



**PARISH OF ASCENSION**  
**OFFICE OF PLANNING AND DEVELOPMENT**  
**PLANNING DEPARTMENT**

**Planning Commission**

June 8, 2016 - 6:00 PM

Courthouse East, 2nd Floor, Council Meeting Room  
Gonzales, Louisiana

**AGENDA**

- 1. Call to Order**
- 2. Roll Call of Members**
- 3. Pledge of Allegiance**
- 4. Introduction of Staff**
- 5. Chairman's Comments**
- 6. General Business**
- 7. Minutes**
  - (A) **Approval or Denial of the Minutes of the May 11, 2016 Planning Commission Meeting**
- 8. Consent Agenda**
  - (A) **Affidavit of Mortgage Declaration**  
**Tracie Bradshaw and Novie T. Cason Property**
    - 1) Lot BK1A1A2 - James C. & Tracey Bradshaw
    - 2) Tract JC - Novie Cason
  - (B) **Affidavit of Mortgage Declaration**  
**Pietro Liotto Property**
    - 1) Tract R - Michael and Patricia Liotto
    - 2) 17368 Penn Blvd, Prairieville, LA - Patrick and Mandi Walsh
  - (C) **Affidavit of Mortgage Declaration**  
Rita Babin Property - Tract A (Bentley & Jessica Samrow)  
This item was pulled from agenda prior to meeting as Letter of No Objection was received from lending agency.
  - (D) **Affidavit of Mortgage Declaration**  
**LJG Land Company, LLC**
    - 1) Lot 87-A (Cornerstone Development of Ascension, LLC-Robbie Fenn)
    - 2) Lot LJG-2-A-1-A-1-A-1 (Ascension Commerce Center, LLC-LJ Grezaffi)

This item was pulled from agenda as staff received a letter from lending agencies

- (E) **Affidavit of Mortgage Declaration**  
Johnny L. Norman Property - Tract A-1-B (Roland Stevens)

**9. Public Hearing to Approve or Deny the Following Family Partition:**

- (A) **Raymond J. Lemaire Property - Lots B-1-A-1 thru B-1-A-4**  
W. J. Cointment Surveyors  
(Council District 11)
- (B) **David Penalber Property - Lots B-2-B-1-A and B-2-B-1-B**  
W. J. Cointment Surveyors  
(Council District 6)
- (C) **Todd Elisar Property - Lots A-2-A, A-2-B and A-2-C**  
Earles and Associates, LLC  
(Council District 9)
- (D) **Clay J. Schexnayder Property - Tracts A-1-A, A-1-B and A-1-C**  
Quality Engineering & Surveying, LLC  
(Council District 6)

**10. Public Hearing to Approve or Deny the Following Subdivision Final Plat:**

- (A) **Legacy Oaks - First Filing**  
Quality Engineering & Surveying, LLC  
(Council District 3)  
This item was pulled from the agenda prior to the meeting by the engineer.
- (B) **Woodland Manor - Second Filing**  
Quality Engineering & Surveying, LLC  
(Council District 10)  
This item was pulled from the agenda prior to the meeting by the engineer.
- (C) **Eagles Landing Subdivision**  
**Second Filing - Phase 2A and Tract CA-7 &**  
**Third Filing - Phase 3A**  
Baton Rouge Land Surveying  
(Council District 5)
- (D) **Parker Place Estates - Phase 2**  
MR Engineering & Surveying, LLC  
(Council District 7)
- (E) **Oakland Crossing**  
Benchmark Group, LLC  
(Council District 7)

**11. Staff Report**

**12. Engineering Staff Report**

**13. Adjourn**



**Description:** Approval or Denial of the Minutes of the May 11, 2016 Planning Commission Meeting

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
May 11, 2016 Planning Commission Minutes	5/25/2016	Cover Memo

The below minutes are taken from the meeting to represent items addressed and actions taken by this board. All meetings are recorded with video and audio for our records. In the event these minutes are ever in question or controversy, the audio/video archive shall be used to determine the actual item or action taken by individuals present at this meeting.

**MINUTES  
PLANNING COMMISSION  
May 11, 2016**

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, May 11, 2016 at 6:00 p.m. in the Courthouse East Meeting Room, Gonzales, Louisiana in a regular session convened.

**I. Meeting was Called to Order**

Meeting was called to order by Chairman Matthew Pryor.

**II. Roll Call of Members**

*The following members were present:*

Aaron Chaisson, Matthew Pryor, Morrie Bishop, Edward Dudley, Julio Dumas, Anthony Christy (arrived at 6:04pm)

*The following members were absent:*

Douglas Foster

**III. Pledge of Allegiance**

**IV. Introduction of Staff**

Stacie Webb – Secretary, Planning and Development

Cody Martin – Legal Counsel

Lavern Bourgeois – Chief Building Official

Shaun Sherrow – Engineering Review Agent

**V. Chairman's Comments**

Chairman Pryor expressed since his tenure began as a Commissioner, he and his fellow Commissioners have been presented with, and approved, many new subdivisions and developments. The decision and process in which they have been approved has been criticized by some. In order to gain guidance and find the Commission's power, the Parish's Attorney, O'Neal Parenton, sought an opinion from the Louisiana Attorney General regarding discretionary authority of the Planning Commission during the process of approving and denying plats.

*See Attachment B - Attorney General's Opinion 16-0011 dated May 10, 2016*

**VI. Approval or Denial of the Minutes of the April 13, 2016 Planning Commission Meeting**

**Commission Action:** Moved by Mr. Morrie Bishop, seconded by Mr. Aaron Chaisson and unanimously adopted, to approve the April 13, 2016 Planning Commission minutes as presented.

**VII. Consent Agenda**

- A) **Affidavit of Mortgage Declaration**  
Francis E. King, Jr. Property – Lot 1 and 3-B
  
- B) **Affidavit of Mortgage Declaration**  
Lyle Decoteau Property – 45163 Butch Gore Road, St. Amant, LA
  
- C) **Affidavit of Mortgage Declaration**  
Dutchtown LA73, LLC & Fidelity Homestead – Tract A
  
- ~~D) **Affidavit of Mortgage Declaration**  
Nestor Hire Tract – Lot B (Gary & Andree Guillory)  
Item was pulled from agenda as staff received a letter from lending agency.~~
  
- E) **Affidavit of Mortgage Declaration**  
Melvin Louque Tract – Lots 1, 3, & 4-A (Jacob Beck)

**Commission Action:** Moved by Mr. Edward Dudley, seconded by Mr. Julio Dumas and unanimously adopted, to approve the consent agenda.

**VIII. Public Hearing to Approve or Deny the Following Family Partition:**

- A) **Mary Melancon Babin Property – Lots A & B**  
The subject property is located on White Road in Council District 4 and is zoned Residential Medium (RM). The application is on behalf of Mary M Babin by Landsource, Inc.

The owner is proposing a family partition of a 6.24 acre tract into Lots A (1.810 acres) and B (4.442 acres). The applicant will retain Lot B and transfer Lot A to her daughter. Lot B is accessed by White Road and Lot A will be accessed by a proposed 30' private servitude of passage.

**STAFF REVIEW COMMENTS**

All comments have been addressed.

**STAFF RECOMMENDATIONS**

Staff recommends approval.

Mr. David Patterson with Landsource, Inc. presented this family partition.

*Public hearing was opened.*

**The following spoke:**

- 1- Kevin Simpson – neither for or against the family partition

*Public hearing was closed.*

**Commission Action:** Moved by Mr. Anthony Christy, seconded by Mr. Aaron Chaisson and unanimously adopted, to approve this family partition.

**IX. Public Hearing to Approve or Deny the Following Subdivision Final Plats:**

**A) Parker Place Estates—Phase 2**

MR Engineering & Surveying, LLC

(Council District 7)

*This item was pulled from the agenda prior to the meeting by the engineer.*

**B) Oakland Crossing**

Benchmark Group, LLC

(Council District 7)

*This item was pulled from the agenda prior to the meeting by the engineer.*

**C) Eagles Landing Subdivision**

**Second Filing—Phase 2A and Tract CA-7 &**

**Third Filing—Phase 3A**

Baton Rouge Land Surveying

(Council District 5)

*This item was pulled from the agenda prior to the meeting by the engineer.*

**X. Ordinance – Public Hearing to Recommend Approval or Denial to the Parish Council Amendments to the Ascension Parish Unified Land Development Code**

**A) Ordinance SR16-07: Revisions to the Subdivision Regulations in the Unified Land Development Code pertaining to Wetlands Determination**

Legal Counsel Cody Martin presented the proposed revisions to ordinance (*See Attachment A*).

**Commission Action:** Moved by Mr. Edward Dudley, seconded by Mr. Julio Dumas and unanimously adopted, to recommend approval to the Parish Council revisions to the Subdivision Regulations in the Unified Land Development Code pertaining to Wetlands Determination. (*See Attachment A*)

**XI. Staff Report**

No report.

**XII. Engineering Staff Report**

Mr. Shaun Sherrow gave a status report on projects:

- Approximately 15 projects in construction
- Anticipating 3 to 6 projects will be seeking final approval at the next couple meetings
- 5 projects in construction plan review process
- 6 to 7 projects with only preliminary approval

**XIII. Adjourn**

A motion was made by Mr. Julio Dumas and unanimously adopted, meeting adjourned at 6:16 p.m.

---

Matthew Pryor, Chairman

# Attachment A

## PARISH OF ASCENSION OFFICE OF PLANNING AND DEVELOPMENT PLANNING DEPARTMENT



SR16-07

Item for Consideration:

### Ordinance SR16-07: Revisions to the Subdivision Regulations in the Unified Land Development Code pertaining to Wetlands Determination

There has been discussion recently about applications to the Planning Commission and whether or not an applicant should be required to submit a Wetlands Determination as required in the Subdivision regulations - Section 17.406.B.11, along with all of the other required information.

According to local engineers, it takes 6-9 months to get an official letter from the Army Corps of Engineers regarding a submitted Wetlands Delineation.

Rather than approaching the ACOE to ask them to expedite their process for us, we would recommend revising the subdivision regulations to require the Proposed Wetlands Delineation by a qualified consultant at the submittal of the Preliminary Plat, and require that the Jurisdictional Wetlands Determination be provided before the Final Plat is to be signed.

#### What the LDC currently says:

17-406. **Plats and Data for Preliminary Approval**

B. The following information shall be included on the preliminary plat:

11. Wetlands Determination.

#### What the revised LDC will say:

17-406. **Plats and Data for Preliminary Approval**

B. The following information shall be included on the preliminary plat:

11. Proposed Wetlands Delineation by a qualified consultant or a Jurisdictional Wetlands Determination includes any associated maps and other related data including the official dated letter from the Army Corps of Engineers.

**PARISH OF ASCENSION**  
**OFFICE OF PLANNING AND DEVELOPMENT**  
**PLANNING DEPARTMENT**



**What the LDC currently says:**

**17-4012. Plats and Data for Final Approval**

**What the revised LDC will say:**

**17-4012. Plats and Data for Final Approval**

- G. Jurisdictional Wetlands Determination including any associated maps and other related data including the official dated letter from the Army Corps of Engineers.  
(SR07-01, 1/18/07; DC09-09, 12/17/09; SR12-11, 3/19/13; SR16-07, x/xx/xx)**

**PARISH OF ASCENSION**  
**OFFICE OF PLANNING AND DEVELOPMENT**  
**PLANNING DEPARTMENT**



**ORDINANCE NO. DR16-07**

**REVISIONS TO SECTION 17-406 and 17-4012 IN  
APPENDIX IV OF THE PARISH UNIFIED LAND  
DEVELOPMENT CODE PERTAINING TO THE  
SUBMISSION OF WETLANDS DETERMINATIONS.**

**PURPOSE:** The purpose of this ordinance is to revise language in Section 17-406 and Section 17-4012 in Appendix IV of the Subdivision Regulations of the Unified Land Development Code to address the submission of Wetlands Determinations.

**WHEREAS:** Ascension Parish is a local governmental subdivision as defined by Article VI, Section 44 of the Louisiana Constitution of 1974, and

**WHEREAS:** The Parish of Ascension is the governing and responsible body within this jurisdiction, and

**WHEREAS:** Article VI of the Home Rule Charter of Ascension Parish, adopted May 4, 1993, identifies the process and manner in which to adopt ordinances regulating the lands of this Parish, and

**WHEREAS:** This code was incorporated as Appendix IV – Subdivision Regulations of the Parish Unified Land Development Code adopted October 2, 2014, and

**BE IT ORDAINED** by the Ascension Parish Governing Authority that Section 17-406 and 17-4012 in Appendix IV of the Unified Land Development Code is hereby amended as follows. These changes are adopted as follows:

See attached Appendix IV – Section 17-406 and 17-4012 – Exhibit I

**PARISH OF ASCENSION**  
**OFFICE OF PLANNING AND DEVELOPMENT**  
**PLANNING DEPARTMENT**



**SEVERABILITY:** In the event that any portion of this Ordinance is ever held invalid or unconstitutional for any reason by any court of competent jurisdiction over it, such portion shall be deemed a separate, distinct, and independent provision(s) and shall not affect the validity of the remaining portion(s) of the Ordinance.

**EFFECTIVE DATE:** This ordinance shall be in full effect as permitted by law

**EXHIBITS:** Appendix IV – Section 17-406 and 17-4012

**ADOPTION:** This ordinance having been submitted to a vote, the vote thereon was as follows:

Oliver Joseph, Bill Dawson, Travis Turner, Daniel Satterlee, Dempsey Lambert,  
Randy Clouatre, Aaron Lawler, Teri Casso, Todd Lambert, Johnny Cagnolatti,  
Benny Johnson

Yeas:

Nays:

Not Voting:

Absent:

And this ordinance was passed on this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
**Attest: President's Clerk**

\_\_\_\_\_  
**Kenny Matassa, Parish President**

**PARISH OF ASCENSION**  
**OFFICE OF PLANNING AND DEVELOPMENT**  
**PLANNING DEPARTMENT**



**Exhibit 1**

**17-406. Plats and Data for Preliminary Approval**

**B. The following information shall be included on the preliminary plat:**

11. Proposed Wetlands Delineation by a qualified consultant or a Jurisdictional Wetlands Determination including any associated maps and other related data including the official dated letter from the Army Corps of Engineers.

**17-4012. Plats and Data for Final Approval**

**G. Jurisdictional Wetlands Determination including any associated maps and other related data including the official dated letter from the Army Corps of Engineers.  
(SR07-01, 1/18/07; DC09-09, 12/17/09; SR12-11, 3/19/13; SR16-07, x/xx/xx)**



Jeff Landry  
Attorney General

State of Louisiana  
DEPARTMENT OF JUSTICE  
CIVIL DIVISION  
P.O. BOX 94005  
BATON ROUGE  
70804-9005

MAY 10 2016  
OPINION 16-0011

174 ZONING

La. Const. art. VI, § 17 La. R.S. 33:101.1

Mr. O'Neil Parenton  
Parish Attorney  
P.O. Box 750  
Donaldsonville, LA 70346

Pursuant to La. R.S. 33:101.1, the Ascension Parish Planning Commission has the authority to deny an application seeking approval of a subdivision when the plat meets all statutory and regulatory requirements. The standard of review that will be applied by a court on judicial review of an application which meets all statutory and regulatory requirements is strict scrutiny.

Dear Mr. Parenton:

Our office received your request for an opinion on whether the Ascension Parish Planning Commission has the authority to deny certain subdivision applications. Your request states that even when all subdivision regulations are met, there is strong opposition to new subdivisions from surrounding property owners who have concerns about traffic, drainage, and property values. Considering these concerns, you would like to know if the Ascension Parish Planning Commission ("Planning Commission") has the authority to deny an application seeking approval of a subdivision when the plat meets all statutory and regulatory requirements.

The general authority for local government to regulate land use is conferred by La. Const. art. VI, § 17 which provides in part:

Subject to uniform procedures established by law, a local governmental subdivision may (1) adopt regulations for land use, zoning, and historic preservation, which authority is declared to be a public purpose; (2) create commissions and districts to implement those regulations; (3) review decisions of any such commission; and (4) adopt standards for use, construction, demolition, and modification of areas and structures.

Ascension Parish operates pursuant to a Home Rule Charter and is authorized to exercise any power and perform any function necessary, requisite, or proper for the management of its affairs, not denied by law.<sup>1</sup> Ascension Parish has adopted subdivision regulations which are set forth in the Ascension Parish Unified Land Development Code. "Land use is subject to the police power of various governing bodies, and the courts will not interfere with the decisions of these bodies unless it is clear that their action is without any relation to the public health, safety, or general

<sup>1</sup> Ascension Parish Home Rule Charter, Art. II Sec. 2.01.

welfare.”<sup>2</sup> The authority to approve subdivision plats is regulated by La. R.S. 33:101.1 which specifically provides that “the act of approving or disapproving a subdivision plat is hereby declared a legislative function involving the exercise of legislative discretion by the planning commission, based upon data presented to it.”<sup>3</sup> Accordingly, pursuant to La. R.S. 33:101.1 the Planning Commission is granted the authority to deny an application seeking approval of a subdivision when the plat meets all statutory and regulatory requirements. However, La. R.S. 33:101.1 further provides that “the acts of the planning commission, or planning administrator shall be subject to judicial review on the grounds of abuse of discretion, unreasonable exercise of police powers, an excessive use of the power herein granted, or denial of the right of due process.” You have asked what standard of review would be applied if an application for a subdivision which meets all statutory and regulatory requirements is denied.

The standard of review to be applied when a subdivision plat or plan complies with all applicable ordinances was addressed by the Second Circuit Court of Appeal in *Urban Hous. of Am., Inc. v. City of Shreveport*.<sup>4</sup> In *Urban Housing*, the plaintiff argued that the Council for the City of Shreveport abused its discretion by denying a subdivision plan that complied with all applicable ordinances, effectively denying the plaintiff's use by right of its own property.<sup>5</sup> The plaintiff also argued that because the City of Shreveport had already approved the first two phases of the subdivision plan, it was facially arbitrary and capricious to deny the third.<sup>6</sup> The City argued that pursuant to La. R.S. 33:101.1, the Council had legislative discretion to deny the subdivision plan and cited incompatibility of lot sizes with surrounding properties, traffic congestion, security concerns, and the plaintiff's failure to build a six foot screen fence per a previous agreement as providing a rational basis for denial of the subdivision plan.<sup>7</sup> The district court affirmed the City's denial finding that the City had virtually boundless discretion under the law. The plaintiffs appealed to the Second Circuit. On appeal the City argued

---

<sup>2</sup> La. Const. art. VI, § 17; *K.G.T. Holdings, LLC v. Par. of Jefferson*, 14-872 (La.App. 5 Cir. 3/25/15), 169 So.3d 628, 632 writ denied, 15-0810 (La. 6/19/15), 172 So.3d 652 (citing *Willow, Inc. v. Jefferson Par. Council*, 05-754 (La.App. 5 Cir. 4/25/06); 928 So.2d 756, 759, writ denied, 06-1596 (La.9/29/06), 937 So.2d 869); *Four States Realty Co. v. City of Baton Rouge*, 309 So.2d 659, 672 (La. 1974); *King v. Caddo Par. Comm'n*, 97-1873 (La. 10/20/98), 719 So.2d 410, 416.

<sup>3</sup> La. R.S. 33:101.1 provides:

Except as otherwise provided in this Subpart, the act of approving or disapproving a subdivision plat is hereby declared a legislative function involving the exercise of legislative discretion by the planning commission, based upon data presented to it; provided that any subdivision ordinance enacted by the governing authority of a parish or municipality or the acts of the planning commission, or planning administrator shall be subject to judicial review on the grounds of abuse of discretion, unreasonable exercise of police powers, an excessive use of the power herein granted, or denial of the right of due process. The right of judicial review of a subdivision ordinance shall not be limited by the foregoing, however, nothing contained in this Subpart or in any subdivision ordinance adopted by a parish or municipality shall be construed as imposing upon such parish or municipality a duty, special or otherwise, to or for the benefit of any individual person or group of persons.

<sup>4</sup> *Urban Hous. of Am., Inc. v. City of Shreveport*, 44,874 (La.App. 5 Cir. 10/28/09), 26 So.3d 226.

<sup>5</sup> *Id.* at 228.

<sup>6</sup> *Id.*

<sup>7</sup> *Id.* at 11.

that the Council properly exercised its legislative discretion as expressly permitted by La. R.S. 33:101.1. The City also pointed to the broad language of a local ordinance which stated that the approval process requirements did not create an inherent right except as consistent with the public health, safety and welfare of the entire community; approval could include an evaluation of all aspects that might relate to the decision; and the planning commission could require specific improvements, easements or other limitations to development rights that further these public interests as a condition of an approval.<sup>8</sup> The Second Circuit rejected this argument and stated:

[Plaintiff] has applied for approval of a subdivision plan that complies with all applicable zoning and use requirements. Despite the sweeping language of R.S. 33:101.1 and Code § 82–41(a), which would appear to give the city virtually boundless discretion to grant or deny an application, we will apply, as in *D'Argent*, strict scrutiny to the decision to deny a fully compliant application.<sup>9</sup>

(Emphasis added.)

*D'Argent Props., L.L.C. v. City of Shreveport*, on an instance of first impression, addressed the standard of review to be applied when an owner seeks a use by right, in compliance with applicable zoning. The court held:

[When] an owner seeks a use by right, in compliance with the applicable zoning, conforming to every modification imposed, and approved by the commission. The use by right should be presumptively valid and approved. For the council to deny such a use, the burden on the city is much higher. On judicial review, the council's decision to deny a use by right is subject to strict scrutiny, not the normal standard of broad discretion applied to variance cases.<sup>10</sup>

*D'Argent* noted that the council had the authority to review the decisions of the municipal planning commission, but it must overcome the presumption that a totally compliant site plan was valid.<sup>11</sup>

---

<sup>8</sup> Code § 82–41(a)

(a) The purpose of the approval process described herein is to assure the orderly development of property and reduction of blight in existing neighborhoods within the jurisdiction. These requirements do not imply an inherent right to subdivide property or to create building sites except as consistent with the public health, safety and welfare of the entire community. It is intended that this review and any potential approval include an evaluation of all aspects that might relate to this decision, including but not limited to: infrastructure capacity or impact, current growth management policies, traffic congestion, and environmental impacts. Moreover, it is specifically within the authority of the planning commission to require specific improvements, easements or other limitations to development rights that further these public interests as a condition of an approval.

<sup>9</sup> *Urban Hous. of Am.*, 26 So. 3d at 231.

<sup>10</sup> *D'Argent Properties, L.L.C. v. City of Shreveport*, 44,457 (La.App. 2 Cir. 6/24/09) 15 So.3d 334, 340.

