CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	90°00'00"	10.00'	15.71'	N 16°26'42" W – 14.14'
C2	45°45'31"	205.00'	163.72'	N 9°30'31" E – 159.40'
C3	12°16'49"	170.00'	36.43'	N 51°13'01" E – 36.36'
C4	18°34'36"	550.00'	178.32'	N 66°09'43" E – 177.54'
C5	90°00'00"	243.00'	381.70'	S 73°33'18" W – 343.65'
C6	27°36'18"	381.41'	183.76'	S 13°07'31" W – 181.99'
C7	83°46'08"	43.50'	63.60'	N 14°32'09" E – 58.08'
C8	47°24'00"	240.00'	190.17'	S 50°02'54" W – 185.24'
C9	37°24'47"	240.00'	156.15'	N 63°33'18" W – 331.65'
C10	152°57'31"	280.00'	747.50'	N 83°40'55" E – 544.48'
C11	19°53'41"	230.00'	79.86'	N 17°09'00" W – 79.46'
C12	0°48'56"	10020.00'	142.63'	N 28°41'22" E – 142.62'
C13	91°56'42"	25.00'	40.12'	S 72°24'56" E – 35.95'
C14	88°34'23"	25.00'	38.65'	N 17°19'31" W – 34.91'
C15	0°06'09"	9980.00'	23.88'	N 27°01'46" E – 23.88'
C16	19°53'41"	270.00'	93.75'	N 17°09'00" W – 93.28'
C17	152°57'31"	240.00'	640.71'	N 83°40'55" E – 466.70'
C18	27°17'21"	280.00'	133.38'	N 37°28'00" W – 132.10'
C19	75°30'38"	25.00'	32.95'	N 8°22'11" E – 30.62'
C20	90°15'49"	10.00'	15.75'	N 73°31'12" E – 14.17'
C21	54°59'52"	269.00'	258.21'	N 68°50'00" W – 248.41'
C22	144°44'04"	5.00'	12.63'	N 43°58'44" E – 9.53'
C23	94°24'42"	43.50'	71.68'	S 75°35'38" E – 63.84'
C24	89°35'18"	30.00'	44.81'	S 14°24'22" W – 40.76'
C25	95°43'16"	25.00'	41.77'	S 76°14'37" E – 37.08'
C26	90°00'00"	10.00'	15.71'	N 73°33'18" W – 14.14'
C27	90°00'00"	10.00'	15.71'	N 73°33'18" W – 14.14'
C28	90°00'00"	10.00'	15.71'	N 16°26'42" W – 14.14'
C29	90°00'00"	25.00'	39.27'	S 73°33'18" W – 35.36'
C30	90°00'00"	25.00'	39.27'	N 16°26'42" E – 35.36'
C31	90°00'00"	10.00'	15.71'	N 73°33'18" E – 14.14'
C32	90°00'00"	10.00'	15.71'	N 16°26'42" W – 14.14'
C33	90°00'00"	10.00'	15.71'	N 73°33'18" E – 14.14'
C34	45°45'52"	205.00'	163.72'	S 9°30'32" E – 159.41'
C35	37°13'12"	130.00'	84.45'	S 54°01'10" W – 82.97'
C36	90°00'00"	25.00'	39.27'	N 62°22'14" W – 35.36'
C37	45°45'32"	330.00'	263.55'	S 9°30'32" E – 256.60'
C38	56°14'16"	130.00'	127.60'	S 32°17'13" E – 122.54'
C39	24°17'16"	270.50'	114.66'	N 18°18'43" W – 113.81'
C40	81°42'06"	25.00'	35.65'	N 20°42'34" E – 32.70'
C41	31°15'00"	170.00'	92.72'	S 43°31'00" E – 91.58'
C42	33°06'19"	420.00'	242.67'	S 49°00'30" W – 239.31'
C43	48°29'05"	130.00'	110.01'	S 4°06'03" W – 106.76'
C44	88°40'43"	25.00'	37.82'	N 63°28'52" E – 34.32'
C45	43°09'49"	420.00'	331.07'	S 84°14'19" W – 322.98'
C46	90°00'00"	25.00'	39.27'	S 73°30'35" E – 35.36'
C47	90°00'00"	25.00'	39.27'	S 16°39'25" E – 35.36'
C48	91°47'17"	25.00'	40.02'	S 72°28'57" E – 35.88'
C49	88°16'43"	25.00'	38.52'	N 17°31'03" W – 34.82'
C50	88°16'43"	25.00'	38.52'	N 17°31'03" W – 34.82'
C51	156°15'37"	50.00'	249.81'	N 28°20'35" W – 60.00'
C52	91°47'17"	25.00'	40.02'	N 72°28'57" E – 35.88'
C53	91°47'17"	25.00'	40.02'	N 72°28'57" E – 35.88'
C54	88°16'43"	25.00'	38.52'	N 17°31'03" W – 34.82'
C55	53°07'48"	25.00'	23.18'	S 88°13'19" W – 22.36'
C56	156°15'37"	50.00'	249.81'	N 28°20'35" W – 60.00'
C57	53°07'48"	25.00'	23.18'	S 39°05'30" E – 22.36'
C58	91°47'17"	25.00'	40.02'	N 72°28'57" E – 35.88'
C59	88°16'43"	25.00'	38.52'	S 17°31'03" E – 34.82'
C60	89°53'15"	380.00'	596.16'	N 73°23'58" W – 536.87'
C61	89°53'15"	250.00'	392.21'	N 73°23'58" W – 353.21'
C62	45°49'35"	230.00'	183.06'	N 5°32'23" W – 179.09'
C63	13°08'22"	370.00'	97.77'	S 9°48'04" W – 97.48'
C64	45°24'00"	240.00'	190.17'	S 50°02'54" W – 185.24'
C65	49°38'24"	240.00'	191.18'	N 84°25'54" W – 185.18'
C66	41°46'23"	240.00'	174.98'	N 46°43'31" W – 171.13'
C67	27°55'50"	280.00'	136.49'	S 43°14'05" E – 135.15'
