BELOW *

I CERTIFY THAT IN SEPTEMBER 2022, EARLES AND ASSOC., L.L.C. PERFORMED A GROUND SURVEY OF THE PROPERTY SHOWN HEREON AND THAT THIS MAP IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY. THIS PLAT CONFORMS TO LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

3/6/2023

JAMES W. FALGOUT
PROFESSIONAL LAND SURVEYOR
LOUISIANA REGISTRATION NO. 5017 — DATE

STATE OF LOUISIANA
JAMES W. FALGOUT
REG. No. 5017
REGISTERED PROFESSIONAL
LAND SURVEYOR

22762.DWG

DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS IT A PART OF THIS SURVEY. ABSTRACTING OF TITLE ON THIS PROPERTY WAS NOT WITHIN THE SCOPE OF THIS SURVEY. SERVITUDES, RIGHTS-OF-WAY, UNDERGROUND STRUCTURES OR OTHER ENCUMBRANCES OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST. THIS SURVEY DOES NOT GUARANTEE TITLE NOR OWNERSHIP. THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF EARLES AND ASSOC., L.L.C. REPRODUCTION IS PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THIS FIRM.

LEGEND:

- ● 1/2" IRON PIPE FOUND OR AS SHOWN
- ○ 1/2" IRON ROD SET
- —x— FENCELINE
- △ CALCULATED POINT
- ⊠ HIGHWAY R.O.W. MONUMENT

DATE: 03/06/2023	DRAWING No. 22762SIMPLE
DRAWN BY: ST	JOB. No. 22-762
CHECKED BY: JWF	REF. No.

EARLES AND ASSOCIATES, L.L.C.
PROFESSIONAL LAND SURVEYORS
2102 S. SOUTHLAND AVE.
GONZALES, LOUISIANA 70737
Tel: 225-647-9798

TOWNSHIP	SECTION
9S	20
RANGE	
3E	