<sup>11</sup> *Id.*

The First Circuit has also addressed the proper standard of review to be applied when a subdivision plan which conforms to the city's uniform development code and official zoning map is not approved. In *Zachary Hous. Partners L.L.C. v. City of Zachary*, the First Circuit agreed with *D'Argent* that a legislative body's decision to deny a use by right, in compliance with applicable zoning ordinances, is subject to strict scrutiny.<sup>12</sup> Most recently the Fifth Circuit Court of Appeal has also agreed that a council's decision to deny a use by right is subject to strict scrutiny, and stated "when an owner seeks a use by right, in compliance with the applicable zoning, conforming to every modification imposed, and approved by the commission, this use by right should be presumptively valid and approved."<sup>13</sup>

Accordingly, the standard of review that will be applied by a court on judicial review of a denial of an application seeking approval of a subdivision when the plan meets all statutory and regulatory requirements is strict scrutiny. In reviewing a land use decision, the issue is whether the governing body acted arbitrarily, capriciously, or with any calculated or prejudicial lack of discretion.<sup>14</sup> "When applications are granted in similar situations and refused in others, the refusal to grant an application may constitute non-uniform application of zoning ordinances that is arbitrary and capricious."<sup>15</sup> To determine if the decision of the planning commission or governing authority is valid the court will examine whether the decision bears so little relationship to the public safety, health, or general welfare as to render it arbitrary and capricious.<sup>16</sup>

You have also asked what standard of scrutiny would be applied in Federal Court in a case where the planning commission denies an application seeking approval of a subdivision where all statutory and regulatory requirements are met. As noted by the United States Fifth Circuit Court of Appeals, "review of municipal zoning is within the domain of the states, the business of their own legislatures, agencies, and judiciaries, and should seldom be the concern of federal courts."<sup>17</sup> Accordingly, we do not envision a situation where a federal court would be reviewing a decision of the planning commission absent an allegation of violation of federal constitutional rights or other federal claims as was the case in *Homeowner/Contractor Consultants, Inc. v. Ascension Par, Planning & Zoning Comm'n.*, 32 F. Supp. 2d 384 (M.D. La. 1999), which you attached to your request.

---

<sup>12</sup> *Zachary Hous. Partners, L.L.C. v. City of Zachary*, 12-1952 (La.App. 2 Cir. 10/10/13), 185 So.3d. 1, 4.

<sup>13</sup> *K.G.T. Holdings*, 169 So.3d. at 628.

<sup>14</sup> *Zachary Hous. Partners*, 185 So.3d. at 5 (citing *Papa v. City of Shreveport*, 27,045 (La.App. 2 Cir. 9/29/95), 661 So.2d 1100,1103, writ denied, 95-2544 (La. 1/25/96), 666 So.2d 295.

<sup>15</sup> *K.G.T. Holdings*, 169 So.3d. at 634.

<sup>16</sup> *Id.* at 632.

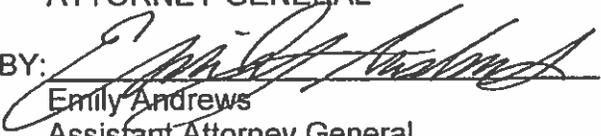
<sup>17</sup> *Homeowner/Contractor Consultants, Inc. v. Ascension Par, Planning & Zoning Comm'n.*, 32 F. Supp. 2d 384, 389. (M.D. La. 1999).

We hope that this opinion has adequately addressed the questions you have submitted. If our office can be of any further assistance, please do not hesitate to contact us.

With best regards,

JEFF LANDRY  
ATTORNEY GENERAL

BY:

  
Emily Andrews  
Assistant Attorney General

JL: EGA



**Description:** **Affidavit of Mortgage Declaration**  
**Tracie Bradshaw and Novie T. Cason Property**  
1) Lot BK1A1A2 - James C. & Tracey Bradshaw  
2) Tract JC - Novie Cason

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Tracie Bradshaw and Novie Cason	5/25/2016	Cover Memo

**PARISH OF ASCENSION**  
**OFFICE OF PLANNING AND DEVELOPMENT**  
**PLANNING DEPARTMENT**



---

June 8, 2016

- A) **Tracie Bradshaw and Novie T Cason Property**  
1) Lot BK1A1A2 – James C & Tracie Bradshaw  
2) Tract JC – Novie Cason  
*Affidavit of Mortgage Declaration*

Staff has reviewed and approved this simple division of property. The lending institution has been notified via certified mail that the loan holder wishes to subdivide his/her property. The Planning Department has not yet received a response.

**PARISH OF ASCENSION**  
**OFFICE OF PLANNING AND DEVELOPMENT**  
**PLANNING DEPARTMENT**



April 19, 2016

HFC  
P. O. Box 1231  
Brandon, FL 33509-1231

**RE: Lot BK1A1A2 (14210 Bluff Road, Prairieville, LA) – James C & Tracey Bradshaw**

To whom it may concern:

Pursuant to Ascension Parish Ordinance SR12-11, passed by Parish Council on 19 March 2013, the planning and development department is notifying you, as the lending institution holding a mortgage on Lot BK1A1A2 (14210 Bluff Road, Prairieville, LA 70769) – James C. & Tracey Bradshaw, that the applicant has applied through our office to subdivide his or her property.

As defined by the ordinance, you may submit a letter of objection or no objection to our office by June 1, 2016 or can appear at a public hearing on June 8, 2016 at 6pm to hear the proposed subdivision and be given the opportunity to influence the planning commission as to whether or not the proposed division of property should be approved.

If no letter is received by the date listed above, the item will appear on the Planning Commission agenda at the date and time listed above, as a consent agenda item, and will be approved if no one from your institution is present to object.

Please find attached a copy of the affidavit of mortgage verification received from the applicant by our office which further describes the property and loan information.

If you require additional information or have any questions, feel free to email or give me a call.

Sincerely,

Lance Brock  
Interim Director, Planning and Development

PARISH OF ASCENSION  
OFFICE OF PLANNING AND DEVELOPMENT  
PLANNING DEPARTMENT



Tommy Martinez  
Parish President

UNITED STATES OF AMERICA

STATE OF LOUISIANA

PARISH OF ASCENSION

**AFFIDAVIT OF MORTGAGE DECLARATION**

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, personally came and appeared, the Applicant, Tracey Bradshaw who, avers that he/she is the legal owner of Lot BK1A1A2-A (lot/tract description), for which the Applicant seeks approval of a plat to subdivide the above described immovable property.

- 1)  Applicant avers that the above described property is not encumbered by any mortgage or lien.
- 2)  Applicant avers that the above described property is encumbered by mortgage(s) or lien(s) in favor of the following persons or entities:

(Applicant must initial Number 1 or Number 2)

<u>Name</u>	<u>Mailing Address</u>
1) <u>Tracey Bradshaw</u>	<u>14206 Bluff Road Prairieville LA 70769</u>
2) <u>James Bradshaw</u>	<u>18673 Ducros Prairieville LA 70769</u>
3) _____	_____

The Applicant attaches the following information to enable the Planning Commission to send a Certified Letter to the lending institution to notify them of the Public Hearing Date and to advise them of their ability to object to the division in person or in writing:

- Name of the lender (to which payments on the mortgage are being made)  
HFC
- Lender's Address (the address to which payments on the mortgage are mailed)

P. O. Box 1231 Brandon FL 33509-1231

**PARISH OF ASCENSION**  
**OFFICE OF PLANNING AND DEVELOPMENT**  
**PLANNING DEPARTMENT**



Tommy Martinez  
Parish President

- Name of the Borrower (debtor on the mortgage)

James C. Bradshaw and Tracey Bradshaw

- Account number or Reference number

Acct No. 0012820890

- Borrower's municipal address

14210 Bluff Road Prairieville LA 70769

- Municipal address of the property (if different from the Borrower's address)

Same

- Lot Number and Square Number (if appropriate) of the property subject to mortgage

Lot BK1A1A2-A

- Name of Subdivision in which the property is located

N/A

- Township, Range , Section Number and Acreage (if appropriate) of the property

1.789 Acres

**(Applicant must initial Number 1 or Number 2)**

The applicant acknowledges that he/she has verified the truthfulness of the above described statement regarding the Declaration(s) of Mortgage(s) or lien(s) on the property which he/she requests to be subdivided.

The Applicant acknowledges that providing false information in completing this document may result in civil fines in accordance with the rules and regulations of the Ascension Parish Land Development Code, not to exceed \$500.00 per day for such violation, with each day the false statement exists without correction to be a separate violation; and/or forwarded for prosecution for violation of La. R.S. 14:133 A. (3) which states in pertinent part:

**PARISH OF ASCENSION**  
**OFFICE OF PLANNING AND DEVELOPMENT**  
**PLANNING DEPARTMENT**



Tommy Martinez  
Parish President

Filing false public records is the filing or depositing in any public office or with any public official, or the maintaining as required by law, regulation, or rule, with knowledge of its falsity, of any of the following:

(3) Any document containing a false statement or false representation of material fact.

The penalty for violation of La. R.S. 14:133 as provided in Section (C) states:

“Whoever commits the crime of filing false public records shall be imprisoned for not more than five years with or without hard labor or shall be fined not more than five thousand dollars, or both.”

I have read the above and have verified the above described information to be true and correct.

THUS SWORN, DONE, AND SIGNED on the 15<sup>th</sup> day of March, 2016

WITNESS:

Novie Cason

Printed Name: Novie Cason

APPLICANT:

Tracey Bradshaw

Printed Name: Tracey Bradshaw

TERRI S. CLARK  
NOTARY

**TERRI S. CLARK**

Notary ID No. 69550

Printed Name: My commission is for life

Notary # or La. Bar #

**PARISH OF ASCENSION**  
**OFFICE OF PLANNING AND DEVELOPMENT**  
**PLANNING DEPARTMENT**



April 19, 2016

Fifth Third Bank  
5001 Kingsley Dr.  
IMOBBA  
Cincinnati, OH 45227

**RE: Tract JC (14210 Bluff Road, Prairieville, LA) – Novie Cason**

To whom it may concern:

Pursuant to Ascension Parish Ordinance SR12-11, passed by Parish Council on 19 March 2013, the planning and development department is notifying you, as the lending institution holding a mortgage on Tract JC (14210 Bluff Road, Prairieville, LA 70769) – Novie Cason, that the applicant has applied through our office to subdivide his or her property.

As defined by the ordinance, you may submit a letter of objection or no objection to our office by June 1, 2016 or can appear at a public hearing on June 8, 2016 at 6pm to hear the proposed subdivision and be given the opportunity to influence the planning commission as to whether or not the proposed division of property should be approved.

If no letter is received by the date listed above, the item will appear on the Planning Commission agenda at the date and time listed above, as a consent agenda item, and will be approved if no one from your institution is present to object.

Please find attached a copy of the affidavit of mortgage verification received from the applicant by our office which further describes the property and loan information.

If you require additional information or have any questions, feel free to email or give me a call.

Sincerely,

Lance Brock  
Interim Director, Planning and Development

PARISH OF ASCENSION  
OFFICE OF PLANNING AND DEVELOPMENT  
PLANNING DEPARTMENT



Tommy Martinez  
Parish President

UNITED STATES OF AMERICA

STATE OF LOUISIANA

PARISH OF ASCENSION

**AFFIDAVIT OF MORTGAGE DECLARATION**

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, personally came and appeared, the Applicant, Novie T. Cason who, avers that he/she is the legal owner of Lot JS-1, Tract JC and Tract JS (lot/tract description), for which the Applicant seeks approval of a plat to subdivide the above described immovable property.

- 1)      Applicant avers that the above described property is not encumbered by any mortgage or lien.
- 2)   X   Applicant avers that the above described property is encumbered by mortgage(s) or lien(s) in favor of the following persons or entities:

(Applicant **must** initial Number 1 or Number 2)

<u>Name</u>	<u>Mailing Address</u>
1) <u>Novie Cason</u>	<u>14210 Bluff Road Prairieville LA 70769</u>
2) _____	_____
3) _____	_____

The Applicant attaches the following information to enable the Planning Commission to send a Certified Letter to the lending institution to notify them of the Public Hearing Date and to advise them of their ability to object to the division in person or in writing:

- Name of the lender (to which payments on the mortgage are being made)

Fifth Third Bank

- Lender's Address (the address to which payments on the mortgage are mailed)

5001 Kingsley Dr. 1MOBBA, Cincinnati, OH 45227

**PARISH OF ASCENSION**  
**OFFICE OF PLANNING AND DEVELOPMENT**  
**PLANNING DEPARTMENT**



Tommy Martinez  
Parish President

- Name of the Borrower (debtor on the mortgage)

Novie Cason

- Account number or Reference number

- Borrower's municipal address

14210 Bluff Road Prairieville LA 70769

- Municipal address of the property (if different from the Borrower's address)

Same

- Lot Number and Square Number (if appropriate) of the property subject to mortgage

Lot JS-1

- Name of Subdivision in which the property is located

N/A

- Township, Range , Section Number and Acreage (if appropriate) of the property

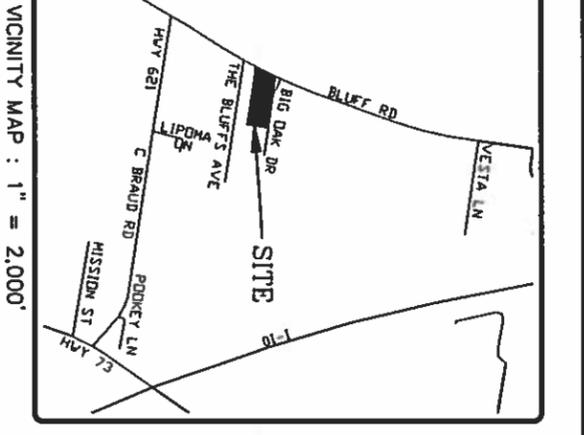
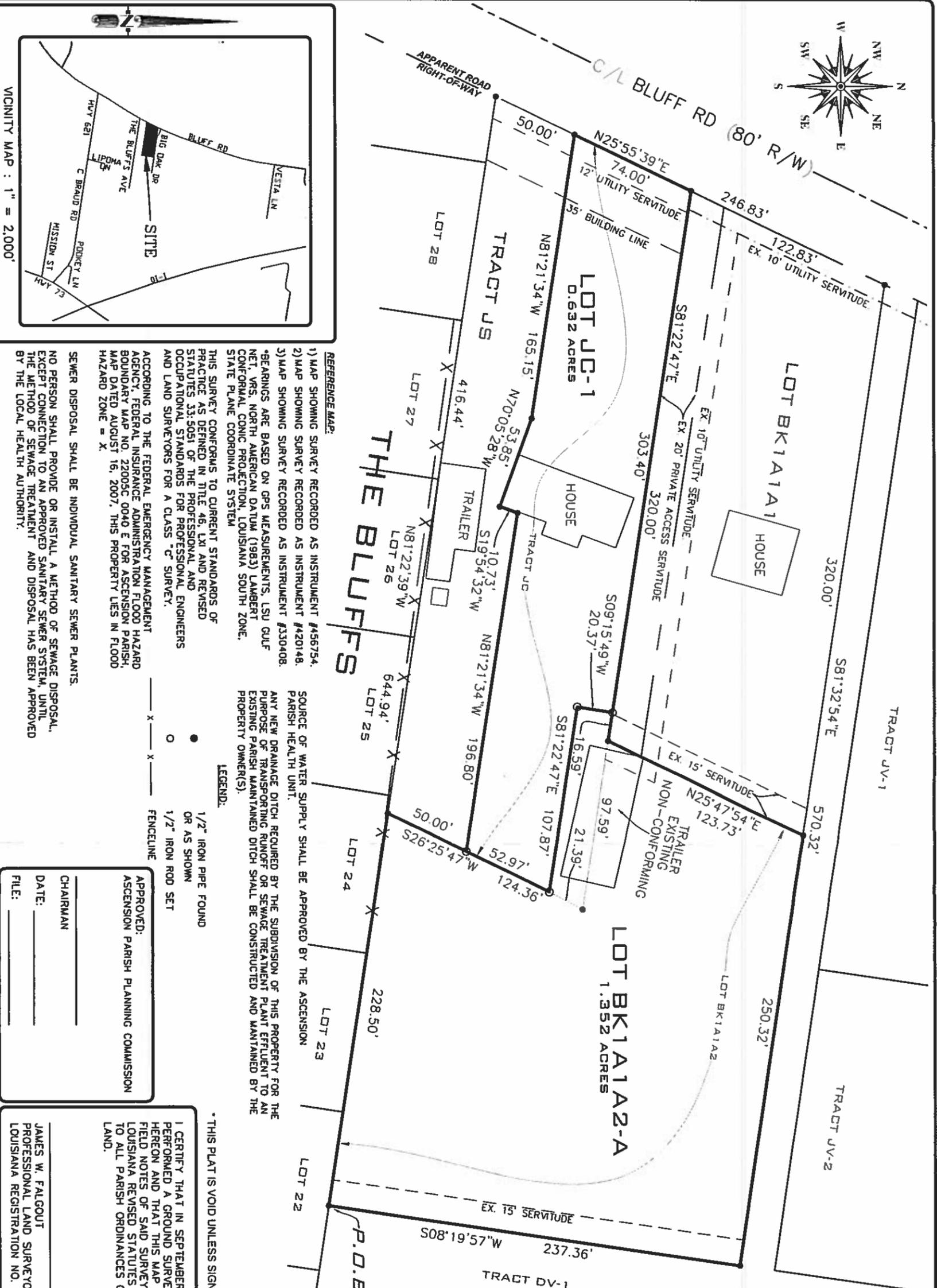
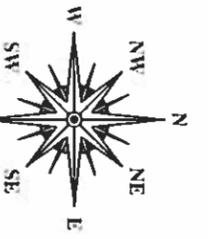
0.805 acres

**(Applicant must initial Number 1 or Number 2)**

The applicant acknowledges that he/she has verified the truthfulness of the above described statement regarding the Declaration(s) of Mortgage(s) or lien(s) on the property which he/she requests to be subdivided.

The Applicant acknowledges that providing false information in completing this document may result in civil fines in accordance with the rules and regulations of the Ascension Parish Land Development Code, not to exceed \$500.00 per day for such violation, with each day the false statement exists without correction to be a separate violation; and/or forwarded for prosecution for violation of La. R.S. 14:133 A. (3) which states in pertinent part:





**REFERENCE MAP:**

- 1) MAP SHOWING SURVEY RECORDED AS INSTRUMENT #456754.
- 2) MAP SHOWING SURVEY RECORDED AS INSTRUMENT #420148.
- 3) MAP SHOWING SURVEY RECORDED AS INSTRUMENT #330408.

\*BEARINGS ARE BASED ON GPS MEASUREMENTS, LSU GULF 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, LXI AND REVERSED STATUTES 33:5051 OF THE 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 0040 E FOR ASCENSION PARISH, MAP DATED AUGUST 16, 2007, THIS PROPERTY LIES IN FLOOD HAZARD ZONE = X

SEWER DISPOSAL SHALL BE INDIVIDUAL SANITARY SEWER PLANTS. 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.

**LEGEND:**

- 1/2" IRON PIPE FOUND
- OR AS SHOWN
- 1/2" IRON ROD SET
- FENCELINE

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

ANY NEW OR ANTI-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).

**APPROVED:**

ASCENSION PARISH PLANNING COMMISSION

CHAIRMAN \_\_\_\_\_ DATE: \_\_\_\_\_

FILE: \_\_\_\_\_

**JAMES W. FALGOUT**  
PROFESSIONAL LAND SURVEYOR  
LOUISIANA REGISTRATION NO. 5017

DATE \_\_\_\_\_

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

**PRELIMINARY SIMPLE DIVISION,**  
MAP SHOWING SURVEY OF  
LOT BK1A1A2-A, LOT JG-1,  
BEING THE RESUBDIVISION OF  
LOT BK1A1A2 & TRACT JG  
LOCATED IN SECTION 10 & 60, T9S - R2E,  
SOUTHEASTERN LAND DISTRICT,  
EAST OF THE MISSISSIPPI RIVER,  
ASCENSION PARISH, LA.

FOR  
**TRACIE BRADSHAW & NOVIE T. CASON**

THIS PROPERTY IS ZONED = MEDIUM INTENSITY (RM).  
FRONT SETBACK = 25' FROM PROPERTY LINE  
SIDE SETBACK = 5' FROM PROPERTY LINE  
REAR SETBACK = 20' FROM PROPERTY LINE

THE RIGHTS-OF-WAY SHOWN HEREON, 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.

THE PRIVATE ACCESS SERVITUDE SHOWN HEREON IS HEREBY DEDICATED AS A MEANS OF ACCESS TO LOT BK1A1A2-A. 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 PRIVATE DRIVEWAY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED. THE PARISH OF ASCENSION HAS NO RESPONSIBILITY FOR MAINTENANCE OF THIS PRIVATE ACCESS SERVITUDE. THE ROADS AND STREETS SHOWN ON THIS PLAT ARE PRIVATE AND NOT PUBLIC ROADS AND STREETS ARE TO BE DEVELOPED AND MAINTAINED BY THE LOT OWNERS ONLY. THE PARISH OF ASCENSION SHALL NOT MAINTAIN, UPGRADE, OR ACCEPT SAID ROADS INTO THE PUBLIC SYSTEM UNLESS AND UNTIL BROUGHT UP TO HARD SURFACE AND ALL OTHER STANDARDS BY THE LOT OWNERS OR DEVELOPER, ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE PARISH OF ASCENSION. THE SUB-DIVIDER AND LOT OWNERS FURTHER ARE PUT ON NOTICE THAT SCHOOL BUSES DO NOT OR ARE NOT REQUIRED TO TRAVEL DOWN PRIVATE ROADS AND IT IS THE OBLIGATION OF THE LOT OWNERS TO BRING THEIR CHILDREN TO A PUBLIC ROAD FOR SCHOOL BUS PICK UP.

TRACIE BRADSHAW \_\_\_\_\_ DATE \_\_\_\_\_  
WINNIE C. SAA \_\_\_\_\_ DATE \_\_\_\_\_  
NOVIE T. CASON \_\_\_\_\_ DATE \_\_\_\_\_

16204 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.