C68	27°55'50"	280.00'	136.49'	S 71°09'55" E – 135.15'
C69	27°55'50"	280.00'	136.49'	N 80°54'14" E – 135.15'
C70	30°59'38"	280.00'	150.72'	N 31°31'04" E – 148.91'
C71	28°53'40"	280.00'	141.20'	N 21°35'05" E – 139.71'
C72	1°45'55"	495.57'	15.27'	N 8°40'42" E – 15.27'
C73	3°56'58"	300.19'	20.69'	N 12°34'21" E – 20.69'
C74	144°51'13"	239.98'	605.95'	N 87°58'25" E – 456.99'
C75	18°46'46"	272.24'	89.20'	N 29°00'52" W – 89.30'
C76	8°27'33"	295.92'	43.67'	N 42°38'32" W – 43.63'
C77	10°41'51"	289.90'	50.22'	N 56°41'46" W – 50.15'
C78	14°34'25"	299.90'	68.42'	N 79°19'07" W – 68.24'
C79	29°43'36"	299.90'	139.57'	S 78°31'02" W – 138.01'
C80	30°00'00"	10.00'	5.24'	S 43°23'18" W – 5.18'
C81	60°00'00"	10.00'	10.47'	S 88°23'18" W – 10.00'
C82	60°00'00"	10.00'	10.47'	N 31°36'42" W – 10.00'
C83	30°00'00"	10.00'	5.24'	N 13°23'18" E – 5.18'
C84	3°41'08"	330.00'	21.23'	N 26°32'44" E – 21.22'
C85	11°10'47"	330.00'	64.35'	N 19°06'47" E – 64.29'
C86	11°10'47"	330.00'	64.35'	N 7°56'00" E – 64.29'
C87	11°10'47"	330.00'	64.35'	N 3°14'47" W – 64.29'
C88	8°32'04"	330.00'	49.15'	N 13°05'12" W – 49.11'
C89	15°98'36"	270.50'	75.27'	S 12°08'24" W – 75.03'
C90	8°20'37"	270.50'	39.39'	S 24°17'02" W – 39.36'
C91	6°34'15"	420.00'	48.17'	S 31°44'26" W – 48.14'
C92	10°00'42"	420.00'	73.39'	S 40°01'58" W – 73.30'
C93	9°98'52"	420.00'	73.17'	S 50°01'48" W – 73.08'
C94	6°32'27"	420.00'	47.95'	S 56°17'28" W – 47.92'
C95	6°44'15"	420.00'	49.39'	S 76°33'54" W – 49.36'
C96	8°42'51"	420.00'	63.85'	S 84°15'27" W – 63.82'
C97	6°43'39"	420.00'	63.98'	N 87°00'18" W – 63.91'
C98	8°44'52"	420.00'	64.13'	N 78°16'03" W – 64.08'
C99	8°35'39"	420.00'	63.00'	N 69°35'47" W – 62.94'
C100	3°38'33"	420.00'	26.70'	N 63°28'41" W – 26.70'
C101	01°99'58"	380.00'	13.26'	N 53°39'23" W – 13.26'
C102	15°25'33"	380.00'	102.31'	N 72°12'09" W – 102.00'
C103	15°25'33"	380.00'	102.31'	N 86°47'42" W – 102.00'
C104	16°10'46"	380.00'	107.31'	S 77°24'08" W – 106.95'
C105	15°25'33"	380.00'	102.31'	N 62°59'44" W – 102.00'
C106	15°25'33"	380.00'	102.31'	S 40°20'11" W – 102.00'
C107	8°15'04"	380.00'	61.36'	S 33°04'53" W – 61.29'
C108	21°27'29"	230.00'	86.14'	S 17°43'36" W – 85.64'
C109	24°22'06"	230.00'	97.82'	S 5°11'11" E – 97.09'
C110	27°10'48"	50.00'	23.72'	N 78°48'11" E – 23.50'
C111	62°27'54"	50.00'	54.51'	S 58°22'28" E – 51.85'
C112	53°39'07"	50.00'	46.67'	S 13°50'02" W – 45.00'
C113	53°39'07"	50.00'	46.67'	S 55°05'09" W – 45.00'
C114	62°27'54"	50.00'	54.51'	N 66°56'21" W – 51.85'
C115	27°10'48"	50.00'	23.72'	N 22°97'00" W – 23.50'
C116	27°10'48"	50.00'	23.72'	N 78°48'11" E – 23.50'
C117	62°27'54"	50.00'	54.51'	S 82°22'28" E – 51.85'
C118	53°39'07"	50.00'	46.67'	S 13°50'02" W – 45.00'
C119	53°39'07"	50.00'	46.67'	S 55°05'09" W – 45.00'
C120	62°27'54"	50.00'	54.51'	N 66°56'21" W – 51.85'
C121	37°10'48"	50.00'	23.72'	N 22°07'00" W – 23.50'
C122	01°50'58"	250.00'	8.72'	N 62°39'23" W – 8.72'
C123	15°26'10"	250.00'	67.35'	N 77°22'27" W – 67.15'
C124	15°25'28"	250.00'	67.30'	N 68°48'16" W – 67.10'
C125	18°10'15"	250.00'	79.56'	S 77°23'52" W – 79.32'
C126	15°25'33"	250.00'	67.31'	S 60°50'44" W – 67.10'
C127	15°25'33"	250.00'	67.31'	S 45°25'11" W – 67.10'
C128	09°15'04"	250.00'	40.37'	S 37°04'53" W – 40.32'
C129	08°33'04"	205.00'	30.54'	N 13°06'12" W – 30.51'
C130	11°10'47"	205.00'	40.00'	N 31°14'47" W – 39.94'
C131	11°10'47"	205.00'	40.00'	N 42°25'11" W – 39.94'
C132	11°10'47"	205.00'	40.00'	N 19°06'47" E – 39.94'
C133	03°41'08"	205.00'	13.19'	N 26°32'44" E – 13.18'
C134	06°17'48"	130.00'	14.28'	N 25°11'41" E – 14.28'

