GENERAL NOTES:			
ZONING:	C-1 (COMMERCIAL RETAIL)	ELECTRIC:	ENTERGY
LAND USE:	RETAIL	GAS:	ENTERGY
ACREAGE:	2.326 ACRES	TELEPHONE:	EATEL/BELLSOUTH
NO. OF LOTS:	2 (TWO)	CABLE TV:	COX/EATEL
FLOOD ZONE:	X (SHADED) MAP NUMBER 22005C0110E	HIGH SCHOOL:	EAST ASCENSION HIGH
BASE FLOOD ELEVATION:	N/A	MIDDLE SCHOOL:	GONZALES MIDDLE
SEWER:	COLLECTION LINES TO CITY OF GONZALES SYSTEM	ELEMENTARY SCHOOL:	CARVER PRIMARY
WATER:	CITY OF GONZALES	STREETS:	ASPHALTIC-CONCRETE WITH CURB & GUTTER

REFERENCE BENCHMARK:

ALL ELEVATIONS SHOWN HEREON ARE REFERENCED OFF OF AND RELATIVE TO NATIONAL GEODETIC SURVEY BENCHMARK NO. "J 1 61" (PID BJ1726) WITH A PUBLISHED ELEVATION OF 8.8 FEET N.A.V.D. '88 GPS OBS (2009.55). THIS IS A LOUISIANA HEIGHT MODERNIZATION SURVEY STATION.

TEMPORARY SITE BENCHMARK:

600 NAIL IN POWER POLE LOCATED ON NORTHEAST QUADRANT OF SOUTH BURNSIDE AVE. AND E. HAVEN STREET. ELEVATION = 10.36 FEET N.A.V.D. '88.

BASIS FOR BEARINGS:

ALL BEARINGS SHOWN HEREON ARE REFERENCED TO GRID NORTH USING THE LOUISIANA STATE PLANE COORDINATE SYSTEM AND WERE DETERMINED USING GPS.

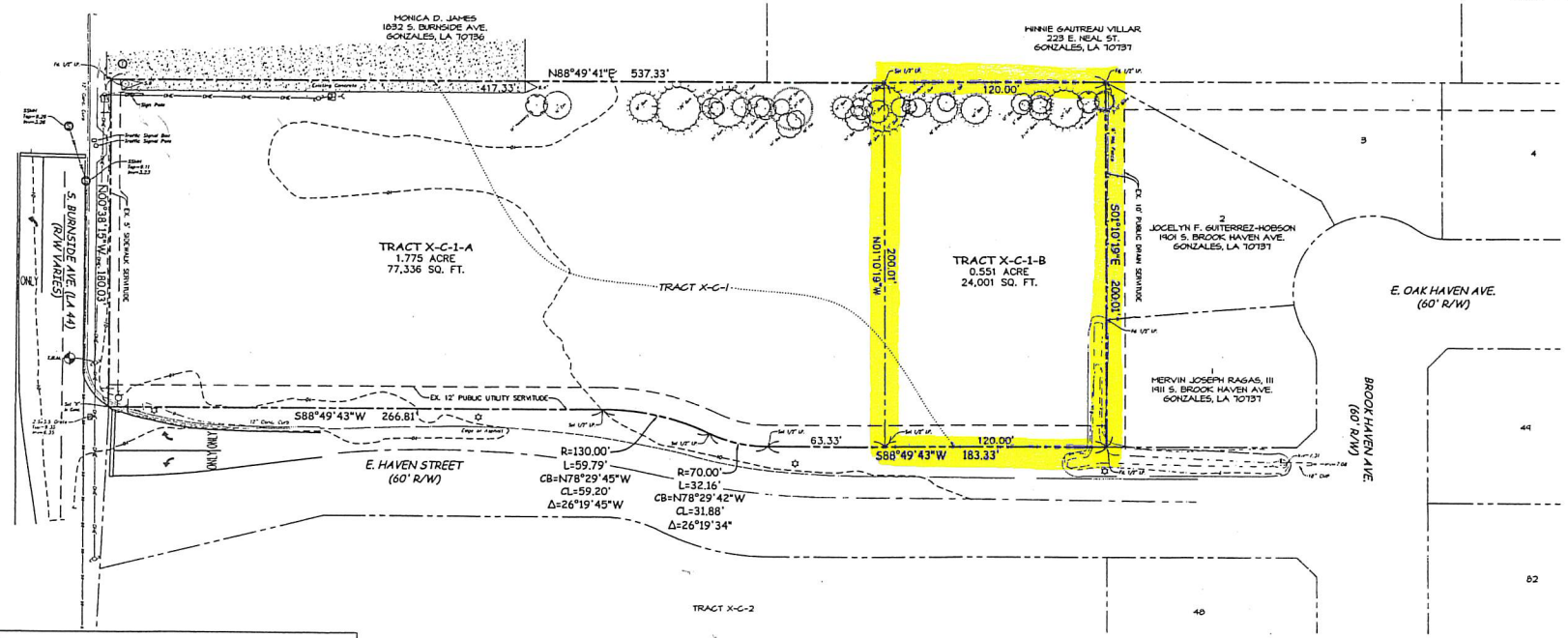
REFERENCE MAPS:

1.) "FINAL PLAT OF HIDDEN HAVEN SUBDIVISION, BEING A SUBDIVISION OF TRACT X-A-1, SITUATED IN SECTION 32, T-9-S, R-3-E, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, CITY OF GONZALES, ASCENSION PARISH, LOUISIANA", PREPARED BY CSRS, MICHAEL B. SONEY, P.L.S., DATED OCTOBER 1, 2007 AND RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF MORTGAGES IN ASCENSION PARISH, LOUISIANA AS INSTRUMENT NO. 00681719.

SCALE 30 0 30 60 IN FEET

SUBJECT PROPERTY

VICINITY MAP
SCALE: 1" = 2000'



NOTES:

1) THE PROPERTY SHOWN HEREON LIES WITHIN THE LIMITS OF ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR THE CITY OF GONZALES, ASCENSION PARISH, LOUISIANA, COMMUNITY NUMBER 220015, PANEL 0110, SUFFIX E, MAP NUMBER 22005C0110E, WITH AN EFFECTIVE DATE OF AUGUST 16, 2007, AND AN INDEX DATE OF AUGUST 16, 2007.

2) ALL PROPERTY CORNERS SHOWN HEREON HAVE BEEN MONUMENTED WITH 1/2-INCH x 18" IRON PIPES UNLESS OTHERWISE NOTED.

3) NO ATTEMPT HAS BEEN MADE BY FERRIS ENGINEERING & SURVEYING, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES, OR ANY OTHER ENCUMBRANCES THAT MAY EXIST ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

4) ALL BUILDING LINES AND SERVITUDES SHOWN HEREON ARE IN ACCORDANCE WITH THE REFERENCE MAPS LISTED HEREON.

5) ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN ON THIS SURVEY. NOTIFY LOUISIANA ONE CALL AT 1-800-272-3020 OR 811 TO HAVE UNDERGROUND UTILITIES MARKED PRIOR TO PERFORMING ANY EXCAVATION AND/OR CLEARING.

6.) ALL LOTS SHOWN HEREON HAVE THE MINIMUM LOT SIZE AND LOT FRONTAGE FOR THEIR RESPECTIVE ZONING DISTRICTS AS SET FORTH IN THE ASCENSION PARISH DEVELOPMENT CODE.

7.) 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).

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

9.) THE CONTOURS SHOWN HEREON ARE BASED ON A PRE-CONSTRUCTION TOPOGRAPHIC SURVEY PERFORMED BY THIS FIRM.

RESTRICTIONS:

ALL LOTS ARE SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED AS AN ADJACENT HERETO.

SEWER 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 LOCAL HEALTH AUTHORITY.

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, NOR SHALL ANY 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.

Wesley Benjamin Valentine
authorized agent for J Krouse, LLC. 03/19/2015
WESLEY BENJAMIN VALENTINE DATE
AUTHORIZED AGENT FOR J KROUSE LLC.

APPROVED:

CITY OF GONZALES
PLANNING COMMISSION

3/25/15
FRANK D'AGNOLFO DATE FILE NO.
PLANNING COMMISSION CHAIRMAN

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUES 33:5051, ET SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Ronald K. Ferris 03/17/2015
RONALD K. FERRIS, P.L.S. DATE
FERRIS ENGINEERING & SURVEYING, L.L.C.

STATE OF LOUISIANA
RONALD K. FERRIS
License No. 4437
PROFESSIONAL
LAND SURVEYOR

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Client:
DORSEY DEVELOPMENT
DG, LLC
129 CHARTRES STREET
NEW ORLEANS, LA 70130

DESCRIPTION:
LOCATED IN SECTION 33,
TOWNSHIP 9 SOUTH, RANGE 3 EAST,
SOUTHEAST LAND DISTRICT,
EAST OF THE MISSISSIPPI RIVER,
CITY OF GONZALES,
ASCENSION PARISH, LOUISIANA

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TITLE:
MAP SHOWING SUBDIVISION OF TRACT X-C-1, HIDDEN HAVEN SUBDIVISION INTO TRACTS X-C-1-A AND X-C-1-B

DATE: MARCH, 2015
CHIEF / DRAFTSMAN: RB/TGM
CAD FILE: 15-017 RESUB
PROJECT NUMBER: 15-017
DRAWING NUMBER: 15-F-0004

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