DATE: 09/14/2015  
DRAWN BY: JWF  
CHECKED BY: ST

DRAWING NO. 16204  
JOB NO. 16-204  
REF. NO. 15-489

**EA** EARLES AND ASSOCIATES, L.L.C.  
PROFESSIONAL LAND SURVEYORS  
1034 EAST WORTHY ROAD, SUITE B  
GONZALESS, LOUISIANA 70237  
Tel: 225-647-9798 Fax: 225-647-9700

TOWNSHIP 9S SECTION 10&  
RANGE 2E 60



**Description:** **Affidavit of Mortgage Declaration**

**Pietro Liotto Property**

1) Tract R - Michael and Patricia Liotto

2) 17368 Penn Blvd, Prairieville, LA - Patrick and Mandi Walsh

**ATTACHMENTS:**

**Description**

Pietro Liotto

**Upload Date**

5/25/2016

**Type**

Cover Memo

**PARISH OF ASCENSION**  
**OFFICE OF PLANNING AND DEVELOPMENT**  
**PLANNING DEPARTMENT**



---

June 8, 2016

**B) Pietro Liotto Property**

- 1) **Tract R – Michael and Patricia Liotto**
  - 2) **17368 Penn Blvd. Prairieville, LA – Patrick and Mandi Walsh**
- Affidavit of Mortgage Declaration*

Staff has reviewed and approved this simple division of property. The lending institution has been notified via certified mail that the loan holder wishes to subdivide his/her property. The Planning Department has not yet received a response.

**PARISH OF ASCENSION**  
**OFFICE OF PLANNING AND DEVELOPMENT**  
**PLANNING DEPARTMENT**



April 21, 2016

Nationstar Mortgage  
P. O. Box 650783  
Dallas, TX 75265

**RE: 17368 Penn Blvd, Prairieville, LA 70769 – Patrick and Mandi Walsh**

To whom it may concern:

Pursuant to Ascension Parish Ordinance SR12-11, passed by Parish Council on 19 March 2013, the planning and development department is notifying you, as the lending institution holding a mortgage on 17368 Penn Blvd, Prairieville, LA 70769 - Patrick and Mandi Walsh, that the applicant has applied through our office to subdivide his or her property.

As defined by the ordinance, you may submit a letter of objection or no objection to our office by June 1, 2016 or can appear at a public hearing on June 8, 2016 at 6pm to hear the proposed subdivision and be given the opportunity to influence the planning commission as to whether or not the proposed division of property should be approved.

If no letter is received by the date listed above, the item will appear on the Planning Commission agenda at the date and time listed above, as a consent agenda item, and will be approved if no one from your institution is present to object.

Please find attached a copy of the affidavit of mortgage verification received from the applicant by our office which further describes the property and loan information.

If you require additional information or have any questions, feel free to email or give me a call.

Sincerely,

A handwritten signature in black ink, appearing to read "Lance Brock", is written over a horizontal line.

Lance Brock  
Interim Director, Planning and Development

PARISH OF ASCENSION  
OFFICE OF PLANNING AND DEVELOPMENT  
PLANNING DEPARTMENT



Tommy Martinez  
Parish President

UNITED STATES OF AMERICA

STATE OF LOUISIANA

PARISH OF ASCENSION

~~COPY~~

AFFIDAVIT OF MORTGAGE DECLARATION

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, personally came and appeared, the Applicant, Patrick + Mendi Walsh, who, avers that he/she is the legal owner of 17368 Penn Blvd, Prairieville LA 70769 (lot/tract description), for which the Applicant seeks approval of a plat to subdivide the above described immovable property.

1) Applicant avers that the above described property is not encumbered by any mortgage or lien.

2) PW/MD Applicant avers that the above described property is encumbered by mortgage(s) or lien(s) in favor of the following persons or entities:

(Applicant must initial Number 1 or Number 2)

<u>Name</u>	<u>Mailing Address</u>
1) <u>Patrick Walsh</u>	<u>17368 Penn Blvd Prairieville LA 70769</u>
2) <u>Mendi Walsh</u>	<u>17368 Penn Blvd Prairieville LA 70769</u>
3) _____	_____

The Applicant attaches the following information to enable the Planning Commission to send a Certified Letter to the lending institution to notify them of the Public Hearing Date and to advise them of their ability to object to the division in person or in writing:

- Name of the lender (to which payments on the mortgage are being made)

- Nationstar Mortgage  
Lender's Address (the address to which payments on the mortgage are mailed)

P.O. Box 650783 Dallas Tx. 75265

**PARISH OF ASCENSION**  
**OFFICE OF PLANNING AND DEVELOPMENT**  
**PLANNING DEPARTMENT**



Tommy Martinez  
Parish President

- Name of the Borrower (debtor on the mortgage)  
Patrick + Mandi Walsh
- Account number or Reference number  
0629397613
- Borrower's municipal address  
17368 Penn Blvd. Prairieville LA. 70737
- Municipal address of the property (if different from the Borrower's address)
- Lot Number and Square Number (if appropriate) of the property subject to mortgage
- Name of Subdivision in which the property is located  
Penn Blvd.
- Township, Range , Section Number and Acreage (if appropriate) of the property  
Prairieville 1 Acre

(Applicant must initial Number 1 or Number 2)

The applicant acknowledges that he/she has verified the truthfulness of the above described statement regarding the Declaration(s) of Mortgage(s) or lien(s) on the property which he/she requests to be subdivided.

The Applicant acknowledges that providing false information in completing this document may result in civil fines in accordance with the rules and regulations of the Ascension Parish Land Development Code, not to exceed \$500.00 per day for such violation, with each day the false statement exists without correction to be a separate violation; and/or forwarded for prosecution for violation of La. R.S. 14:133 A. (3) which states in pertinent part:

**PARISH OF ASCENSION**  
**OFFICE OF PLANNING AND DEVELOPMENT**  
**PLANNING DEPARTMENT**



Tommy Martinez  
Parish President

Filing false public records is the filing or depositing in any public office or with any public official, or the maintaining as required by law, regulation, or rule, with knowledge of its falsity, of any of the following:

(3) Any document containing a false statement or false representation of material fact.

The penalty for violation of La. R.S. 14:133 as provided in Section (C) states:

“Whoever commits the crime of filing false public records shall be imprisoned for not more than five years with or without hard labor or shall be fined not more than five thousand dollars, or both.”

I have read the above and have verified the above described information to be true and correct.

THUS SWORN, DONE, AND SIGNED on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

WITNESS:

\_\_\_\_\_

Printed Name: \_\_\_\_\_

APPLICANT:

\_\_\_\_\_

Printed Name: \_\_\_\_\_

\_\_\_\_\_  
NOTARY

\_\_\_\_\_  
Printed Name:

\_\_\_\_\_  
Notary # or La. Bar #

**PARISH OF ASCENSION**  
**OFFICE OF PLANNING AND DEVELOPMENT**  
**PLANNING DEPARTMENT**



April 21, 2016

UCB  
P. O. Box 248  
Raceland, LA 70394-0248

**RE: Tract R (17352 Penn Blvd, Prairieville, LA 70769) – Michael and Patricia Liotto**

To whom it may concern:

Pursuant to Ascension Parish Ordinance SR12-11, passed by Parish Council on 19 March 2013, the planning and development department is notifying you, as the lending institution holding a mortgage on Tract R (17352 Penn Blvd, Prairieville, LA) – Michael and Patricia Liotto, that the applicant has applied through our office to subdivide his or her property.

As defined by the ordinance, you may submit a letter of objection or no objection to our office by June 1, 2016 or can appear at a public hearing on June 8, 2016 at 6pm to hear the proposed subdivision and be given the opportunity to influence the planning commission as to whether or not the proposed division of property should be approved.

If no letter is received by the date listed above, the item will appear on the Planning Commission agenda at the date and time listed above, as a consent agenda item, and will be approved if no one from your institution is present to object.

Please find attached a copy of the affidavit of mortgage verification received from the applicant by our office which further describes the property and loan information.

If you require additional information or have any questions, feel free to email or give me a call.

Sincerely,

Lance Brock  
Interim Director, Planning and Development

PARISH OF ASCENSION  
OFFICE OF PLANNING AND DEVELOPMENT  
PLANNING DEPARTMENT



Tommy Martinez  
Parish President

UNITED STATES OF AMERICA

STATE OF LOUISIANA

PARISH OF ASCENSION

~~COPY~~

AFFIDAVIT OF MORTGAGE DECLARATION

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, personally came and appeared, the Applicant, Michael A. Liotto who, avers that he/she is the legal owner of TRACT R 2.02 AC (lot/tract description), for which the Applicant seeks approval of a plat to subdivide the above described immovable property.

1)  Applicant avers that the above described property is not encumbered by any mortgage or lien.

2)  Applicant avers that the above described property is encumbered by mortgage(s) or lien(s) in favor of the following persons or entities:

(Applicant must initial Number 1 or Number 2)

Name                      Mailing Address

1) Michael A Liotto 17352 Penn Blvd - Prairieville, La 70769

2) Patricia A Liotto 17352 Penn Blvd - Prairieville, La 70769

3) \_\_\_\_\_

The Applicant attaches the following information to enable the Planning Commission to send a Certified Letter to the lending institution to notify them of the Public Hearing Date and to advise them of their ability to object to the division in person or in writing:

- Name of the lender (to which payments on the mortgage are being made)

U.C.B (United Community Bank)

- Lender's Address (the address to which payments on the mortgage are mailed)

P.O. Box 248 - Raceland, La. 70394-0248

**PARISH OF ASCENSION**  
**OFFICE OF PLANNING AND DEVELOPMENT**  
**PLANNING DEPARTMENT**



Tommy Martinez  
Parish President

- Name of the Borrower (debtor on the mortgage)  
Michael A Liotto - Patricia A. Liotto
- Account number or Reference number  
8068728
- Borrower's municipal address  
17352 Penn Blvd - Prairieville, La 70769
- Municipal address of the property (if different from the Borrower's address)  
\_\_\_\_\_
- Lot Number and Square Number (if appropriate) of the property subject to mortgage  
\_\_\_\_\_
- Name of Subdivision in which the property is located  
\_\_\_\_\_
- Township, Range , Section Number and Acreage (if appropriate) of the property  
\_\_\_\_\_

(Applicant must initial Number 1 or Number 2)

The applicant acknowledges that he/she has verified the truthfulness of the above described statement regarding the Declaration(s) of Mortgage(s) or lien(s) on the property which he/she requests to be subdivided.

The Applicant acknowledges that providing false information in completing this document may result in civil fines in accordance with the rules and regulations of the Ascension Parish Land Development Code, not to exceed \$500.00 per day for such violation, with each day the false statement exists without correction to be a separate violation; and/or forwarded for prosecution for violation of La. R.S. 14:133 A. (3) which states in pertinent part:

**PARISH OF ASCENSION**  
**OFFICE OF PLANNING AND DEVELOPMENT**  
**PLANNING DEPARTMENT**



Tommy Martinez  
Parish President

Filing false public records is the filing or depositing in any public office or with any public official, or the maintaining as required by law, regulation, or rule, with knowledge of its falsity, of any of the following:

(3) Any document containing a false statement or false representation of material fact.

The penalty for violation of La. R.S. 14:133 as provided in Section (C) states:

“Whoever commits the crime of filing false public records shall be imprisoned for not more than five years with or without hard labor or shall be fined not more than five thousand dollars, or both.”

I have read the above and have verified the above described information to be true and correct.

THUS SWORN, DONE, AND SIGNED on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

WITNESS:

\_\_\_\_\_

Printed Name: \_\_\_\_\_

APPLICANT:

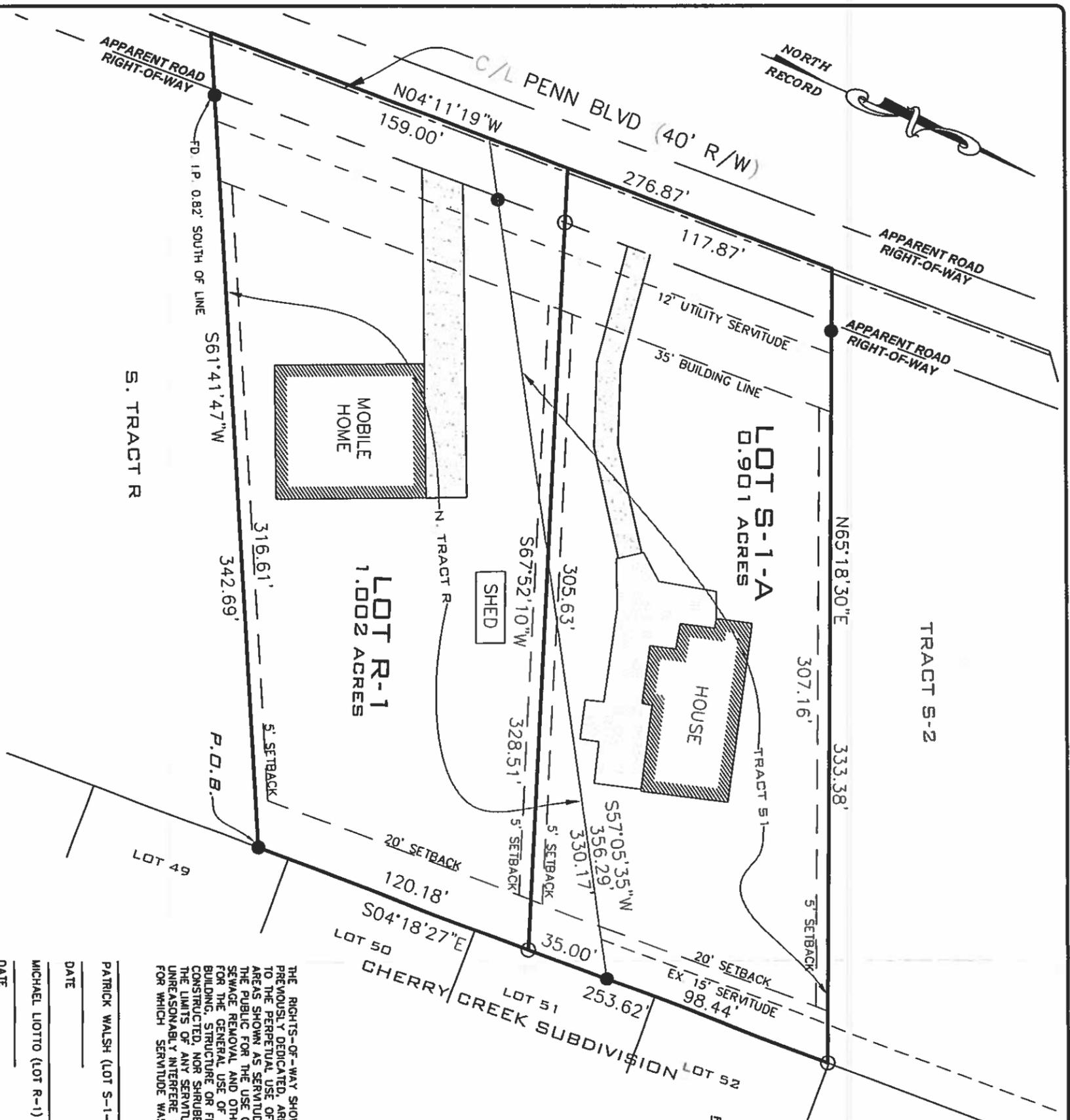
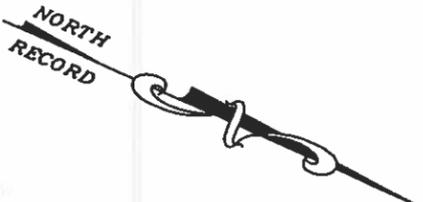
\_\_\_\_\_

Printed Name: \_\_\_\_\_

\_\_\_\_\_  
NOTARY

\_\_\_\_\_  
Printed Name:

\_\_\_\_\_  
Notary # or La. Bar #



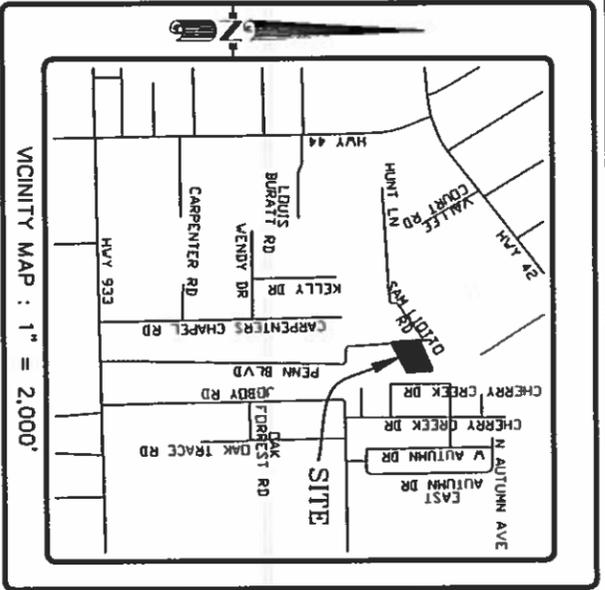
TRACT S-2

LOT S-1-A  
0.901 ACRES

LOT R-1  
1.002 ACRES

CHERRY CREEK SUBDIVISION  
LOT 49  
LOT 50  
LOT 51  
LOT 52  
LOT 53

**PRELIMINARY SIMPLE DIVISION**  
MAP SHOWING SURVEY OF  
LOT S-1-A & LOT R-1  
BEING THE RESUBDIVISION OF LOTS-1 & TRACT R,  
FORMERLY A PORTION OF  
THE PIETRO LIOTTO PROPERTY  
LOCATED IN SECTION 28, T8S - R3E,  
SOUTHEASTERN LAND DISTRICT,  
EAST OF THE MISSISSIPPI RIVER,  
ASCENSION PARISH, LA.  
FOR  
**PATRICK WALSH & MICHAEL LIOTTO**



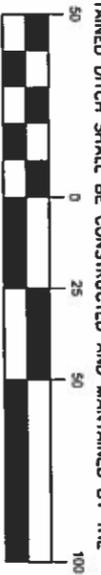
**REFERENCE MAP:**

- 1) MAP SHOWING SURVEY FOR JEFF THOMPSON RECORDED AS INSTRUMENT #509378.
- 2) MAP SHOWING SURVEY FOR PIETRO LIOTTO RECORDED AS INSTRUMENT #98394.

\*BEARINGS ARE BASED ON GPS MEASUREMENTS, LSU GULF 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, LXI AND REVISED STATUTES 33:5051 OF THE PROFESSIONAL AND OCCUPATIONAL STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

THIS PROPERTY IS ZONED = MEDIUM INTENSITY (RM).  
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO. 22005C 0035 E FOR ASCENSION PARISH, MAP DATED AUGUST 16, 2007, THIS PROPERTY LIES IN FLOOD HAZARD ZONE = X  
SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.  
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.

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 SHOWN HEREON, 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.



APPROVED:  
ASCENSION PARISH PLANNING COMMISSION  
CHAIRMAN  
DATE: \_\_\_\_\_  
FILE: \_\_\_\_\_

PATRICK WALSH (LOT S-1-A)  
DATE \_\_\_\_\_  
MICHAEL LIOTTO (LOT R-1)  
DATE \_\_\_\_\_

I CERTIFY THAT IN APRIL 2016, 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.  
JAMES W. FALGOUT  
PROFESSIONAL LAND SURVEYOR  
LOUISIANA REGISTRATION NO. 5017  
DATE \_\_\_\_\_



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  
□ BRICK COLUMN  
○ 1/2" IRON ROD SET  
— x — x — FENCELINE

DATE:	04/19/2016	DRAWING NO.:	16194
DRAWN BY:	JWF	JOB NO.:	16-194
CHECKED BY:	LB	REF. NO.:	

**EA** EARLES AND ASSOCIATES, L.L.C.  
PROFESSIONAL LAND SURVEYORS  
1034 EAST WORTHY ROAD, SUITE B  
CONZALESS, LOUISIANA 70737  
Tel: 225-647-9798  
Fax: 225-647-9700

TOWNSHIP: 85  
RANGE: 3E  
SECTION: 28



**Description: Affidavit of Mortgage Declaration**

Rita Babin Property Tract A (Bentley & Jessica Samrow)

This item was pulled from agenda prior to meeting as Letter of No Objection was received from lending agency.



**Description: Affidavit of Mortgage Declaration**

**LJG Land Company, LLC**

1) Lot 87-A (Cornerstone Development of Ascension, LLC-Robbie Fenn)

2) Lot LJC-2-A-1-A-1-A-1 (Ascension Commerce Center, LLC-LJ Grezaffi)

This item was pulled from agenda as staff received a letter from lending agencies



**Description: Affidavit of Mortgage Declaration**

Johnny L. Norman Property - Tract A-1-B (Roland Stevens)

**ATTACHMENTS:**

**Description**

Johnny Norman

**Upload Date**

5/25/2016

**Type**

Cover Memo

**PARISH OF ASCENSION**  
**OFFICE OF PLANNING AND DEVELOPMENT**  
**PLANNING DEPARTMENT**



---

June 8, 2016

**E) Johnny L. Norman Property – Tract A-1-B (Roland Stevens)**  
*Affidavit of Mortgage Declaration*

Staff has reviewed and approved this simple division of property. The lending institution has been notified via certified mail that the loan holder wishes to subdivide his/her property. The Planning Department has not yet received a response.

**PARISH OF ASCENSION**  
**OFFICE OF PLANNING AND DEVELOPMENT**  
**PLANNING DEPARTMENT**



May 13, 2016

Wells Fargo  
P. O. Box 660278  
Dallas, TX 75266-0278

**RE: Application to Subdivide Tract A-1-B – Roland Stevens**

To whom it may concern:

Pursuant to Ascension Parish Ordinance SR12-11, passed by Parish Council on 19 March 2013, the planning and development department is notifying you, as the lending institution holding a mortgage on Tract A-1-B for Roland Stevens (15238 Daigle Road, Prairieville, LA 70769) that the applicant has applied through our office to subdivide his or her property.

As defined by the ordinance, you may submit a letter of objection or no objection to our office by June 1, 2016 or can appear at a public hearing on June 8, 2016 to hear the proposed subdivision and be given the opportunity to influence the planning commission as to whether or not the proposed division of property should be approved.

If no letter is received by the date listed above, the item will appear on the Planning Commission agenda at the date and time listed above, as a consent agenda item, and will be approved if no one from your institution is present to object.

Please find attached a copy of the affidavit of mortgage verification received from the applicant by our office which further describes the property and loan information.

If you require additional information or have any questions, feel free to email or give me a call.

Sincerely,

A handwritten signature in black ink, appearing to read "Lance Brock", is written over a horizontal line.

Lance Brock  
Interim Director, Planning and Development

PARISH OF ASCENSION  
OFFICE OF PLANNING AND DEVELOPMENT  
PLANNING DEPARTMENT



Tommy Martinez  
Parish President

UNITED STATES OF AMERICA

STATE OF LOUISIANA

PARISH OF ASCENSION

AFFIDAVIT OF MORTGAGE DECLARATION

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, personally came and appeared, the Applicant, Roland S. Stevens<sup>III</sup> who, avers that he/she is the legal owner of Tract A-1-B of the Johnny L. Normand <sup>Property</sup> (lot/tract description), for which the Applicant seeks approval of a plat to subdivide the above described immovable property.