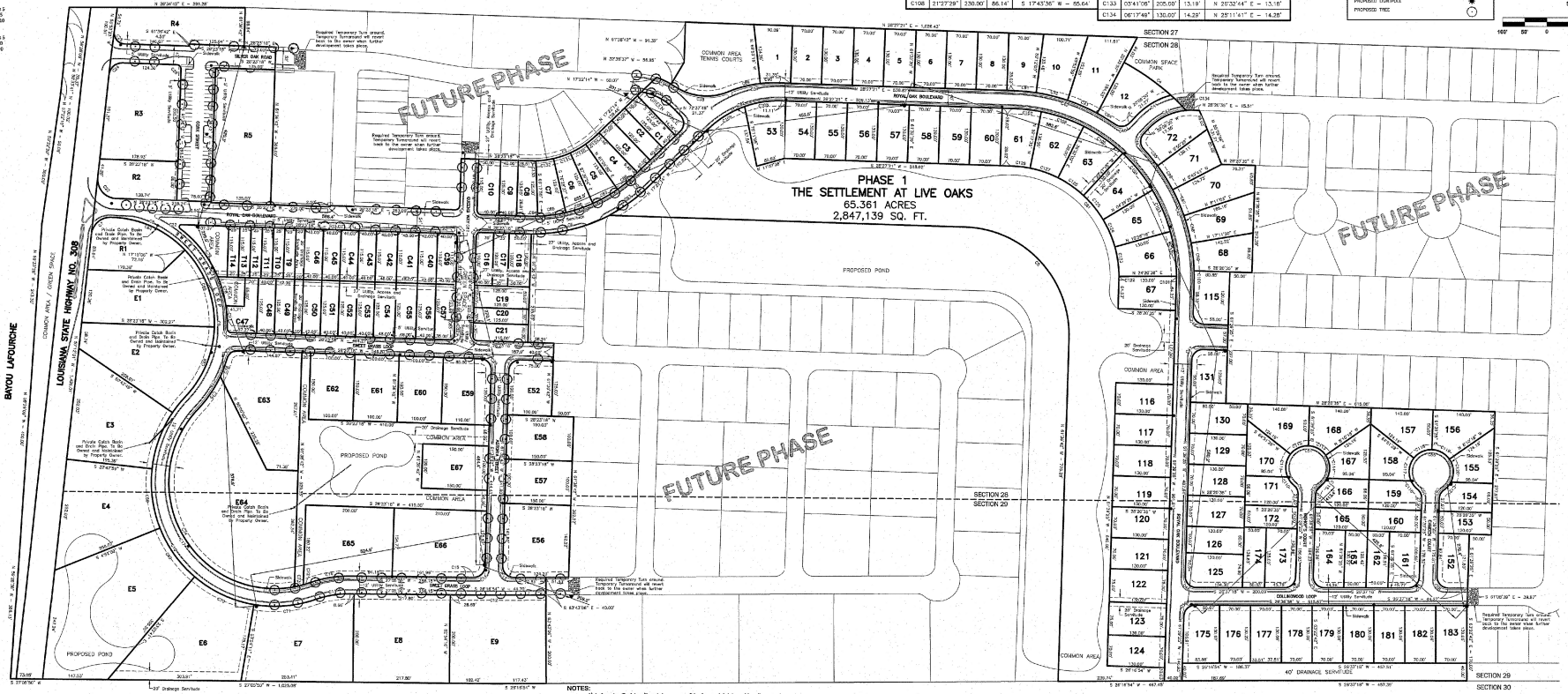
Alley Loaded Cottage Lots (C1-C33, C10-C21, C28-C37)
Front Set Back is 5'
Side Set Back is 3'
Rear setback is 15.5' (to Centerline of Alley)