- 1)  Applicant avers that the above described property is not encumbered by any mortgage or lien.
- 2)  Applicant avers that the above described property is encumbered by mortgage(s) or lien(s) in favor of the following persons or entities:

	<u>Name</u>	<u>Mailing Address</u>
1)	_____	_____
2)	_____	_____
3)	_____	_____

The Applicant attaches the following information to enable the Planning Commission to send a Certified Letter to the lending institution to notify them of the Public Hearing Date and to advise them of their ability to object to the division in person or in writing:

- Name of the lender (to which payments on the mortgage are being made)

Wells Fargo

- Lender's Address (the address to which payments on the mortgage are mailed)

P.O. Box 1660278, Dallas TX 75216-0278

PARISH OF ASCENSION  
OFFICE OF PLANNING AND DEVELOPMENT  
PLANNING DEPARTMENT



Tommy Martinez  
Parish President

- Name of the Borrower (debtor on the mortgage)

Roland Stevens

- Account number or Reference number

0433011087

- Borrower's municipal address

15238 Daigle Rd Prairieville, LA 70769

- Municipal address of the property (if different from the Borrower's address)

15238 Daigle Rd, Prairieville LA 70769

- Lot Number and Square Number (if appropriate) of the property subject to mortgage

Tract A-1-B

- Name of Subdivision in which the property is located

Johnny L. Normand Property

- Township, Range, Section Number and Acreage (if appropriate) of the property

Sec. 6, T9S-R3E 1.80 Ac

(Applicant must initial Number 1 or Number 2)

The applicant acknowledges that he/she has verified the truthfulness of the above described statement regarding the Declaration(s) of Mortgage(s) or lien(s) on the property which he/she requests to be subdivided.

The Applicant acknowledges that providing false information in completing this document may result in civil fines in accordance with the rules and regulations of the Ascension Parish Land Development Code, not to exceed \$500.00 per day for such violation, with each day the false statement exists without correction to be a separate violation; and/or forwarded for prosecution for violation of La. R.S. 14:133 A. (3) which states in pertinent part:

PARISH OF ASCENSION  
OFFICE OF PLANNING AND DEVELOPMENT  
PLANNING DEPARTMENT



Tommy Martinez  
Parish President

Filing false public records is the filing or depositing in any public office or with any public official, or the maintaining as required by law, regulation, or rule, with knowledge of its falsity, of any of the following:

- (3) Any document containing a false statement or false representation of material fact.

The penalty for violation of La. R.S. 14:133 as provided in Section (C) states:

“Whoever commits the crime of filing false public records shall be imprisoned for not more than five years with or without hard labor or shall be fined not more than five thousand dollars, or both.”

I have read the above and have verified the above described information to be true and correct.

THUS SWORN, DONE, AND SIGNED on the 11<sup>th</sup> day of May, 2016

WITNESS:

John Dupont

Printed Name: John Dupont

APPLICANT:

Roland Steves

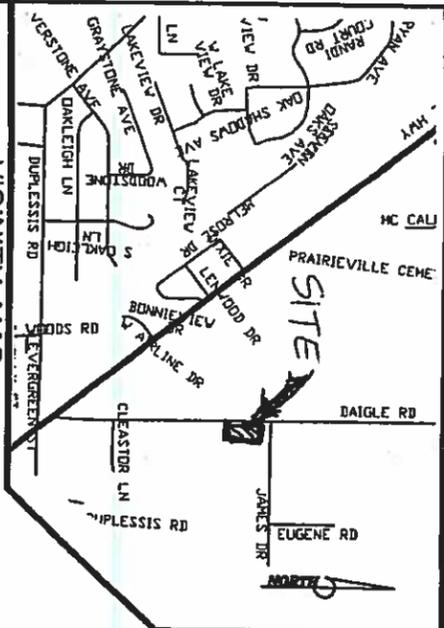
Printed Name: ROLAND STEVES

Larry W. Buquoi  
NOTARY

Printed Name: Larry W. Buquoi  
Attorney at Law

Notary # or La. Bar # Notary Public  
LSBA Roll Number 18147

Ascension Parish, Louisiana  
Commission Expires at Death



VICINITY MAP  
SCALE: 1" = 2000'

**GENERAL NOTES:**

TOTAL AREA: 1,496 AC.  
A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.  
ZONING DISTRICT: RM

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

**REFERENCE(S):**

1. SURVEY AND DIVISION OF 9.11 ACRES INTO TRACTS A-1-A & A-1-B... FOR JOHNNY L. NORMAND BY JOHN P. EARLES, III, P.L.S. DATED 3-2-1981 (INSTRUMENT H181014)

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT



THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF:  
**ROLAND S. STEVENS, III**  
THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

**CERTIFICATION:**

THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

**PRELIMINARY**

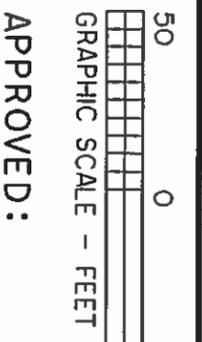
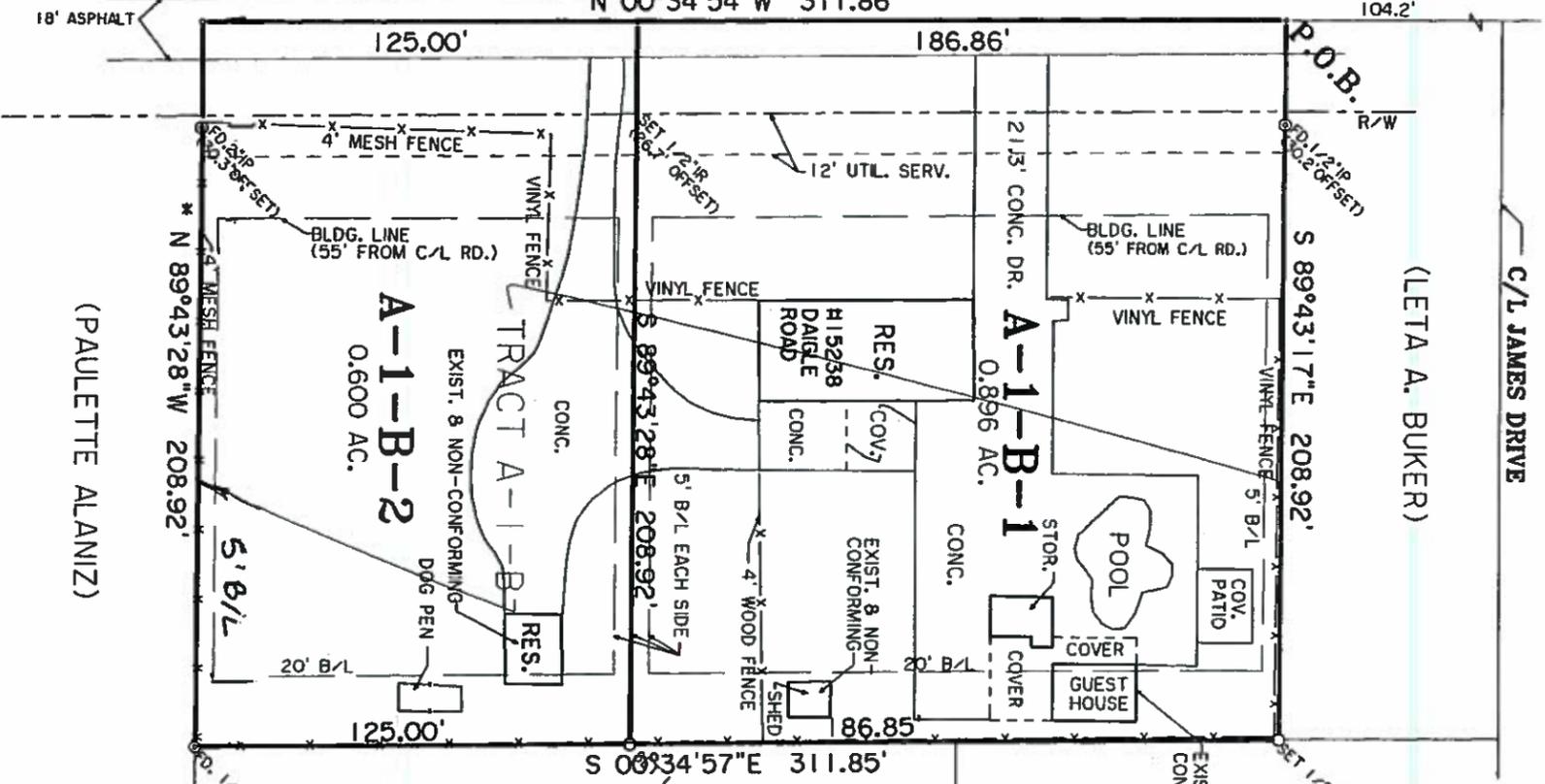
BRETT J. MARTIN  
PROFESSIONAL LAND SURVEYOR  
MCLIN TAYLOR, INC.

DATE 3-29-16

BASE BEARING: \* N 89°43'28"W (REF H1)  
FLOOD ZONE: "X"  
BASE FLOOD ELEVATION: N/A  
F.E.M.A. F.I.R.M. COMMUNITY PANEL NO. 220013-0040-E DATE 8-16-07

No  
Comments

**APPARENT C/L DAIGLE ROAD (50' R/W)**



APPROVED:

CHAIRMAN  
ASCENSION PARISH PLANNING COMMISSION  
DATE  
FILE NUMBER



**NOTE:**  
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).

**SEWAGE DISPOSAL:**  
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.

**DEDICATION:**  
THE RIGHTS-OF-WAY OF STREETS SHOWN HEREON, 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 THE SERVITUDE WAS GRANTED.

ROLAND S. STEVENS, III, OWNER TRACT A-1-B DATE

MAP SHOWING RESUBDIVISION  
OF  
TRACT A-1-B  
INTO  
LOTS A-1-B-1 & A-1-B-2  
LOCATED IN SECTION 6, T9S-R3E  
ASCENSION PARISH, LOUISIANA  
FOR  
ROLAND S. STEVENS, III



1724 N. BURNSIDE, STE 9 GONZALES, LA. 70737 (229)844-4778



**Description:** Raymond J. Lemaire Property - Lots B-1-A-1 thru B-1-A-4  
W. J. Cointment Surveyors  
(Council District 11)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Raymond Lemaire	5/31/2016	Cover Memo

June 8, 2016

## FAMILY PARTITION

A) **Raymond J. Lemaire Property – Lots B-1-A-1 thru B-1-A-4**

The subject property is located on LA Hwy. 931 in Council District 5 and is zoned Medium Intensity Residential (RM). The application is on behalf of Raymond Lemaire by W.J. Cointment Surveyors.

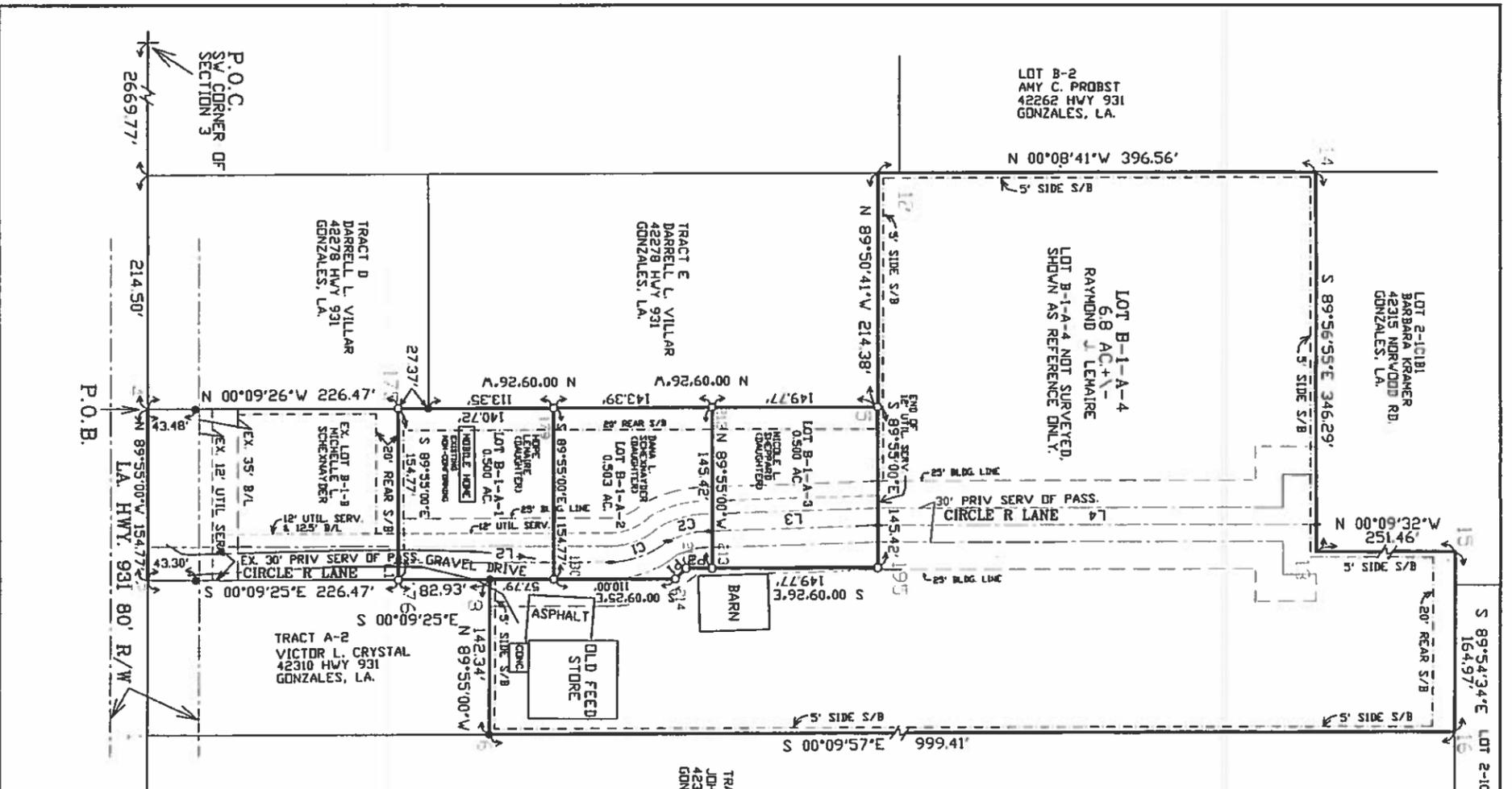
The owner is proposing a family partition of a 8.30 acre tract into Lots B-1-A-1 (.500 acre), Lot B-1-A-2 (.500 acre) , Lot B-1-A-3 (.500 acre) and Lot B-1-A-4 (6.8+/- acres).The applicant will retain lot B-1-4-A and transfer Lots B-1-A-1, Lot B-1-A-2, and Lot B-1-A-3 to his daughters. Lots B-1-A-1, Lot B-1-A-2, Lot B-1-A-3 and B-1-A-4 will be accessed by an existing and proposed 30' private servitude of passage.

### **STAFF REVIEW COMMENTS**

All existing users of Circle R Lane are required to sign the plat.

### **STAFF RECOMMENDATIONS**

Staff recommends approval contingent upon all existing users of Circle R Lane signing the plat.



LOT 2-1C1B1  
BARBARA KRANER  
42315 NORWOOD RD.  
GONZALES, LA.

LOT B-1-A-4  
6.8 AC +/-  
RAYMOND J. LEMAIRE  
LOT B-1-A-4 NOT SURVEYED.  
SHOWN AS REFERENCE ONLY.

TRACT E  
DARRELL L. VILLAR  
42278 HWY 931  
GONZALES, LA.

TRACT D  
DARRELL L. VILLAR  
42278 HWY 931  
GONZALES, LA.

P.O.C.  
SW CORNER OF  
SECTION 3

P.O.B.  
LA HWY. 931 80' R/W

TRACT 2-1C1B2  
TERRI L. REEVES  
42355 NORWOOD RD  
GONZALES, LA

TRACT B  
JOHN T. REMEL  
42326 HWY 931  
GONZALES, LA.

PROPERTY LINE CALLS

Course	Bearing	Distance
P1	N 43°55'13" W	13.52'
P2	N 00°09'26" W	23.66'

LOCATION OF CIRCLE R LANE

Course	Bearing	Distance
L1	N 89°55'00" W	15.00'
L2	N 00°09'25" W	192.49'
L3	N 01°55'51" W	152.53'
L4	N 00°08'41" W	397.01'

Curve	Radius	Length	Chord	Chord Bear.
C1	80.00'	56.37'	55.21'	N 20°39'05" W
C2	80.00'	38.72'	38.55'	N 13°13'20" W

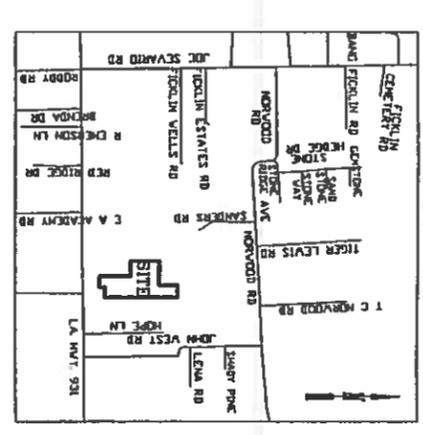
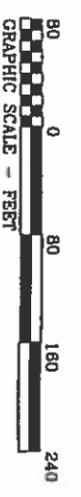
- REFERENCE MAPS:
- PLAT OF TRACTS A-1 & B-1 FOR RAYMOND J. LEMAIRE, JOHN P. EARLES, III, DATED 1/31/2001.
  - PLAT OF LOTS B-1-A AND B-1-B BY CLIENT J. COMINTMENT DATED 7-13-2011, FILE #780519

NO ATTORNEY HAS BEEN MADE BY V.J. COMINTMENT SURVEYORS TO VERIFY ACTUAL LEGAL DESCRIPTIONS, TITLE, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER ENCUMBRANCES ON THE TRACTS DESCRIBED HEREIN. THE SURVEYORS AND THESE PLANS ARE NOT TO BE CONSIDERED AS A WARRANTY OF ANY KIND BY THE SURVEYORS OR THESE PLANS.

DELINEATION OF JURISDICTION VETLANDS HAS NOT BEEN REQUESTED NOR IS PART OF THIS SURVEY.

ACCORDING TO THE FED. EMERGENCY MGMT. AGENCY FED. INSURANCE ADM. FLOOD HAZARD BOUNDARY MAP COMM. 25013-0045 E (8/16/2007) OF ASCENSION PARISH, LA. THIS PROPERTY LIES WITHIN FLOOD HAZARD ZONE X PARISH ZONING 88 PER MAP DATED 2-2-2011

BASED BEARING FROM JOHN P. EARLES, III, MAP DATED 1/31/2001 THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF V.J. COMINTMENT SURVEYORS. REPRODUCTION OF THIS PRINT IS PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THIS FIRM. PRINTING, REVISIONS, AND CORRECTIONS ARE THE PROPERTY OF V.J. COMINTMENT SURVEYORS. THIS FIRM IS NOT RESPONSIBLE FOR ACTIONS OR PROJECTS TAKEN BASED UPON OBSOLETE DRAWINGS FOR WHICH THIS FIRM HAS NOT PREVIOUSLY CONSULTED AND FOR WHICH THIS FIRM HAS NOT PREVIOUSLY ADVISED THE CLIENT. THIS FIRM IS NOT RESPONSIBLE FOR ANY ACTIONS OR PROJECTS TAKEN BASED UPON OBSOLETE DRAWINGS AND OWNERS OF POTENTIAL BUYERS SHOULD BE AWARE THAT ABSTRACTING OF TITLE TO THIS PROPERTY TO SHOW ALL ENCUMBRANCES, WAS NOT WITHIN THE SCOPE OF THIS SURVEY.



PRELIMINARY  
NO WARRANTY IS MADE BY THE SURVEYORS AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE SURVEYORS AND THESE PLANS ARE NOT TO BE CONSIDERED AS A WARRANTY OF ANY KIND BY THE SURVEYORS OR THESE PLANS.

LEGEND

- CLASS "C" SURVEY
- SET IRON PIPE 1/2"
- FOUND IRON PIPE 1/2"
- FOUND NAIL & WASHER
- SET NAIL & WASHER
- LDN R/W NUMBER
- POWER POLE
- CALCULATED POINT
- S/B

STATE OF LOUISIANA  
PRELIMINARY  
V.J. COMINTMENT SURVEYORS  
LAND SURVEYORS

FAMILY PARTITION  
OF  
THE SUBDIVISION OF TRACT B-1-A, OF  
THE RAYMOND J. LEMAIRE PROPERTY,  
INTO LOTS B-1-A-1, B-1-A-2, B-1-A-3  
AND B-1-A-4, SITUATED IN SECTION 3,  
T9S, R3E, SED, EAST OF THE MISS.  
RIVER, ASCENSION PARISH, LA.

APPROVED: \_\_\_\_\_  
ASCENSION PARISH  
PLANNING COMMISSION

DATED: \_\_\_\_\_

P.C. FILE# \_\_\_\_\_

DEDICATION: THE RIGHT OF WAY OF STREETS SHOWN HEREON, 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 USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO BUILDINGS, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, NOR AS SHRUBBERY PLANTED WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.

THE ROADS AND STREETS SHOWN ON THIS PLAT ARE PRIVATE AND NOT PUBLIC ROADS. THE PARISH OF ASCENSION SHALL NOT MAINTAIN OR UPGRADE OR ACCEPT SAID ROADS INTO THE PUBLIC SYSTEM UNLESS BY THE LOT OWNERS OR DEVELOPER, ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE PARISH OF ASCENSION. THE SUBDIVIDER AND LOT OWNERS FURTHER ARE PUT ON NOTICE THAT SCHOOL BUSES DO NOT OR ARE NOT REQUIRED TO TRAVEL DOWN PRIVATE ROADS AND IT IS THE OBLIGATION OF THE LOT OWNERS TO BRING THEIR CHILDREN TO A PUBLIC ROAD FOR SCHOOL BUS PICK UP.

THE PRIVATE ACCESS SERVITUDE SHOWN HEREON IS HEREBY & B-1-A-4 DEDICATED AS A MEANS OF ACCESS TO B-1-A-1, B-1-A-2, B-1-A-3, B-1-A-4, B-1-A-5, B-1-A-6, B-1-A-7, B-1-A-8, B-1-A-9, B-1-A-10, B-1-A-11, B-1-A-12, B-1-A-13, B-1-A-14, B-1-A-15, B-1-A-16, B-1-A-17, B-1-A-18, B-1-A-19, B-1-A-20, B-1-A-21, B-1-A-22, B-1-A-23, B-1-A-24, B-1-A-25, B-1-A-26, B-1-A-27, B-1-A-28, B-1-A-29, B-1-A-30, B-1-A-31, B-1-A-32, B-1-A-33, B-1-A-34, B-1-A-35, B-1-A-36, B-1-A-37, B-1-A-38, B-1-A-39, B-1-A-40, B-1-A-41, B-1-A-42, B-1-A-43, B-1-A-44, B-1-A-45, B-1-A-46, B-1-A-47, B-1-A-48, B-1-A-49, B-1-A-50, B-1-A-51, B-1-A-52, B-1-A-53, B-1-A-54, B-1-A-55, B-1-A-56, B-1-A-57, B-1-A-58, B-1-A-59, B-1-A-60, B-1-A-61, B-1-A-62, B-1-A-63, B-1-A-64, B-1-A-65, B-1-A-66, B-1-A-67, B-1-A-68, B-1-A-69, B-1-A-70, B-1-A-71, B-1-A-72, B-1-A-73, B-1-A-74, B-1-A-75, B-1-A-76, B-1-A-77, B-1-A-78, B-1-A-79, B-1-A-80, B-1-A-81, B-1-A-82, B-1-A-83, B-1-A-84, B-1-A-85, B-1-A-86, B-1-A-87, B-1-A-88, B-1-A-89, B-1-A-90, B-1-A-91, B-1-A-92, B-1-A-93, B-1-A-94, B-1-A-95, B-1-A-96, B-1-A-97, B-1-A-98, B-1-A-99, B-1-A-100.

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 ASCENSION PARISH HEALTH UNIT.

ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF OR SEWAGE EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED BY THE PROPERTY OWNERS.

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

I HEREBY CERTIFY I WILL TRANSFER THE ABOVE LOTS ONLY TO THE DESIGNATED FAMILY MEMBERS AS SHOWN ON THIS PLAT.

SUBDIVIDER: RAYMOND J. LEMAIRE

W. J. COMINTMENT SURVEYORS  
PROFESSIONAL LAND SURVEYING  
1411 BOB TOBER BLVD.  
GONZALES, LA 70737  
PH 225-444-9494 FAX 225-644-9210

CERTIFICATION  
THIS PLAT WAS PREPARED AND CERTIFIED FOR THE EXCLUSIVE USE OF  
RAYMOND J. LEMAIRE

PRELIMINARY  
NOT TO BE USED FOR CONSTRUCTION, RECORDATION, CONTRACTS, EASEMENTS, OR ANY OTHER LEGAL PURPOSES.  
DATE 4-13-2016

CLIENT: J. COMINTMENT, PLS.  
LAND SURVEYOR

FB F PG REF. 8956 **16061** 26



**Description:** David Penalber Property - Lots B-2-B-1-A and B-2-B-1-B  
W. J. Cointment Surveyors  
(Council District 6)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
David Penalber Property	5/27/2016	Cover Memo

June 8, 2016

**FAMILY PARTITION**

**B) David Penalber Property – Lots B-2-B-1-A and B-2-B-1-B**

The subject property is located on Magnolia Ridge Road in Council District 6 and is zoned Rural (R). The application is on behalf of David Penalber by W.J. Cointment Surveyors.

The owner is proposing a family partition of 1.49 acre tract into Lots B-2-B-1-A (.500 acre), Lot B-2-B-1 (.991 acre). The applicant will retain lot B-2-B-1-B and transfer Lot B-2-B-1-A to his mother. Lots B-2-B-1-A, Lot B-2-B-1 will be accessed by an existing 60' private servitude of passage.

**STAFF REVIEW COMMENTS**

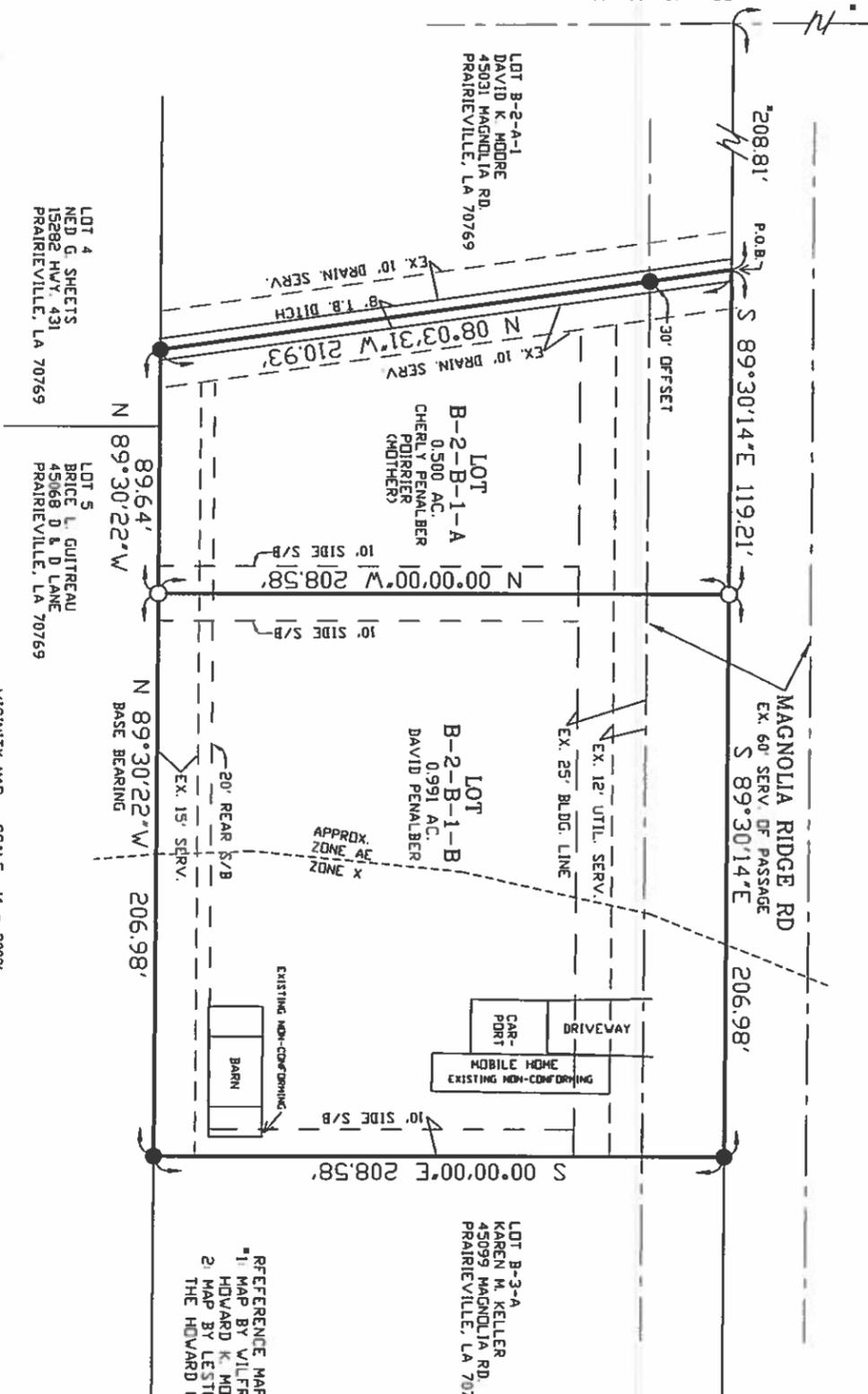
Predial Servitude Agreement will need to be completed, signed by all existing lot owners of the servitude of access notarized and recorded prior to the final plat being signed.

**STAFF RECOMMENDATIONS**

Staff recommends approval contingent upon the comments being addressed.

P.O.C. NAD CORNER OF SEC. 6  
T9S, R4E, S1D, AS PER  
REF. MAP # 1

LA. HWY. 431 1787.61'

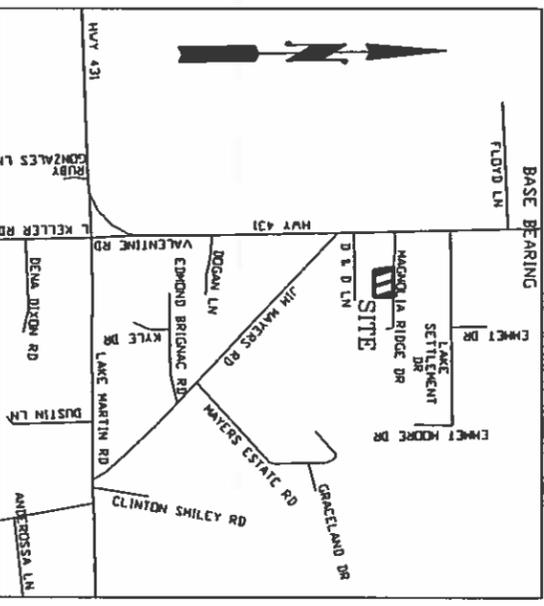


- LEGEND**
- CLASS "C" SURVEY
  - SET IRON RODS 1/2"
  - ▲ FOUND IRON PIPE 1/2"
  - △ SET NAIL & WASHER
  - LHM R/V MARKER
  - POWER POLE
  - ↑ CALCULATED POINT

NO ATTEMPT HAS BEEN MADE BY V.J. COINTMENT SURVEYORS TO VERIFY ACTUAL LEGAL OWNERSHIP TITLE, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER ENCUMBRANCES ON THE PROPERTY AS SHOWN ON THIS PLAN OTHER THAN THOSE FURNISHED BY THE OWNER OR CLIENT.

BASE BEARING FROM MAP BY LESTER A. McLIN, JR. DATED 5-24-2012

THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF V.J. COINTMENT SURVEYORS. ANY REVISIONS OR ADDITIONAL INFORMATION IS OFTEN ADDED IN A CONTINUOUS UPDATING PROCESS CHECK FOR LATEST REVISION DATE BEFORE ACTING ON DATA SHOWN. THIS FIRM IS NOT RESPONSIBLE FOR ACTIONS OR PROJECTS TAKEN BASED UPON OBSOLETE DRAWINGS FOR WHICH THIS FIRM WAS NOT SPECIFICALLY CONSULTED AND WRITTEN PERMISSION RECEIVED. SERVITUDES AND/OR RIGHTS-OF-WAY OTHER THAN THOSE NOTED MAY EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD BE AWARE THAT ABSTRACTING OF TITLE TO THIS PROPERTY TO SHOW ALL ENCUMBRANCES, WAS NOT WITHIN THE SCOPE OF THIS SURVEY.



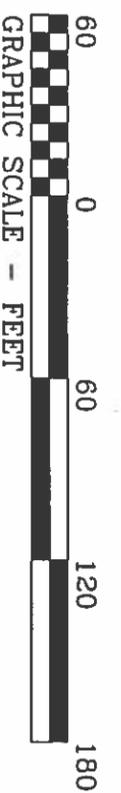
VICINITY MAP SCALE 1" = 2000'

APPROX. BASE FLOODED ELEV. = 12.5'  
DELIMITATION OF JURISDICTION WETLANDS HAS NOT BEEN REQUESTED NOR IS PART OF THIS SURVEY.

ACCORDING TO THE FED. EMERGENCY MGMT. AGENCY FED. INSURANCE ADM. FLOOD HAZARD BOUNDARY MAP CDHM, 220013-0065 E OF ASCENSION PARISH, LA, THIS PROPERTY LIES WITHIN FLOOD HAZARD ZONE X & AE PARISH ZONING R. PER MAP DATED 8-3-2011

REFERENCE MAPS  
#1 MAP BY WILFRED J. FONTENOT DATED 08/10/1999 FOR HOWARD K. MOORE ESTATE, FILE # 449170  
#2 MAP BY LESTER A. McLIN, JR. DATED 5-24-2012 THE HOWARD K. MOORE ESTATE, FILE # 799724

**FAMILY PARTITION OF LOT B-2-B-1, BEING THE PROPERTY OF DAVID PENALBER, INTO LOTS B-2-B-1-A AND B-2-B-1-B, SITUATED IN THE SECTION 6, T9S, R4E, SED, EAST OF THE MISS. RIVER, ASCENSION PARISH, LA.**



DEDICATION: THE RIGHT OF WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC, NO BUILDINGS, 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.

THE ROADS AND STREETS SHOWN ON THIS PLAN ARE PRIVATE AND NOT PUBLIC ROADS AND ARE TO BE DEVELOPED AND MAINTAINED BY THE LOT OWNERS UNLESS OTHERWISE INDICATED. SYSTEMS AND UTILITIES BROUGHT UP TO HARD SURFACE AND ALL OTHER STANDARDS BY THE LOT OWNERS OR DEVELOPER ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE PARISH OF ASCENSION. THE SUB-DIVIDER AND LOT OWNERS FURTHER ARE PUT ON NOTICE THAT SCHOOLS BUSES DO NOT OR ARE NOT REQUIRED TO TRAVEL DOWN PRIVATE ROADS AND IT IS THE OBLIGATION OF THE LOT OWNERS TO BRING THEIR CHILDREN TO A PUBLIC ROAD FOR SCHOOL BUS PICK UP.

THE PRIVATE ACCESS SERVITUDE SHOWN HERE ON IS HEREBY DEDICATED AS A MEANS OF ACCESS TO LOT B-2-B-1-A & B-2-B-1-B AND TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY PRIVATE DRIVEWAY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED. THE PARISH OF ASCENSION HAS NO RESPONSIBILITY FOR THE MAINTENANCE OF THIS PRIVATE ACCESS SERVITUDE.

NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNLESS 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 PROPOSED PLANTING TO EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNERS.

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

I HEREBY CERTIFY I WILL TRANSFER THE ABOVE LOT'S ONLY TO THE DESIGNATED FAMILY MEMBERS AS SHOWN ON THIS PLAT.

SUBDIVIDER \_\_\_\_\_

APPROVED: \_\_\_\_\_  
ASCENSION PARISH  
PLANNING COMMISSION

DATED: \_\_\_\_\_

P.C. FILE# \_\_\_\_\_

W. J. COINTMENT SURVEYORS  
PROFESSIONAL LAND SURVEYING  
CLIENT J. COINTMENT, PLS  
11411 BON TERRE BLVD.  
GONZALES, LA. 70737  
PH. 225-644-5454 FAX 225-644-5248

CERTIFICATION  
THIS PLAT WAS PREPARED AND CERTIFIED FOR THE EXCLUSIVE USE OF  
DAVID PENALBER  
PRELIMINARY  
NOT TO BE USED FOR CONSTRUCTION, BIDDING,  
RECORDATION, CONVEYANCE, SALES, OR AS THE  
BASIS FOR THE ISSUANCE OF A PERMIT.  
CLIENT J. COINTMENT, PLS. Ref. 4890

SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON. I CERTIFY PLAN IN ACCORDANCE WITH MINIMUM STANDARDS FOR BOUNDARY SURVEYS TITLE 46 LXI AND REVISED STATUTES 33:5051 GONZALES, LA.  
SCALE 1" = 60'  
DATE 4-13-2016

CLINT J. COINTMENT, PLS.  
LAND SURVEYOR  
FB F PG REF. 16111



**Description:** Todd Elisar Property - Lots A-2-A, A-2-B and A-2-C  
Earles and Associates, LLC  
(Council District 9)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Todd Elisar	6/1/2016	Cover Memo

June 8, 2016

**FAMILY PARTITION**

**C) Todd Elisar Property – Lot A-2-A, A-2-B, and A-2-C**

The subject property is located on Black Bayou Road in Council District 9 and is zoned Medium Intensity Residential (RM). The application is on behalf of Kenneth Parker by Earles and Associates, LLC.

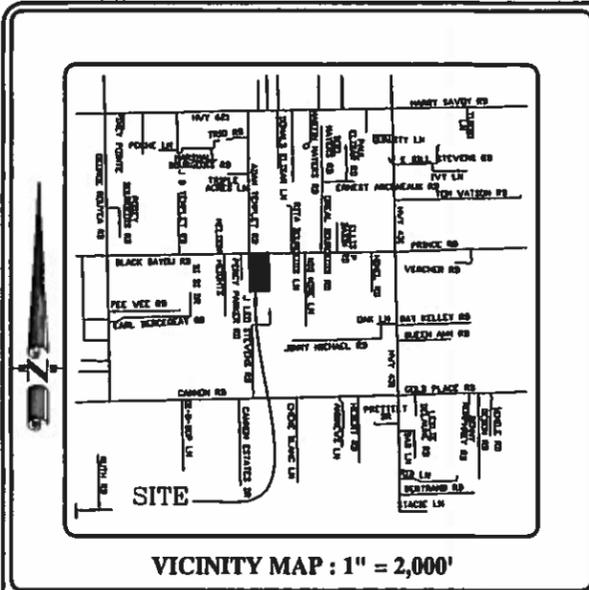
The owner is proposing a family partition of 5.13 acre tract into Lots A-2-A (2.304 acres), Lot A-2-B (1.472 acres), and Lot A-2-C (1.357 acres). The applicant will retain lot A-2-A and transfer Lots A-2-B and A-2-C to his daughter and son. Lots A-2-A, Lot A-2-B, Lot A-2-C will be accessed by a proposed 30' private servitude of passage.

**STAFF REVIEW COMMENTS**

Lot designations need to match Title Block

**STAFF RECOMMENDATIONS**

Staff recommends approval contingent upon the comments being addressed.



**REFERENCE MAP:**

- 1) MAP SHOWING SURVEY FOR TODD ELISAR RECORDED AS INSTRUMENT #286310.
- 2) MAP SHOWING SURVEY FOR JOE TEMPLET RECORDED AS INSTRUMENT #419951.
- 3) MAP SHOWING SURVEY FOR PERCY PARKER RECORDED AS INSTRUMENT #195614.

\*BEARINGS ARE BASED ON GPS MEASUREMENTS, LSU GULF 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 48, LQ AND REVISED STATUTES 33:5051 OF THE PROFESSIONAL AND OCCUPATIONAL STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

THIS PROPERTY IS ZONED - MEDIUM INTENSITY (RM)  
 5' SIDE SETBACK  
 20' REAR SETBACK  
 75' FRONT SETBACK FROM CA. ROAD

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO. 2200SC 0045 E FOR ASCENSION PARISH, MAP DATED AUGUST 16, 2007, THIS PROPERTY LIES IN FLOOD HAZARD ZONE - AE & X

BASE FLOOD ELEVATION = 8.0'

SEWER DISPOSAL SHALL BE INDIVIDUAL SANITARY SEWER PLANTS.

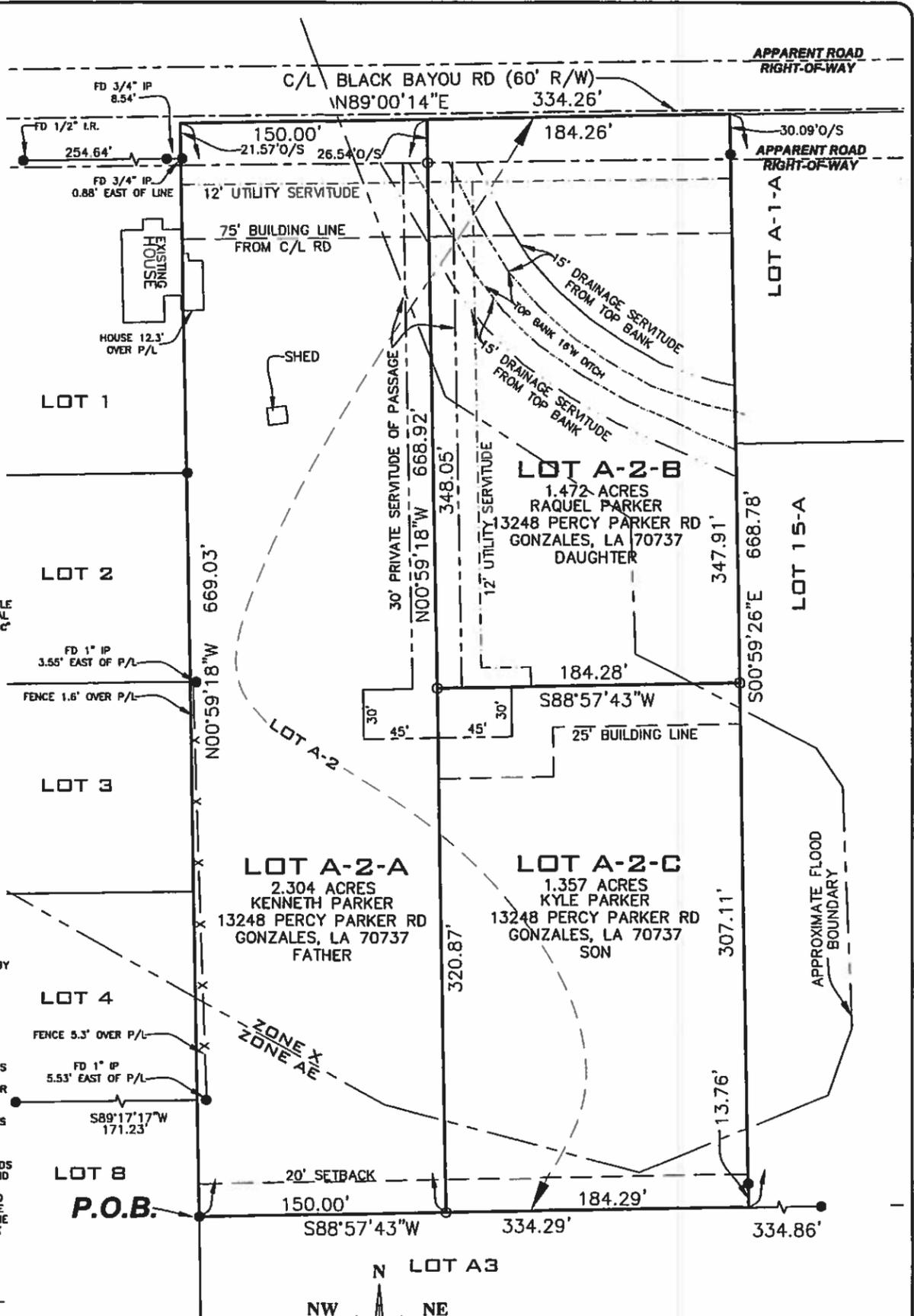
SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.

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.

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).

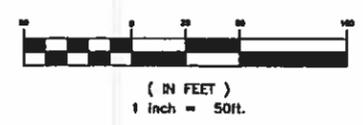
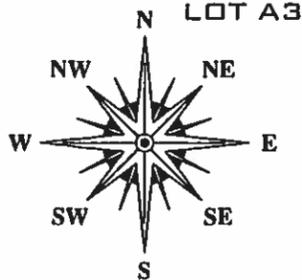
THE RIGHTS-OF-WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVICED ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL AND OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE 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.