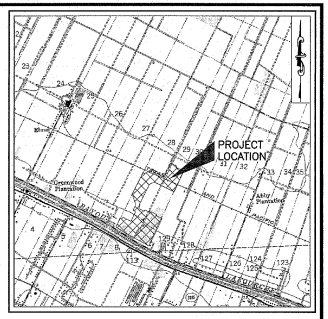
Alley Loaded Townhome Lots (T9-T14)
Front Set Back is 5'
Side Set Back (Above)
Rear setback is 13.5' (to Centerline of Alley)

Estate Lots and Conventional Subdivision Lots (E1-E5, E52, E56-E58, E60-E67) (L-12, 32-72, 115-131, 152-183)
Front Set Back is 30'
Side Set Back is 5'
Rear setback is 20'

Lots R1, R3, R4
Front Set Back is 5
Side Set Back is 5
Rear Setback is 10

Lots R2 and R5
Front Set Back is 5
Side Set Back is 10
Rear Set Back is 0





VICINITY MAP
SCALE 1" = 2000'

LEGEND
PROPOSED FIRE HYDRANT
PROPOSED LIGHTPOLE
PROPOSED TREE

SCALE: 1" = 100'
SCALE IN FEET
100' 50' 0 100' 200' 300'

NOTES:
1) Lafourche Parish will not be responsible for maintaining sidewalks, ponds, or common areas.
2) All drainage structures and culverts located outside of Lafourche Parish servitudes will be private property and shall be maintained by the land owner.
3) The Landowner reserves the right to relocate the drainage servitudes indicated on this plat with the approval of the Lafourche Parish Public Works Department.
4) All trees planted shall be a minimum 2-inch caliper with a minimum height of ten feet and shall be of one of the following species: Swamp Red Maple Sweetbay Magnolia, Chinese Pistache, Holly East Palatka, Eagleston Holly, or Dahoon Holly.