THE PRIVATE ACCESS SERVITUDE SHOWN HEREON IS HEREBY DEDICATED AS A MEANS OF ACCESS TO LOT A-2-A, LOT A-2-B & LOT A-2-C. 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 PRIVATE DRIVEWAY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED. THE PARISH OF ASCENSION HAS NO RESPONSIBILITY FOR MAINTENANCE OF THIS PRIVATE ACCESS SERVITUDE. THE ROADS AND STREETS SHOWN ON THIS PLAT ARE PRIVATE AND NOT PUBLIC ROADS AND STREETS ARE TO BE DEVELOPED AND MAINTAINED BY THE LOT OWNERS ONLY. THE PARISH OF ASCENSION SHALL NOT MAINTAIN, UPGRADE, OR ACCEPT SAID ROADS INTO THE PUBLIC SYSTEM UNLESS AND UNTIL BROUGHT UP TO HARD SURFACE AND ALL OTHER STANDARDS BY THE LOT OWNERS OR DEVELOPER, ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE PARISH OF ASCENSION. THE SUB-DIVIDER AND LOT OWNERS FURTHER ARE PUT ON NOTICE THAT SCHOOL BUSES DO NOT OR ARE NOT REQUIRED TO TRAVEL DOWN PRIVATE ROADS AND IT IS THE OBLIGATION OF THE LOT OWNERS TO BRING THEIR CHILDREN TO A PUBLIC ROAD FOR SCHOOL BUS PICK UP.



KENNETH W. PARKER \_\_\_\_\_ DATE \_\_\_\_\_

**PRELIMINARY FAMILY PARTITION**  
 MAP SHOWING SURVEY OF  
 LOT A-2-A, LOT A-2-B & LOT A-2-C,  
 BEING THE RESUBDIVISION OF LOT A-2,  
 FORMERLY A PORTION OF THE TODD ELISAR PROPERTY,  
 LOCATED IN SECTION 14, T9S - R3E, SOUTHEASTERN LAND DISTRICT,  
 EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LA.  
 FOR  
 KENNETH W. PARKER



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

APPROVED:  
 ASCENSION PARISH PLANNING COMMISSION

CHAIRMAN \_\_\_\_\_

DATE: \_\_\_\_\_

FILE: \_\_\_\_\_

I CERTIFY THAT IN APRIL 2016, 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.

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

DATE \_\_\_\_\_



- LEGEND:**
- 1/2" IRON PIPE FOUND OR AS SHOWN
  - 1/2" IRON ROD SET
  - - - - - FENCELINE

16125.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.		DATE: 04/11/2016	DRAWING No. 16125	<b>EA</b> EARLES AND ASSOCIATES, L.L.C. PROFESSIONAL LAND SURVEYORS 1034 EAST WORTHY ROAD, SUITE B GONZALES, LOUISIANA 70737 Tel: 225-647-9798 Fax: 225-647-9700	TOWNSHIP 9S	SECTION 14
	DRAWN BY: JWF	JOB. No. 16-125	RANGE 3E				
	CHECKED BY: ST	REF. No.					



**Description:** Clay J. Schexnayder Property - Tracts A-1-A, A-1-B and A-1-C  
Quality Engineering & Surveying, LLC  
(Council District 6)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Clay Schexnayder	5/31/2016	Cover Memo

June 8, 2016

## FAMILY PARTITION

**D) Clay J. Schexnayder Tract A-1-A, A-1-B, & A-1-C**

The subject property is located on Keller Road in Council District 6 and is zoned Rural(R). The application is on behalf of Clay J Schexnayder by Quality Engineering.

The owner is proposing a family partition of a 4.79 acre tract into Lots A-1-A (1.58 acres), Lot A-1-B (1.58 acres), and Lot A-1-C (1.58 acres). The applicant will retain lot A-1-A and transfer Lots A-1-B, Lot A-1-C, to his step-sons. Lots A-1-A, Lot A-1-B, and A-1-C will be accessed by an existing 40' private servitude of passage.

### **STAFF REVIEW COMMENTS**

1. Private Dedication Statement needs to be stated on plat to reflect the correct lot designations (Plat states Private dedication to Lots S-1-A, S-1-B, T & S-2)
2. All owners of George Brignac Road are required to sign the plat.

### **STAFF RECOMMENDATIONS**

Staff recommends approval contingent upon all existing users of George Brignac Road signing the plat.

**REFERENCE PLATS**  
 1. MAP SHOWING REVISION OF PLOT 1, OF THE SAME UNBROKEN ESTATE AND 2001 (4-24-2001)  
 2. (1) IS OR 2001 (1) REPRESENTS THE BASIS OF RECORDS, RECORDS ARE BASED ON THE ORIGINAL RECORDS AND DISTANCES ARE U.S. SURVEY FEET.

**NOTE**  
 THE PLOTS AND STREETS SHOWN ON THIS PLAT ARE PRIVATE AND NOT PUBLIC ROADS AND STREETS AND ARE TO BE DEVELOPED AND MAINTAINED BY THE LOT OWNERS ONLY. THE PARISH OF ORLEANS HAS REVIEWED THIS PLAT AND HAS GRANTED THE NECESSARY APPROVALS FOR THE PLOTS AND STREETS AND UNITS, SUBJECT TO THE NECESSARY APPROVALS FROM THE PARISH OF ORLEANS AND THE SUPERVISOR OF THE PARISH OF ORLEANS. THE SUPERVISOR OF THE PARISH OF ORLEANS HAS REVIEWED THIS PLAT AND HAS GRANTED THE NECESSARY APPROVALS FOR THE PLOTS AND STREETS AND UNITS, SUBJECT TO THE NECESSARY APPROVALS FROM THE PARISH OF ORLEANS AND THE SUPERVISOR OF THE PARISH OF ORLEANS. THE SUPERVISOR OF THE PARISH OF ORLEANS HAS REVIEWED THIS PLAT AND HAS GRANTED THE NECESSARY APPROVALS FOR THE PLOTS AND STREETS AND UNITS, SUBJECT TO THE NECESSARY APPROVALS FROM THE PARISH OF ORLEANS AND THE SUPERVISOR OF THE PARISH OF ORLEANS.

**LANDOWNER/OWNER CERTIFICATION**  
 THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OR LEGAL OFFICER OF THE PROPERTY PLATED HEREON ON THE DATE SIGNED.

**SEWERAGE DISPOSAL NOTE**  
 NO PERSON SHALL PROJECT OR INSTALL A METHOD OF SEWERAGE DISPOSAL, EXCEPT CONNECTION TO AN EXISTING SEWERAGE SYSTEM, WITHOUT THE NECESSARY APPROVALS FROM THE LOCAL HEALTH AUTHORITY WHICH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER(S).

**DRAINAGE NOTE**  
 ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF REMOVAL OF WATER SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER(S).

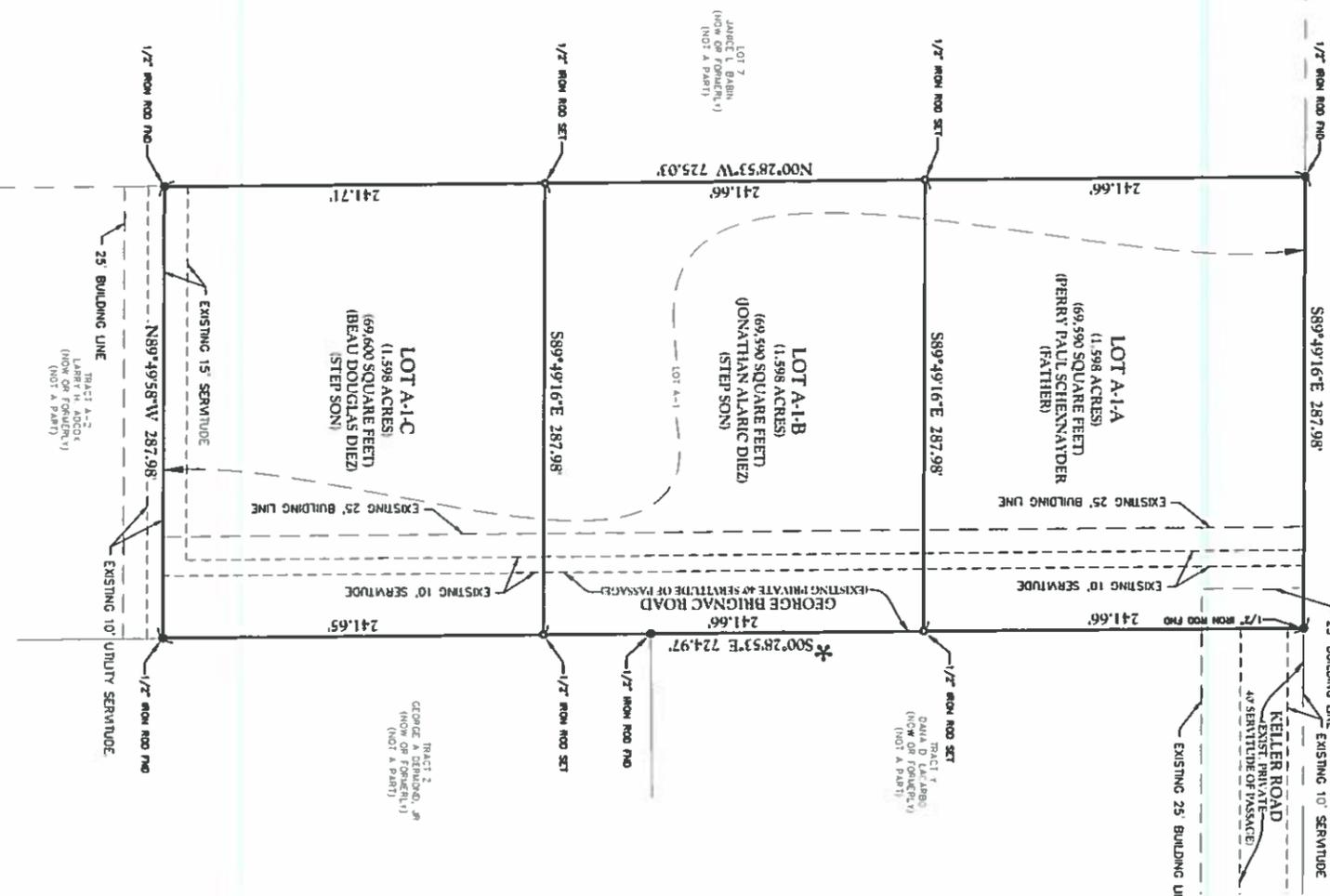
**WATER SUPPLY NOTE**  
 SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.

**PUBLIC DEDICATION**  
 THE PUBLIC STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE OF THE PARISH OF ORLEANS FOR THE PURPOSES OF THE PLAT. THE PUBLIC STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE OF THE PARISH OF ORLEANS FOR THE PURPOSES OF THE PLAT. THE PUBLIC STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE OF THE PARISH OF ORLEANS FOR THE PURPOSES OF THE PLAT.

**PRIVATE DEDICATION**  
 THE PRIVATE ACCESS SERVICED SHOWN HERE ON IS HEREBY DEDICATED AS A MEANS OF ACCESS TO LOTS 1-A, 1-B, 1-C, 1-D, 1-E, 1-F, 1-G, 1-H, 1-I, 1-J, 1-K, 1-L, 1-M, 1-N, 1-O, 1-P, 1-Q, 1-R, 1-S, 1-T, 1-U, 1-V, 1-W, 1-X, 1-Y, 1-Z, 1-AA, 1-AB, 1-AC, 1-AD, 1-AE, 1-AF, 1-AG, 1-AH, 1-AI, 1-AJ, 1-AK, 1-AL, 1-AM, 1-AN, 1-AO, 1-AP, 1-AQ, 1-AR, 1-AS, 1-AT, 1-AU, 1-AV, 1-AW, 1-AX, 1-AY, 1-AZ, 1-BA, 1-BB, 1-BC, 1-BD, 1-BE, 1-BF, 1-BG, 1-BH, 1-BI, 1-BJ, 1-BK, 1-BL, 1-BM, 1-BN, 1-BO, 1-BP, 1-BQ, 1-BR, 1-BS, 1-BT, 1-BU, 1-BV, 1-BW, 1-BX, 1-BY, 1-BZ, 1-CA, 1-CB, 1-CC, 1-CD, 1-CE, 1-CF, 1-CG, 1-CH, 1-CI, 1-CJ, 1-CK, 1-CL, 1-CM, 1-CN, 1-CO, 1-CP, 1-CQ, 1-CR, 1-CS, 1-CT, 1-CU, 1-CV, 1-CW, 1-CX, 1-CY, 1-CZ, 1-DA, 1-DB, 1-DC, 1-DD, 1-DE, 1-DF, 1-DG, 1-DH, 1-DI, 1-DJ, 1-DK, 1-DM, 1-DN, 1-DO, 1-DP, 1-DQ, 1-DR, 1-DS, 1-DT, 1-DU, 1-DV, 1-DW, 1-DX, 1-DY, 1-DZ, 1-EA, 1-EB, 1-EC, 1-ED, 1-EE, 1-EF, 1-EG, 1-EH, 1-EI, 1-EJ, 1-EK, 1-EL, 1-EM, 1-EN, 1-EO, 1-EP, 1-EQ, 1-ER, 1-ES, 1-ET, 1-EU, 1-EV, 1-EW, 1-EX, 1-EY, 1-EZ, 1-FA, 1-FB, 1-FC, 1-FD, 1-FE, 1-FG, 1-FH, 1-FI, 1-FJ, 1-FK, 1-FL, 1-FM, 1-FN, 1-FO, 1-FP, 1-FQ, 1-FR, 1-FS, 1-FT, 1-FU, 1-FV, 1-FW, 1-FX, 1-FY, 1-FZ, 1-GA, 1-GB, 1-GC, 1-GD, 1-GE, 1-GF, 1-GG, 1-GH, 1-GI, 1-GJ, 1-GK, 1-GL, 1-GM, 1-GN, 1-GO, 1-GP, 1-GQ, 1-GR, 1-GS, 1-GT, 1-GU, 1-GV, 1-GW, 1-GX, 1-GY, 1-GZ, 1-HA, 1-HB, 1-HC, 1-HD, 1-HE, 1-HF, 1-HG, 1-HH, 1-HI, 1-HJ, 1-HK, 1-HL, 1-HM, 1-HN, 1-HO, 1-HP, 1-HQ, 1-HR, 1-HS, 1-HT, 1-HU, 1-HV, 1-HW, 1-HX, 1-HY, 1-HZ, 1-IA, 1-IB, 1-IC, 1-ID, 1-IE, 1-IF, 1-IG, 1-IH, 1-II, 1-IJ, 1-IK, 1-IL, 1-IM, 1-IN, 1-IO, 1-IP, 1-IQ, 1-IR, 1-IS, 1-IT, 1-IU, 1-IV, 1-IW, 1-IX, 1-IY, 1-IZ, 1-JA, 1-JB, 1-JC, 1-JD, 1-JE, 1-JF, 1-JG, 1-JH, 1-JI, 1-JJ, 1-JK, 1-JL, 1-JM, 1-JN, 1-JO, 1-JP, 1-JQ, 1-JR, 1-JS, 1-JT, 1-JU, 1-JV, 1-JW, 1-JX, 1-JY, 1-JZ, 1-KA, 1-KB, 1-KC, 1-KD, 1-KE, 1-KF, 1-KG, 1-KH, 1-KI, 1-KJ, 1-KK, 1-KL, 1-KM, 1-KN, 1-KO, 1-KP, 1-KQ, 1-KR, 1-KS, 1-KT, 1-KU, 1-KV, 1-KW, 1-KX, 1-KY, 1-KZ, 1-LA, 1-LB, 1-LC, 1-LD, 1-LE, 1-LF, 1-LG, 1-LH, 1-LI, 1-LJ, 1-LK, 1-LL, 1-LM, 1-LN, 1-LO, 1-LP, 1-LQ, 1-LR, 1-LS, 1-LT, 1-LU, 1-LV, 1-LW, 1-LX, 1-LY, 1-LZ, 1-MA, 1-MB, 1-MC, 1-MD, 1-ME, 1-MF, 1-MG, 1-MH, 1-MI, 1-MJ, 1-MK, 1-ML, 1-MN, 1-MO, 1-MP, 1-MQ, 1-MR, 1-MS, 1-MT, 1-MU, 1-MV, 1-MW, 1-MX, 1-MY, 1-MZ, 1-NA, 1-NB, 1-NC, 1-ND, 1-NE, 1-NF, 1-NG, 1-NH, 1-NI, 1-NJ, 1-NK, 1-NL, 1-NM, 1-NO, 1-NP, 1-NQ, 1-NR, 1-NS, 1-NT, 1-NU, 1-NV, 1-NW, 1-NX, 1-NY, 1-NZ, 1-OA, 1-OB, 1-OC, 1-OD, 1-OE, 1-OF, 1-OG, 1-OH, 1-OI, 1-OJ, 1-OK, 1-OL, 1-OM, 1-ON, 1-OO, 1-OP, 1-OQ, 1-OR, 1-OS, 1-OT, 1-OU, 1-OV, 1-OW, 1-OX, 1-OY, 1-OZ, 1-PA, 1-PB, 1-PC, 1-PD, 1-PE, 1-PF, 1-PG, 1-PH, 1-PI, 1-PJ, 1-PK, 1-PL, 1-PM, 1-PN, 1-PO, 1-PP, 1-PQ, 1-PR, 1-PS, 1-PT, 1-PU, 1-PV, 1-PW, 1-PX, 1-PY, 1-PZ, 1-QA, 1-QB, 1-QC, 1-QD, 1-QE, 1-QF, 1-QG, 1-QH, 1-QI, 1-QJ, 1-QK, 1-QL, 1-QM, 1-QN, 1-QO, 1-QP, 1-QQ, 1-QR, 1-QS, 1-QT, 1-QU, 1-QV, 1-QW, 1-QX, 1-QY, 1-QZ, 1-RA, 1-RB, 1-RC, 1-RD, 1-RE, 1-RF, 1-RG, 1-RH, 1-RI, 1-RJ, 1-RK, 1-RL, 1-RM, 1-RN, 1-RO, 1-RP, 1-RQ, 1-RR, 1-RS, 1-RT, 1-RU, 1-RV, 1-RW, 1-RX, 1-RY, 1-RZ, 1-SA, 1-SB, 1-SC, 1-SD, 1-SE, 1-SF, 1-SG, 1-SH, 1-SI, 1-SJ, 1-SK, 1-SL, 1-SM, 1-SN, 1-SO, 1-SP, 1-SQ, 1-SR, 1-SS, 1-ST, 1-SU, 1-SV, 1-SW, 1-SX, 1-SY, 1-SZ, 1-TA, 1-TB, 1-TC, 1-TD, 1-TE, 1-TF, 1-TG, 1-TH, 1-TI, 1-TJ, 1-TK, 1-TL, 1-TM, 1-TN, 1-TO, 1-TP, 1-TQ, 1-TR, 1-TS, 1-TT, 1-TU, 1-TV, 1-TW, 1-TX, 1-TY, 1-TZ, 1-UA, 1-UB, 1-UC, 1-UD, 1-UE, 1-UF, 1-UG, 1-UH, 1-UI, 1-UJ, 1-UK, 1-UL, 1-UM, 1-UN, 1-UO, 1-UP, 1-UQ, 1-UR, 1-US, 1-UT, 1-UU, 1-UV, 1-UW, 1-UX, 1-UY, 1-UZ, 1-VA, 1-VB, 1-VC, 1-VD, 1-VE, 1-VF, 1-VG, 1-VH, 1-VI, 1-VJ, 1-VK, 1-VL, 1-VM, 1-VN, 1-VO, 1-VP, 1-VQ, 1-VR, 1-VS, 1-VT, 1-VU, 1-VV, 1-VW, 1-VX, 1-VY, 1-VZ, 1-WA, 1-WB, 1-WC, 1-WD, 1-WE, 1-WF, 1-WG, 1-WH, 1-WI, 1-WJ, 1-WK, 1-WL, 1-WM, 1-WN, 1-WO, 1-WP, 1-WQ, 1-WR, 1-WS, 1-WT, 1-WU, 1-WV, 1-WX, 1-WY, 1-WZ, 1-XA, 1-XB, 1-XC, 1-XD, 1-XE, 1-XF, 1-XG, 1-XH, 1-XI, 1-XJ, 1-XK, 1-XL, 1-XM, 1-XN, 1-XO, 1-XP, 1-XQ, 1-XR, 1-XS, 1-XT, 1-XU, 1-XV, 1-XW, 1-XX, 1-XY, 1-XZ, 1-YA, 1-YB, 1-YC, 1-YD, 1-YE, 1-YF, 1-YG, 1-YH, 1-YI, 1-YJ, 1-YK, 1-YL, 1-YM, 1-YN, 1-YO, 1-YP, 1-YQ, 1-YR, 1-YS, 1-YT, 1-YU, 1-YV, 1-YW, 1-YX, 1-YZ, 1-ZA, 1-ZB, 1-ZC, 1-ZD, 1-ZE, 1-ZF, 1-ZG, 1-ZH, 1-ZI, 1-ZJ, 1-ZK, 1-ZL, 1-ZM, 1-ZN, 1-ZO, 1-ZP, 1-ZQ, 1-ZR, 1-ZS, 1-ZT, 1-ZU, 1-ZV, 1-ZW, 1-ZX, 1-ZY, 1-ZZ.

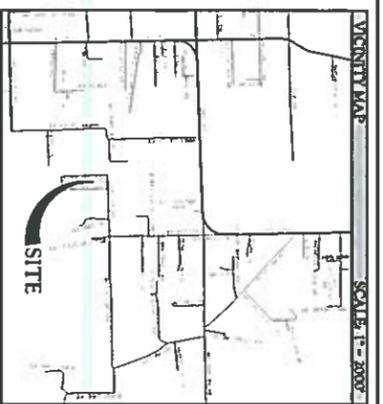
**CERTIFICATION**  
 THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LOUISIANA REVENUE STATUTE 11:501 ET SEQ. AND COMPLIES TO ALL PARISH REQUIREMENTS FOR THE SUBDIVISION OF LAND. THE SURVEYOR HAS REVIEWED THIS PLAT AND HAS GRANTED THE NECESSARY APPROVALS FOR THE PLOTS AND STREETS AND UNITS, SUBJECT TO THE NECESSARY APPROVALS FROM THE PARISH OF ORLEANS AND THE SUPERVISOR OF THE PARISH OF ORLEANS. THE SURVEYOR OF THE PARISH OF ORLEANS HAS REVIEWED THIS PLAT AND HAS GRANTED THE NECESSARY APPROVALS FOR THE PLOTS AND STREETS AND UNITS, SUBJECT TO THE NECESSARY APPROVALS FROM THE PARISH OF ORLEANS AND THE SUPERVISOR OF THE PARISH OF ORLEANS.