TOWNHOUSE LOTS (T)	6
COTTAGE LOTS (C)	35
ESTATE LOTS (E)	11
GRAND ESTATE LOTS (G)	11
NEIGHBORHOOD LOTS	81
RESTAURANT / COMMERCIAL LOTS (R)	5
TOTAL NUMBER OF LOTS	149

PROPERTY AREA TABLE

LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA
R1	20,729 SQ. FT.	E52	12,365 SQ. FT.	C8	5,502 SQ. FT.	C50	5,250 SQ. FT.	53	11,025 SQ. FT.	115	9,468 SQ. FT.	155	8,464 SQ. FT.	175	10,594 SQ. FT.
R2	15,560 SQ. FT.	E56	24,600 SQ. FT.	C9	5,000 SQ. FT.	C51	5,000 SQ. FT.	54	9,100 SQ. FT.	116	9,100 SQ. FT.	156	11,178 SQ. FT.	176	9,132 SQ. FT.
R3	37,072 SQ. FT.	E57	15,000 SQ. FT.	C10	5,228 SQ. FT.	C52	5,000 SQ. FT.	55	9,100 SQ. FT.	117	9,100 SQ. FT.	157	11,178 SQ. FT.	177	9,107 SQ. FT.
R4	27,799 SQ. FT.	E58	15,000 SQ. FT.	C16	4,778 SQ. FT.	C53	5,000 SQ. FT.	56	9,100 SQ. FT.	118	9,100 SQ. FT.	158	8,464 SQ. FT.	178	9,104 SQ. FT.
R5	41,175 SQ. FT.	E59	18,385 SQ. FT.	C17	4,200 SQ. FT.	C54	6,000 SQ. FT.	57	9,100 SQ. FT.	119	9,100 SQ. FT.	159	7,532 SQ. FT.	179	9,104 SQ. FT.
T9	2,932 SQ. FT.	E60	15,000 SQ. FT.	C18	6,000 SQ. FT.	C55	6,000 SQ. FT.	58	9,100 SQ. FT.	120	9,100 SQ. FT.	160	8,000 SQ. FT.	180	9,104 SQ. FT.
T10	2,932 SQ. FT.	E61	15,000 SQ. FT.	C19	6,250 SQ. FT.	C56	5,250 SQ. FT.	59	9,100 SQ. FT.	121	9,100 SQ. FT.	161	8,685 SQ. FT.	181	9,104 SQ. FT.
T11	2,932 SQ. FT.	E62	15,000 SQ. FT.	C20	4,200 SQ. FT.	C57	4,997 SQ. FT.	60	9,100 SQ. FT.	122	9,750 SQ. FT.	162	6,363 SQ. FT.	182	9,104 SQ. FT.
T12	2,932 SQ. FT.	E63	36,649 SQ. FT.	C21	4,978 SQ. FT.	1	10,510 SQ. FT.	61	10,254 SQ. FT.	123	9,750 SQ. FT.	163	6,468 SQ. FT.	183	9,104 SQ. FT.
T13	2,932 SQ. FT.	E64	90,412 SQ. FT.	C36	4,597 SQ. FT.	2	9,100 SQ. FT.	62	11,025 SQ. FT.	124	9,100 SQ. FT.	164	9,032 SQ. FT.		
T14	2,932 SQ. FT.	E65	32,156 SQ. FT.	C40	4,830 SQ. FT.	3	9,100 SQ. FT.	63	11,584 SQ. FT.	125	9,834 SQ. FT.	165	6,000 SQ. FT.		
E1	36,898 SQ. FT.	E66	31,874 SQ. FT.	C41	4,830 SQ. FT.	4	9,100 SQ. FT.	64	11,561 SQ. FT.	126	7,800 SQ. FT.	166	7,532 SQ. FT.		
E2	29,291 SQ. FT.	E67	15,000 SQ. FT.	C42	5,520 SQ. FT.	5	9,100 SQ. FT.	65	11,025 SQ. FT.	127	9,100 SQ. FT.	167	8,464 SQ. FT.		
E3	40,797 SQ. FT.	C1	5,000 SQ. FT.	C43	4,600 SQ. FT.	6	9,100 SQ. FT.	66	11,028 SQ. FT.	128	9,100 SQ. FT.	168	11,178 SQ. FT.		
E4	40,797 SQ. FT.	C2	5,000 SQ. FT.	C44	4,600 SQ. FT.	7	9,100 SQ. FT.	67	9,779 SQ. FT.	129	9,100 SQ. FT.	169	11,178 SQ. FT.		
E5	72,821 SQ. FT.	C3	5,000 SQ. FT.	C45	4,600 SQ. FT.	8	9,100 SQ. FT.	68	10,296 SQ. FT.	130	9,100 SQ. FT.	170	8,464 SQ. FT.		
E6	47,212 SQ. FT.	C4	8,164 SQ. FT.	C46	4,830 SQ. FT.	9	9,528 SQ. FT.	69	11,732 SQ. FT.	131	9,466 SQ. FT.	171	7,532 SQ. FT.		
E7	43,559 SQ. FT.	C5	6,524 SQ. FT.	C47	5,036 SQ. FT.	10	12,217 SQ. FT.	70	13,232 SQ. FT.	152	8,416 SQ. FT.	172	6,000 SQ. FT.		
E8	43,560 SQ. FT.	C6	6,524 SQ. FT.	C48	5,000 SQ. FT.	11	15,221 SQ. FT.	71	9,700 SQ. FT.	153	6,000 SQ. FT.	173	9,274 SQ. FT.		
E9	43,684 SQ. FT.	C7	6,524 SQ. FT.	C49	5,250 SQ. FT.	12	11,906 SQ. FT.	72	10,820 SQ. FT.	154	7,532 SQ. FT.	174	6,804 SQ. FT.		