**OWNER (LOT A-1)** \_\_\_\_\_ DATE \_\_\_\_\_  
**OWNER (LOT A-1-B)** \_\_\_\_\_ DATE \_\_\_\_\_  
**OWNER (LOT A-1-C)** \_\_\_\_\_ DATE \_\_\_\_\_  
**OWNER (LOT A-1-D)** \_\_\_\_\_ DATE \_\_\_\_\_



**APPROVED**  
 ASCENSION PARISH PLANNING & ZONING COMMISSION  
 FILE NO. \_\_\_\_\_  
 DATE \_\_\_\_\_

**SIDE DATA**  
 ZONING: RURAL (R)  
 TOTAL AREA BEING SUBDIVIDED: 4.79 ACRES  
 TOTAL NUMBER OF LOTS: 1 AND 3  
 BUILDING SETBACKS: FRONT - 25 FEET, SIDE - 5 FEET, REAR - 10 FEET



**GENERAL NOTES:**  
 PROPERTY RESTRICTIONS, SERVITUDES, RIGHTS-OF-WAY, EASEMENTS AND/OR OTHER BURDENS, OTHER THAN THOSE NOTED MAY EXIST ON ANY OF THE LOTS AND SHOULD BE CHECKED BY THE BUYER. THE BUYER'S ATTENTION IS DRAWN TO THE FACT THAT THE SURVEYOR HAS REVIEWED THIS PLAT AND HAS GRANTED THE NECESSARY APPROVALS FOR THE PLOTS AND STREETS AND UNITS, SUBJECT TO THE NECESSARY APPROVALS FROM THE PARISH OF ORLEANS AND THE SUPERVISOR OF THE PARISH OF ORLEANS.

**FLOOD CERTIFICATION**  
 BY GEORGIA FLOODING ONLY, THIS PROPERTY IS IN ZONE "A" OF THE FLOOD INSURANCE RATE MAP NO. 2200000000, EFFECTIVE DATE OF 07/18/2007. THE HIGHEST ADAPTED BASE FLOOD ELEVATION IS 12.0 FEET. THE BUYER'S ATTENTION IS DRAWN TO THE FACT THAT THE SURVEYOR HAS REVIEWED THIS PLAT AND HAS GRANTED THE NECESSARY APPROVALS FOR THE PLOTS AND STREETS AND UNITS, SUBJECT TO THE NECESSARY APPROVALS FROM THE PARISH OF ORLEANS AND THE SUPERVISOR OF THE PARISH OF ORLEANS.

**PLAT SHOWING FAMILY PARTITION OF LOT A-1 INTO LOTS A-1A, A-1B & A-1C**

LOCATED IN SECTION 12, TOWNSHIP 8 SOUTH, RANGE 3 EAST, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA.

**CLAY J. SCHEXNAYDER**

Surveyor

**QUALITY**  
 SURVEYING & ENGINEERING, L.L.C.  
 1000 N. W. 11th Street, Suite 100, Fort Lauderdale, FL 33309  
 Phone: (954) 561-1111  
 Fax: (954) 561-1112  
 Website: www.qualitysurvey.com



**Description: ~~Legacy Oaks - First Filing~~**

~~Quality Engineering & Surveying, LLC  
(Council District 3)~~

This item was pulled from the agenda prior to the meeting by the engineer.



**Description: ~~Woodland Manor – Second Filing~~**

~~Quality Engineering & Surveying, LLC  
(Council District 10)~~

This item was pulled from the agenda prior to the meeting by the engineer.



**Description:** Eagles Landing Subdivision  
Second Filing - Phase 2A and Tract CA-7 &  
Third Filing - Phase 3A  
Baton Rouge Land Surveying  
(Council District 5)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Eagles Landing Subd, 2nd Filing-Phase 2A & 3rd Filing-Phase 3A	6/1/2016	Cover Memo

**MAJOR SUBDIVISION FINAL PLAT**

**C) Eagles Landing Subdivision, Second Filing – Phase 2A and Third Filing – Phase 3A**

The subject property is located on the southwest corner LA Highway 42, a public road with a 80' R.O.W., and Wirth Evans Road approximately 335' east from the intersection of Joe Sevario Road and LA Hwy. 42. The property is located in Council District 5 and zoned Medium Intensity Residential (RM). The application is on behalf of D.R. Horton, Inc. by Forte and Tablada.

The overall development, approved on January 10, 2007, is approximately 103.13 acres in size and contains 236 lots. This final plat contains 64 lots and one common area tract (Tract CA-7).

**Project Timeline**

- January 10, 2007- Planning Commission approved overall development with 236 lots.
- May 22, 2014 – Revised Preliminary Plat to divide 2<sup>nd</sup> and 3<sup>rd</sup> Filings in 2A, 2B, 3A & 3B.

**STAFF REVIEW COMMENTS**

Engineering Dept/ERA outstanding items: See attached punch list from final inspection

**STAFF RECOMMENDATIONS**

Staff recommends approval contingent upon satisfactory completion of all outstanding comments and all punch list items.



CSRS, INC.  
6767 Perkins Road, Suite 200  
Baton Rouge, Louisiana 70808  
Phone: (225) 769-0546  
Fax: (225) 767-0060

May 26, 2016

Mr. Lance Brock  
Ascension Parish Planning Commission  
P.O. Box 1659  
Gonzales, La 70707

RE: **Eagles Landing Phase 2a and 3a  
Final Inspection Punch List**

Dear Mr. Brock:

The final inspection for the above referenced project was held on 5/25/2016 at 3:00 pm. The developer, contractor, the project engineer, testing lab, and DPW were also present.

By electronic copy of this letter, we are transmitting our comments to Forte and Tablada. They will contact DPW inspection or me when these items have been addressed and the applicable items are ready for a re-inspection.

#### Project Closeout

1. Provide as-builts.
2. Provide sanitary sewer observation reports.
3. Provide maintenance bond request if not already provided.
4. Provide engineering certification.
5. Provide testing lab certification.
6. Provide all testing reports if not already submitted.
7. Make sure the final plat has the following note regarding traffic impact fee. "All single family residences are required to pay a transportation impact fee in accordance with the established Ascension Parish Ordinances."
8. Any applicable sewer agreement with the Parish needs to complete prior to the Final Plat being signed.

#### Drainage

1. Complete grouting and final grading around recently repaired Manhole A2.
2. Clean bottom of drainage boxes.
3. Touchup grout in manholes.

#### Sanitary Sewer

1. Complete grouting and final grading around recently repaired Manhole 21.
2. Clean bottom of sanitary sewer manholes.
3. Touchup grout in sanitary sewer manholes.

**Roadway**

1. Water has been seen ponding near the butterbean intersection of Soaring Flight Drive and Eagles View Avenue. Contractor needs to propose a solution to DPW Roadway department for approval.
2. Streets need to be cleaned.
3. Replace missing street sign at Golden Eagle Drive/Eagles Nest Drive.
4. Adjust manhole top and asphalt trade at the intersection of Golden Eagle Drive/Eagles Nest Drive.

---

**Erosion Control**

1. Complete applying seed between curbing and sewer stacks.

Do not hesitate to contact me should you have any questions.

Sincerely,

CSRS, Inc.

**Engineering Review Agency for the Ascension Parish Planning Commission**



Shaun Sherrow, P.E., PMP

cc: (via email) Mark Kessler, P.E., Forte and Tablada





**Description:** **Parker Place Estates - Phase 2**  
MR Engineering & Surveying, LLC  
(Council District 7)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Parker Place Estates, Phase 2	6/1/2016	Cover Memo

**MAJOR SUBDIVISION FINAL PLAT**

**D) Parker Place Estates, Phase 2**

The subject property is located on LA Hwy 929 1,026 feet south of Parker Road, in Council District 7 and zoned Medium Intensity (RM). The application is on behalf of Parker Place Estates, LLC by MR Engineering and Surveying, LLC.

The property is 11.7 acres and the applicant is proposing a final plat to create 27 single family residential lots, varying in width between 61 and 71 feet, and having a minimum size of 8,662 square feet. The subdivision will include 1.97 acres of common area, including 1.205 acres of designated park space.

Note: Signature by the Planning Commission Chairman shall be withheld until an agreement has been reached between the Parish of Ascension and the applicant concerning sewer impact fees.

**Project Timeline:**

November 12, 2014- Planning Commission approves the preliminary plat.

August 27, 2015- Construction Plans approved

**STAFF REVIEW COMMENTS**

All tree requirements shall be in place prior to signing final plat.

Engineering Dept/ERA outstanding items: See attached punch list from final inspection.

**STAFF RECOMMENDATIONS**

Staff recommends approval contingent upon satisfactory completion of all outstanding comments and all punch list items.



CSRS, INC.  
6767 Perkins Road, Suite 200  
Baton Rouge, Louisiana 70808  
Phone: (225) 769-0516  
Fax: (225) 767-0060

May 26, 2016

Mr. Lance Brock  
Ascension Parish Planning Commission  
P.O. Box 1659  
Gonzales, La 70707

RE: Parker Place II (14-050)  
**Final Inspection Punch List**

Dear Mr. Brock:

The final inspection for the above referenced project was held on 5/25/2016 at 7:45 am. The developer, contractor, the project engineer, testing lab, DPW were also present.

By electronic copy of this letter, we are transmitting our comments to MR Engineering and Surveying, LLC. They will contact DPW inspection or me when these items have been addressed and the applicable items are ready for a re-inspection.

#### Project Closeout

1. Provide as-builts.
2. Provide sanitary sewer and force main observation reports.
3. Provide maintenance bond request if not already provided.
4. Provide engineering certification.
5. Provide testing lab certification.
6. Provide all testing reports if not already submitted.
7. Make sure the final plat has the following note regarding traffic impact fee. "All single family residences are required to pay a transportation impact fee in accordance with the established Ascension Parish Ordinances."
8. Any applicable sewer agreement with the Parish needs to complete prior to the Final Plat being signed.

#### Drainage

1. The pond water surface/pond bottom is lower than what is shown in the latest set of approved plans. Make sure that as-builts reflect this change.
2. Boxes along the D outfall line are holding water. This is expected if the boxes are lower than the normal pool of the Parker Place I pond. Confirm that this is the case. If not, then inspection boxes/pipes to determine why they are holding water.
3. Grout in lifting lugs in drainage boxes.
4. Clean bottom of boxes.
5. There is a low area/ditch behind lot 91 and 90 that needs to be regraded. If a ditch is needed to drain water to the pond, then add ditch to the as-builts.

#### Sanitary Sewer

1. Touch up mortar in sanitary sewer manholes.
2. Make final tie-in to Parker Place 1 sewer line.

#### Landscape Requirements

1. Tract CA-3 is a Stage 1 park which requires a sign identifying it as a private park. Sign needs to be installed.
2. Tract CA-3 is a Stage 1 park which requires 12 Class A trees per acre and 24 ornamental trees per acre. These trees need to be installed.
3. Per section 17-4020H7a, make sure that the final plat has a note describing the park, the included amenities, and the maintenance and upkeep responsibilities.
4. The approved preliminary plat shows that sidewalks are required. Update as-built plans to show proposed sidewalk and handicap ramps that are to be provide by both developer and homeowner. These plans need to show proposed handicap ramp at Fenway/Parker Place Drive and any other necessary locations in the development. These handicap ramps must be installed by the contractor rather than by homeowner.
5. The required sidewalk between 113/114 that is used to access the rear pond needs to installed.
6. Sidewalk along common lot CA-2 needs to be installed.

#### Roadway

1. Asphalt cores indicate that there are areas of pavement that are less than the required 3" thickness. Coordination is needed between contractor and DPW Roadway Division to determine acceptable solution.
2. Street needs to be cleaned.
3. Reinstall speed limit sign that fell over.
4. Straighten-up signs at the end of Manitoba Drive and Fenway Ave.

#### Erosion Control

1. Erosion control, as stipulated by the project's SWPPP, needs to be implemented.
2. Apply seed between curbing and sewer stacks.
3. Apply seed between curbing and north property line if final grading is complete.

Do not hesitate to contact me should you have any questions.

Sincerely,

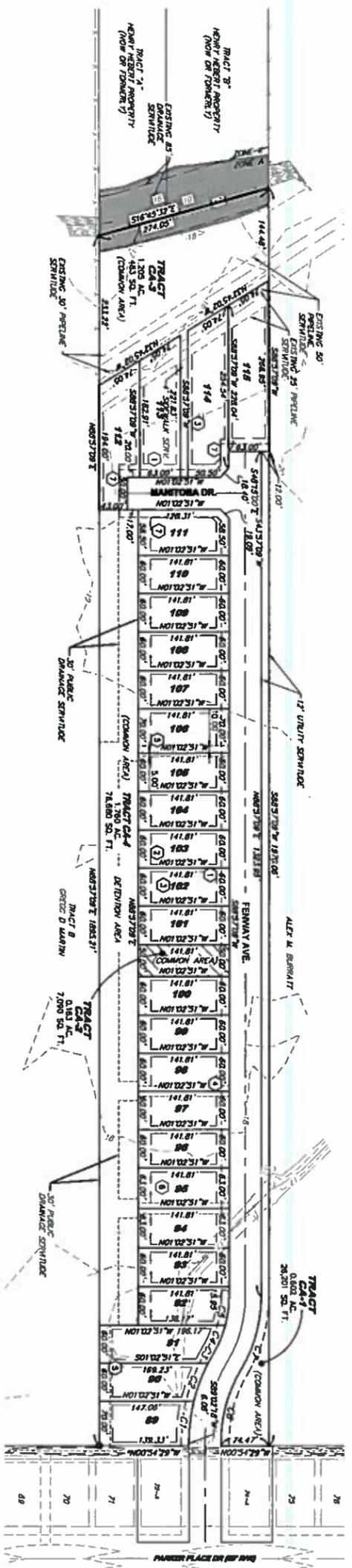
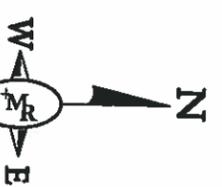
CSRS, Inc.

**Engineering Review Agency for the Ascension Parish Planning Commission**

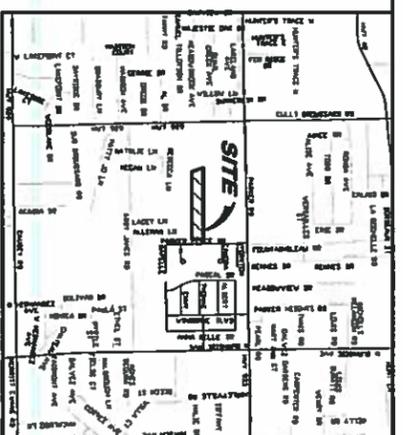


Shaun Sherrow, P.E., PMP

cc: (via email) Mickey Robertson, PE, PLS, MR Engineering and Surveying, LLC



Curve #	Length	Radius	Delta	Chord Division	Chord Length
C1	64.88	278.00	13.82	88° 42' 17"E	64.73
C2	64.11	278.00	13.38	87° 48' 58"E	63.97
C3	17.23	278.00	3.89	86° 17' 33"E	17.23
C4	48.77	177.33	18.78	88° 28' 05"W	48.82
C5	44.84	172.38	14.82	88° 48' 28"W	44.41
C6	118.85	228.00	30.46	87° 48' 48"E	118.23
C7	118.87	228.00	30.55	87° 48' 21"W	118.85



**GENERAL NOTES:**

1. ZONING: RM
2. SEWAGE DISPOSAL: COMMUNITY TREATMENT PLANT (PRIVATE)
3. 100 YEAR FLOOD ELEVATION: 16.0'
4. HUNDRED YEAR FLOOD ELEVATION: N/A
5. ELECTRIC CO. ENERGY
6. GAS CO. AIRGAS
7. WATER: ASCENSION WATER CO.
8. TELEPHONE: EAT&T
9. ACREAGE: 11.73 ACRES
10. STREETS: 37' ASPHALTIC CONCRETE WITH CURB AND GUTTER
11. TOTAL NO. OF LOTS: 27
12. SCHOOLS: PARKER ELEM. MIDDLE, PRAIRIEVILLE MIDDLE, HOBBS, DUNNWOOD HIGH
13. THERE ARE NO EXISTING UTILITIES OR PUBLIC STREETS WITHIN ONE-FOURTH (1/4) MILE OF THE PROPOSED ENTRANCE.
14. SANITARY SEWER IS PROPOSED PRIVATE GRAVITY COLLECTION TO THE WTD THE PARKER PLACE SEWER TREATMENT PLANT.
15. TYPICAL LOT DIMENSION: 70'X 142'
16. THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE X (AREAS DETERMINED TO BE IN A 100 YEAR FLOODPLAIN) AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR ASCENSION PARISH, LOUISIANA, COMMUNITY-PANEL NUMBER 220503C04E & 220503C04E, DATED AUGUST 16, 2007. ADJACENT BASE FLOOD ELEVATION = 16.0'