DEDICATION

THIS IS TO CERTIFY THAT I THE UNDERSIGNED AND OWNER, DO HEREBY IRREVOCABLY OFFER FOR DEDICATION AND MAINTENANCE TO THE PARISH OF LAFOURCHE, OR THE PUBLIC UTILITY COMPANY OR SPECIAL DISTRICT HAVING JURISDICTION, THE PERPETUAL USE BY THE PUBLIC FOR PROPER PURPOSES INCLUDING, BUT NOT LIMITED TO, DRAINAGE, REMOVAL OF SEWAGE, UTILITIES OR CITY USE EASEMENTS, THAT ARE SHOWN ON THIS SUBDIVISION PLAT. NO TREES, SHRUBS OR PLANTS MAY BE PLANTED, NOR SHALL AN BUILDING, FENCE, STRUCTURE, OR OTHER IMPROVEMENT BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY WAS GRANTED.

OWNER DATE

APPROVED BY RESOLUTION OF THE LAFOURCHE PARISH PLANNING DEPARTMENT

PLANNING COMMISSION CHAIRPERSON DATE

PRELIMINARY PLAT
OF
PHASE 1, THE SETTLEMENT AT LIVE OAKS
LOCATED IN SECTIONS 28 & 29
TOWNSHIP 14 SOUTH – RANGE 16 EAST
LAFOURCHE PARISH, LOUISIANA

OWNER: Sweet Grass Investments, L.L.C.

LOTS:
- 3/4" Iron Rods to be set at all proposed property corners.
- Lots 1-12, 53-72, 115-131, 152-183: Single Family Residential
- Lots C1-C57: Cottage
- Lots T9-T14: Townhouse

DRAINAGE:
All lots are to be crowned, draining to the right of way in the front and draining to the rear.

SANITARY SEWER:
A community sanitary sewer plant will be constructed on the property to service this development. The sewer plant will be designed in accordance with all state and federal regulations.

CERTIFICATION:
This is to certify to Sweet Grass Investments, L.L.C. that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the Standards of Practice for Boundary Surveys as set forth by the Louisiana Board of Registration for Professional Engineers and Land Surveyors, and that the accuracy specification and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

MICHAEL P. BLANCHARD
REG. No. 4861
PROFESSIONAL LAND SURVEYOR
08/15/2016
Michael P. Blanchard, Jr. Reg. No. 4861
This survey is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

SHEET 1 OF 2
SEE SHEET 2 FOR DRAINAGE SERVITUDE DEDICATION

ACADIA
LAND SURVEYING, LLC
LOUISIANA • MISSISSIPPI • TEXAS
206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301
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DATE	REVISION DESCRIPTION	INIT.
08/15/16	REMOVED 20' DRAINAGE SERVITUDE ON NEIGHBORING PROPERTY	DMH
06/29/16	ADD SAUGER ESTATE NOTE	DMH

DRAWN BY: DMT CHECKED BY: BJD APPROVED BY: MPB
DWG. MAY 1, 2016 FLE PLE: 2015/15-36ba/15-36ba phase1.dwg