**PRIVATE DEDICATION:**

1. ROUNDABOUT SHOWING SURVEY OF AN UNPAVED TRACT, FORMERLY A PORTION OF THE HENRY HERBERT PROPERTY, HENRY HERBERT, ESTATE, AS SHOWN ON THE MAP FILED AT EARLES AND ASSOCIATES, L.L.C. DATED 3/20/2014 (NOT RECORDED).
2. FINAL PLAT OF PARKER PLACE ESTATES, LOTS 1 THRU 88 (INCLUSIVE), TRACTS 1-A-1-1, 1-A-1-2, 1-A-1-3, 1-A-1-4, 1-A-1-5, 1-A-1-6, 1-A-1-7, 1-A-1-8, 1-A-1-9, 1-A-1-10, 1-A-1-11, 1-A-1-12, 1-A-1-13, 1-A-1-14, 1-A-1-15, 1-A-1-16, 1-A-1-17, 1-A-1-18, 1-A-1-19, 1-A-1-20, 1-A-1-21, 1-A-1-22, 1-A-1-23, 1-A-1-24, 1-A-1-25, 1-A-1-26, 1-A-1-27, 1-A-1-28, 1-A-1-29, 1-A-1-30, 1-A-1-31, 1-A-1-32, 1-A-1-33, 1-A-1-34, 1-A-1-35, 1-A-1-36, 1-A-1-37, 1-A-1-38, 1-A-1-39, 1-A-1-40, 1-A-1-41, 1-A-1-42, 1-A-1-43, 1-A-1-44, 1-A-1-45, 1-A-1-46, 1-A-1-47, 1-A-1-48, 1-A-1-49, 1-A-1-50, 1-A-1-51, 1-A-1-52, 1-A-1-53, 1-A-1-54, 1-A-1-55, 1-A-1-56, 1-A-1-57, 1-A-1-58, 1-A-1-59, 1-A-1-60, 1-A-1-61, 1-A-1-62, 1-A-1-63, 1-A-1-64, 1-A-1-65, 1-A-1-66, 1-A-1-67, 1-A-1-68, 1-A-1-69, 1-A-1-70, 1-A-1-71, 1-A-1-72, 1-A-1-73, 1-A-1-74, 1-A-1-75, 1-A-1-76, 1-A-1-77, 1-A-1-78, 1-A-1-79, 1-A-1-80, 1-A-1-81, 1-A-1-82, 1-A-1-83, 1-A-1-84, 1-A-1-85, 1-A-1-86, 1-A-1-87, 1-A-1-88, 1-A-1-89, 1-A-1-90, 1-A-1-91, 1-A-1-92, 1-A-1-93, 1-A-1-94, 1-A-1-95, 1-A-1-96, 1-A-1-97, 1-A-1-98, 1-A-1-99, 1-A-1-100, 1-A-1-101, 1-A-1-102, 1-A-1-103, 1-A-1-104, 1-A-1-105, 1-A-1-106, 1-A-1-107, 1-A-1-108, 1-A-1-109, 1-A-1-110, 1-A-1-111, 1-A-1-112, 1-A-1-113, 1-A-1-114, 1-A-1-115, 1-A-1-116, 1-A-1-117, 1-A-1-118, 1-A-1-119, 1-A-1-120, 1-A-1-121, 1-A-1-122, 1-A-1-123, 1-A-1-124, 1-A-1-125, 1-A-1-126, 1-A-1-127, 1-A-1-128, 1-A-1-129, 1-A-1-130, 1-A-1-131, 1-A-1-132, 1-A-1-133, 1-A-1-134, 1-A-1-135, 1-A-1-136, 1-A-1-137, 1-A-1-138, 1-A-1-139, 1-A-1-140, 1-A-1-141, 1-A-1-142, 1-A-1-143, 1-A-1-144, 1-A-1-145, 1-A-1-146, 1-A-1-147, 1-A-1-148, 1-A-1-149, 1-A-1-150, 1-A-1-151, 1-A-1-152, 1-A-1-153, 1-A-1-154, 1-A-1-155, 1-A-1-156, 1-A-1-157, 1-A-1-158, 1-A-1-159, 1-A-1-160, 1-A-1-161, 1-A-1-162, 1-A-1-163, 1-A-1-164, 1-A-1-165, 1-A-1-166, 1-A-1-167, 1-A-1-168, 1-A-1-169, 1-A-1-170, 1-A-1-171, 1-A-1-172, 1-A-1-173, 1-A-1-174, 1-A-1-175, 1-A-1-176, 1-A-1-177, 1-A-1-178, 1-A-1-179, 1-A-1-180, 1-A-1-181, 1-A-1-182, 1-A-1-183, 1-A-1-184, 1-A-1-185, 1-A-1-186, 1-A-1-187, 1-A-1-188, 1-A-1-189, 1-A-1-190, 1-A-1-191, 1-A-1-192, 1-A-1-193, 1-A-1-194, 1-A-1-195, 1-A-1-196, 1-A-1-197, 1-A-1-198, 1-A-1-199, 1-A-1-200, 1-A-1-201, 1-A-1-202, 1-A-1-203, 1-A-1-204, 1-A-1-205, 1-A-1-206, 1-A-1-207, 1-A-1-208, 1-A-1-209, 1-A-1-210, 1-A-1-211, 1-A-1-212, 1-A-1-213, 1-A-1-214, 1-A-1-215, 1-A-1-216, 1-A-1-217, 1-A-1-218, 1-A-1-219, 1-A-1-220, 1-A-1-221, 1-A-1-222, 1-A-1-223, 1-A-1-224, 1-A-1-225, 1-A-1-226, 1-A-1-227, 1-A-1-228, 1-A-1-229, 1-A-1-230, 1-A-1-231, 1-A-1-232, 1-A-1-233, 1-A-1-234, 1-A-1-235, 1-A-1-236, 1-A-1-237, 1-A-1-238, 1-A-1-239, 1-A-1-240, 1-A-1-241, 1-A-1-242, 1-A-1-243, 1-A-1-244, 1-A-1-245, 1-A-1-246, 1-A-1-247, 1-A-1-248, 1-A-1-249, 1-A-1-250, 1-A-1-251, 1-A-1-252, 1-A-1-253, 1-A-1-254, 1-A-1-255, 1-A-1-256, 1-A-1-257, 1-A-1-258, 1-A-1-259, 1-A-1-260, 1-A-1-261, 1-A-1-262, 1-A-1-263, 1-A-1-264, 1-A-1-265, 1-A-1-266, 1-A-1-267, 1-A-1-268, 1-A-1-269, 1-A-1-270, 1-A-1-271, 1-A-1-272, 1-A-1-273, 1-A-1-274, 1-A-1-275, 1-A-1-276, 1-A-1-277, 1-A-1-278, 1-A-1-279, 1-A-1-280, 1-A-1-281, 1-A-1-282, 1-A-1-283, 1-A-1-284, 1-A-1-285, 1-A-1-286, 1-A-1-287, 1-A-1-288, 1-A-1-289, 1-A-1-290, 1-A-1-291, 1-A-1-292, 1-A-1-293, 1-A-1-294, 1-A-1-295, 1-A-1-296, 1-A-1-297, 1-A-1-298, 1-A-1-299, 1-A-1-300, 1-A-1-301, 1-A-1-302, 1-A-1-303, 1-A-1-304, 1-A-1-305, 1-A-1-306, 1-A-1-307, 1-A-1-308, 1-A-1-309, 1-A-1-310, 1-A-1-311, 1-A-1-312, 1-A-1-313, 1-A-1-314, 1-A-1-315, 1-A-1-316, 1-A-1-317, 1-A-1-318, 1-A-1-319, 1-A-1-320, 1-A-1-321, 1-A-1-322, 1-A-1-323, 1-A-1-324, 1-A-1-325, 1-A-1-326, 1-A-1-327, 1-A-1-328, 1-A-1-329, 1-A-1-330, 1-A-1-331, 1-A-1-332, 1-A-1-333, 1-A-1-334, 1-A-1-335, 1-A-1-336, 1-A-1-337, 1-A-1-338, 1-A-1-339, 1-A-1-340, 1-A-1-341, 1-A-1-342, 1-A-1-343, 1-A-1-344, 1-A-1-345, 1-A-1-346, 1-A-1-347, 1-A-1-348, 1-A-1-349, 1-A-1-350, 1-A-1-351, 1-A-1-352, 1-A-1-353, 1-A-1-354, 1-A-1-355, 1-A-1-356, 1-A-1-357, 1-A-1-358, 1-A-1-359, 1-A-1-360, 1-A-1-361, 1-A-1-362, 1-A-1-363, 1-A-1-364, 1-A-1-365, 1-A-1-366, 1-A-1-367, 1-A-1-368, 1-A-1-369, 1-A-1-370, 1-A-1-371, 1-A-1-372, 1-A-1-373, 1-A-1-374, 1-A-1-375, 1-A-1-376, 1-A-1-377, 1-A-1-378, 1-A-1-379, 1-A-1-380, 1-A-1-381, 1-A-1-382, 1-A-1-383, 1-A-1-384, 1-A-1-385, 1-A-1-386, 1-A-1-387, 1-A-1-388, 1-A-1-389, 1-A-1-390, 1-A-1-391, 1-A-1-392, 1-A-1-393, 1-A-1-394, 1-A-1-395, 1-A-1-396, 1-A-1-397, 1-A-1-398, 1-A-1-399, 1-A-1-400, 1-A-1-401, 1-A-1-402, 1-A-1-403, 1-A-1-404, 1-A-1-405, 1-A-1-406, 1-A-1-407, 1-A-1-408, 1-A-1-409, 1-A-1-410, 1-A-1-411, 1-A-1-412, 1-A-1-413, 1-A-1-414, 1-A-1-415, 1-A-1-416, 1-A-1-417, 1-A-1-418, 1-A-1-419, 1-A-1-420, 1-A-1-421, 1-A-1-422, 1-A-1-423, 1-A-1-424, 1-A-1-425, 1-A-1-426, 1-A-1-427, 1-A-1-428, 1-A-1-429, 1-A-1-430, 1-A-1-431, 1-A-1-432, 1-A-1-433, 1-A-1-434, 1-A-1-435, 1-A-1-436, 1-A-1-437, 1-A-1-438, 1-A-1-439, 1-A-1-440, 1-A-1-441, 1-A-1-442, 1-A-1-443, 1-A-1-444, 1-A-1-445, 1-A-1-446, 1-A-1-447, 1-A-1-448, 1-A-1-449, 1-A-1-450, 1-A-1-451, 1-A-1-452, 1-A-1-453, 1-A-1-454, 1-A-1-455, 1-A-1-456, 1-A-1-457, 1-A-1-458, 1-A-1-459, 1-A-1-460, 1-A-1-461, 1-A-1-462, 1-A-1-463, 1-A-1-464, 1-A-1-465, 1-A-1-466, 1-A-1-467, 1-A-1-468, 1-A-1-469, 1-A-1-470, 1-A-1-471, 1-A-1-472, 1-A-1-473, 1-A-1-474, 1-A-1-475, 1-A-1-476, 1-A-1-477, 1-A-1-478, 1-A-1-479, 1-A-1-480, 1-A-1-481, 1-A-1-482, 1-A-1-483, 1-A-1-484, 1-A-1-485, 1-A-1-486, 1-A-1-487, 1-A-1-488, 1-A-1-489, 1-A-1-490, 1-A-1-491, 1-A-1-492, 1-A-1-493, 1-A-1-494, 1-A-1-495, 1-A-1-496, 1-A-1-497, 1-A-1-498, 1-A-1-499, 1-A-1-500, 1-A-1-501, 1-A-1-502, 1-A-1-503, 1-A-1-504, 1-A-1-505, 1-A-1-506, 1-A-1-507, 1-A-1-508, 1-A-1-509, 1-A-1-510, 1-A-1-511, 1-A-1-512, 1-A-1-513, 1-A-1-514, 1-A-1-515, 1-A-1-516, 1-A-1-517, 1-A-1-518, 1-A-1-519, 1-A-1-520, 1-A-1-521, 1-A-1-522, 1-A-1-523, 1-A-1-524, 1-A-1-525, 1-A-1-526, 1-A-1-527, 1-A-1-528, 1-A-1-529, 1-A-1-530, 1-A-1-531, 1-A-1-532, 1-A-1-533, 1-A-1-534, 1-A-1-535, 1-A-1-536, 1-A-1-537, 1-A-1-538, 1-A-1-539, 1-A-1-540, 1-A-1-541, 1-A-1-542, 1-A-1-543, 1-A-1-544, 1-A-1-545, 1-A-1-546, 1-A-1-547, 1-A-1-548, 1-A-1-549, 1-A-1-550, 1-A-1-551, 1-A-1-552, 1-A-1-553, 1-A-1-554, 1-A-1-555, 1-A-1-556, 1-A-1-557, 1-A-1-558, 1-A-1-559, 1-A-1-560, 1-A-1-561, 1-A-1-562, 1-A-1-563, 1-A-1-564, 1-A-1-565, 1-A-1-566, 1-A-1-567, 1-A-1-568, 1-A-1-569, 1-A-1-570, 1-A-1-571, 1-A-1-572, 1-A-1-573, 1-A-1-574, 1-A-1-575, 1-A-1-576, 1-A-1-577, 1-A-1-578, 1-A-1-579, 1-A-1-580, 1-A-1-581, 1-A-1-582, 1-A-1-583, 1-A-1-584, 1-A-1-585, 1-A-1-586, 1-A-1-587, 1-A-1-588, 1-A-1-589, 1-A-1-590, 1-A-1-591, 1-A-1-592, 1-A-1-593, 1-A-1-594, 1-A-1-595, 1-A-1-596, 1-A-1-597, 1-A-1-598, 1-A-1-599, 1-A-1-600, 1-A-1-601, 1-A-1-602, 1-A-1-603, 1-A-1-604, 1-A-1-605, 1-A-1-606, 1-A-1-607, 1-A-1-608, 1-A-1-609, 1-A-1-610, 1-A-1-611, 1-A-1-612, 1-A-1-613, 1-A-1-614, 1-A-1-615, 1-A-1-616, 1-A-1-617, 1-A-1-618, 1-A-1-619, 1-A-1-620, 1-A-1-621, 1-A-1-622, 1-A-1-623, 1-A-1-624, 1-A-1-625, 1-A-1-626, 1-A-1-627, 1-A-1-628, 1-A-1-629, 1-A-1-630, 1-A-1-631, 1-A-1-632, 1-A-1-633, 1-A-1-634, 1-A-1-635, 1-A-1-636, 1-A-1-637, 1-A-1-638, 1-A-1-639, 1-A-1-640, 1-A-1-641, 1-A-1-642, 1-A-1-643, 1-A-1-644, 1-A-1-645, 1-A-1-646, 1-A-1-647, 1-A-1-648, 1-A-1-649, 1-A-1-650, 1-A-1-651, 1-A-1-652, 1-A-1-653, 1-A-1-654, 1-A-1-655, 1-A-1-656, 1-A-1-657, 1-A-1-658, 1-A-1-659, 1-A-1-660, 1-A-1-661, 1-A-1-662, 1-A-1-663, 1-A-1-664, 1-A-1-665, 1-A-1-666, 1-A-1-667, 1-A-1-668, 1-A-1-669, 1-A-1-670, 1-A-1-671, 1-A-1-672, 1-A-1-673, 1-A-1-674, 1-A-1-675, 1-A-1-676, 1-A-1-677, 1-A-1-678, 1-A-1-679, 1-A-1-680, 1-A-1-681, 1-A-1-682, 1-A-1-683, 1-A-1-684, 1-A-1-685, 1-A-1-686, 1-A-1-687, 1-A-1-688, 1-A-1-689, 1-A-1-690, 1-A-1-691, 1-A-1-692, 1-A-1-693, 1-A-1-694, 1-A-1-695, 1-A-1-696, 1-A-1-697, 1-A-1-698, 1-A-1-699, 1-A-1-700, 1-A-1-701, 1-A-1-702, 1-A-1-703, 1-A-1-704, 1-A-1-705, 1-A-1-706, 1-A-1-707, 1-A-1-708, 1-A-1-709, 1-A-1-710, 1-A-1-711, 1-A-1-712, 1-A-1-713, 1-A-1-714, 1-A-1-715, 1-A-1-716, 1-A-1-717, 1-A-1-718, 1-A-1-719, 1-A-1-720, 1-A-1-721, 1-A-1-722, 1-A-1-723, 1-A-1-724, 1-A-1-725, 1-A-1-726, 1-A-1-727, 1-A-1-728, 1-A-1-729, 1-A-1-730, 1-A-1-731, 1-A-1-732, 1-A-1-733, 1-A-1-734, 1-A-1-735, 1-A-1-736, 1-A-1-737, 1-A-1-738, 1-A-1-739, 1-A-1-740, 1-A-1-741, 1-A-1-742, 1-A-1-743, 1-A-1-744, 1-A-1-745, 1-A-1-746, 1-A-1-747, 1-A-1-748, 1-A-1-749, 1-A-1-750, 1-A-1-751, 1-A-1-752, 1-A-1-753, 1-A-1-754, 1-A-1-755, 1-A-1-756, 1-A-1-757, 1-A-1-758, 1-A-1-759, 1-A-1-760, 1-A-1-761, 1-A-1-762, 1-A-1-763, 1-A-1-764, 1-A-1-765, 1-A-1-766, 1-A-1-767, 1-A-1-768, 1-A-1-769, 1-A-1-770, 1-A-1-771, 1-A-1-772, 1-A-1-773, 1-A-1-774, 1-A-1-775, 1-A-1-776, 1-A-1-777, 1-A-1-778, 1-A-1-779, 1-A-1-780, 1-A-1-781, 1-A-1-782, 1-A-1-783, 1-A-1-784, 1-A-1-785, 1-A-1-786, 1-A-1-787, 1-A-1-788, 1-A-1-789, 1-A-1-790, 1-A-1-791, 1-A-1-792, 1-A-1-793, 1-A-1-794, 1-A-1-795, 1-A-1-796, 1-A-1-797, 1-A-1-798, 1-A-1-799, 1-A-1-800, 1-A-1-801, 1-A-1-802, 1-A-1-803, 1-A-1-804, 1-A-1-805, 1-A-1-806, 1-A-1-807, 1-A-1-808, 1-A-1-809, 1-A-1-810, 1-A-1-811, 1-A-1-812, 1-A-1-813, 1-A-1-814, 1-A-1-815, 1-A-1-816, 1-A-1-817, 1-A-1-818, 1-A-1-819, 1-A-1-820, 1-A-1-821, 1-A-1-822, 1-A-1-823, 1-A-1-824, 1-A-1-825, 1-A-1-826, 1-A-1-827, 1-A-1-828, 1-A-1-829, 1-A-1-830, 1-A-1-831, 1-A-1-832, 1-A-1-833, 1-A-1-834, 1-A-1-835, 1-A-1-836, 1-A-1-837, 1-A-1-838, 1-A-1-839, 1-A-1-840, 1-A-1-841, 1-A-1-842, 1-A-1-843, 1-A-1-844, 1-A-1-845, 1-A-1-846, 1-A-1-847, 1-A-1-848, 1-A-1-849, 1-A-1-850, 1-A-1-851, 1-A-1-852, 1-A-1-853, 1-A-1-854, 1-A-1-855, 1-A-1-856, 1-A-1-857, 1-A-1-858, 1-A-1-859, 1-A-1-860, 1-A-1-861, 1-A-1-862, 1-A-1-863, 1-A-1-864, 1-A-1-865, 1-A-1-866, 1-A-1-867, 1-A-1-868, 1-A-1-869, 1-A-1-870, 1-A-1-871, 1-A-1-872, 1-A-1-873, 1-A-1-874, 1-A-1-875, 1-A-1-876, 1-A-1-877, 1-A-1-878, 1-A-1-879, 1-A-1-880, 1-A-1-881, 1-A-1-882, 1-A-1-883, 1-A-1-884, 1-A-1-885, 1-A-1-886, 1-A-1-887, 1-A-1-888, 1-A-1-889, 1-A-1-890, 1-A-1-891, 1-A-1-892, 1-A-1-893, 1-A-1-894, 1-A-1-895, 1-A-1-896, 1-A-1-897, 1-A-1-898, 1-A-1-899, 1-A-1-900, 1-A-1-901, 1-A-1-902, 1-A-1-903, 1-A-1-904, 1-A-1-905, 1-A-1-906, 1-A-1-907, 1-A-1-908, 1-A-1-909, 1-A-1-910, 1-A-1-911, 1-A-1-912, 1-A-1-913, 1-A-1-914, 1-A-1-915, 1-A-1-916, 1-A-1-917, 1-A-1-918, 1-A-1-919, 1-A-1-920, 1-A-1-921, 1-A-1-922, 1-A-1-923, 1-A-1-924, 1-A-1-925, 1-A-1-926, 1-A-1-927, 1-A-1-928, 1-A-1-929, 1-A-1-930, 1-A-1-931, 1-A-1-932, 1-A-1-933, 1-A-1-934, 1-A-1-935, 1-A-1-936, 1-A-1-937, 1-A-1-938, 1-A-1-939, 1-A-1-940, 1-A-1-941, 1-A-1-942, 1-A-1-943, 1-A-1-944, 1-A-1-945, 1-A-1-946, 1-A-1-947, 1-A-1-948, 1-A-1-949, 1-A-1-950, 1-A-1-951, 1-A-1-952, 1-A-1-953, 1-A-1-954, 1-A-1-955, 1-A-1-956, 1-A-1-957, 1-A-1-958, 1-A-1-959, 1-A-1-960, 1-A-1-961, 1-A-1-962, 1-A-1-963, 1-A-1-964, 1-A-1-965, 1-A-1-966, 1-A-1-967, 1-A-1-968, 1-A-1-969, 1-A-1-970, 1-A-1-971, 1-A-1-972, 1-A-1-973, 1-A-1-974, 1-A-1-975, 1-A-1-976, 1-A-1-977, 1-A-1-978, 1-A-1-979, 1-A-1-980, 1-A-1-981, 1-A-1-982, 1-A-1-983, 1-A-1-984, 1-A-1-985, 1-A-1-986, 1-A-1-987, 1-A-1-988, 1-A-1-989, 1-A-1-990, 1-A-1-991, 1-A-1-992, 1-A-1-993, 1-A-1-994, 1-A-1-995, 1-A-1-996, 1-A-1-997, 1-A-1-998, 1-A-1-999, 1-A-1-1000, 1-A-1-1001, 1-A-1-1002, 1-A-1-1003, 1-A-1-1004, 1-A-1-1005, 1-A-1-1006, 1-A-1-1007, 1-A-1-1008, 1-A-1-1009, 1-A-1-1010, 1-A-1-1011, 1-A-1-1012, 1-A-1-1013, 1-A-1-1014, 1-A-1-1015, 1-A-1-1016, 1-A-1-1017, 1-A-1-1018, 1-A-1-1019, 1-A-1-1020, 1-A-1-1021, 1-A-1-1022, 1-A-1-1023, 1-A-1-1024, 1-A-1-1025, 1-A-1-1026, 1-A-1-1027, 1-A-1-1028, 1-A-1-1029, 1-A-1-1030, 1-A-1-1031, 1-A-1-1032, 1-A-1-1033, 1-A-1-1034, 1-A-1-1035, 1-A-1-1036, 1-A-1-1037, 1-A-1-1038, 1-A-1-1039, 1-A-1-1040, 1-A-1-1041, 1-A-1-1042, 1-A-1-1043, 1-A-1-1044, 1-A-1-1045, 1-A-1-1046, 1-A-1-1047, 1-A-1-1048, 1-A-1-1049, 1-A-1-1050, 1-A-1-1051, 1-A-1-1052, 1-A-1-1053, 1-A-1-1054, 1-A-1-1055, 1-A-1-1056, 1-A-1-1057, 1-A-1-1058, 1-A-1-1059, 1-A-1-1060, 1-A-1-1061, 1-A-1-1062, 1-A-1-1063, 1-A-1-1064, 1-A-1-1065, 1-A-1



**Description:** **Oakland Crossing**  
Benchmark Group, LLC  
(Council District 7)

**ATTACHMENTS:**

**Description**

Oakland Crossing

**Upload Date**

6/1/2016

**Type**

Cover Memo

**MAJOR SUBDIVISION FINAL PLAT**

**E) Oakland Crossing**

The proposed subdivision is located on Oakland Drive approximately 560 feet east of Old Jefferson Hwy in Council District 7 and zoned Medium Intensity (RM). The application is on behalf of Ken-Dar Construction, INC by Benchmark Group, LLC.

The property consists of 39.04 acres. The applicant is proposing a final plat to create 92 lots, ranging from 60 to 80 feet in width, with a minimum size of 7,500 square feet. The proposed subdivision will contain 2.4 acres of dedicated park space.

Note: Signature by the Planning Commission Chairman shall be withheld until an agreement has been reached between the Parish of Ascension and the applicant concerning impact fees.

**Project Timeline:**

- July 9, 2014 -Planning Commission approves the preliminary plat
- January 27, 2015- Construction plans approved.

**STAFF REVIEW COMMENTS**

Engineering Dept/ERA outstanding items: See attached punch list from final inspection.

**STAFF RECOMMENDATIONS**

Staff recommends approval contingent upon satisfactory completion of all outstanding comments and punch list items.



CSRS, INC.  
6767 Perkins Road, Suite 200  
Baton Rouge, Louisiana 70808  
Phone: (225) 769-0546  
Fax: (225) 767-0060

May 26, 2016

Mr. Lance Brock  
Ascension Parish Planning Commission  
P.O. Box 1659  
Gonzales, La 70707

RE: Oakland Crossing (14-030)  
Final Inspection Punch List

Dear Mr. Brock:

The final inspection for the above referenced project was held on 5/25/2016 at 9:00 am. The developer, contractor, the project engineer, testing lab, and DPW were also present.

By electronic copy of this letter, we are transmitting our comments to Benchmark Group, LLC. They will contact DPW inspection or me when these items have been addressed and the applicable items are ready for a re-inspection.

#### Project Closeout

1. Provide as-builts.
2. Provide sanitary sewer observation reports.
3. Provide maintenance bond request if not already provided.
4. Provide engineering certification.
5. Provide testing lab certification.
6. Provide all testing reports if not already submitted.
7. Make sure the final plat has the following note regarding traffic impact fee. "All single family residences are required to pay a transportation impact fee in accordance with the established Ascension Parish Ordinances."
8. Any applicable sewer agreement with the Parish needs to complete prior to the Final Plat being signed.

#### Drainage

1. Dress up the area around the upstream end of the outfall pipes of the middle ditch and add rip rap.
2. Remove existing culverts that are between 34 and 35
3. Regrade the first 100 ft of the north ditch bank of the ditch that runs along lot 7 so that it is 3:1 or flatter.
4. The drainage layout sheet indicates that the middle of the lots that are adjacent to Oakland Drive will drainage towards a roadside ditch and to the east. No ditch is evident in this area. Construct ditch and provide elevation shots to show that the ditch will drain as shown in the construction plans.

#### Landscape Requirements

1. Parks require signage that identify the area as a private park. Complete installing these park signs.
2. Per section 17-4020H7a, make sure that the final plat has a note describing the park, the included amenities, and the maintenance and upkeep responsibilities.
3. The required handicap ramps at station 10+70 of Oakland Crossing Blvd. need to be installed.

#### Roadway

1. Water has been seen ponding near the intersection of Cedar Grove Way and Oakland Crossing Blvd. Contractor needs to propose a solution to DPW Roadway department for approval.
2. Street needs to be cleaned.
3. Remove temporary stop sign at the entrance.

#### Erosion Control

1. Erosion control, as stipulated by the project's SWPPP, needs to be implemented.
2. Complete applying seed between curbing and sewer stacks.
3. Complete applying seed at pond banks.

Do not hesitate to contact me should you have any questions.

Sincerely,

CSRS, Inc.

**Engineering Review Agency for the Ascension Parish Planning Commission**



Shaun Sherrow, P.E., PMP

cc: (via email) Russell Rome, P.E., Benchmark Group, LLC

**SEWAGE DISPOSAL:**  
NO SEWER SHALL BE INSTALLED UNLESS THE PROPERTY IS AN APPROVED SANITARY SEWER SERVICE AREA. THE SEWER SHALL BE INSTALLED AND MAINTAINED BY THE LOCAL HEALTH DEPARTMENT.

**PUBLIC DEDICATION:**  
THE PROPERTY IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY SET FORTH IN THE PUBLIC DEDICATION. THE PROPERTY IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY SET FORTH IN THE PUBLIC DEDICATION. THE PROPERTY IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY SET FORTH IN THE PUBLIC DEDICATION.

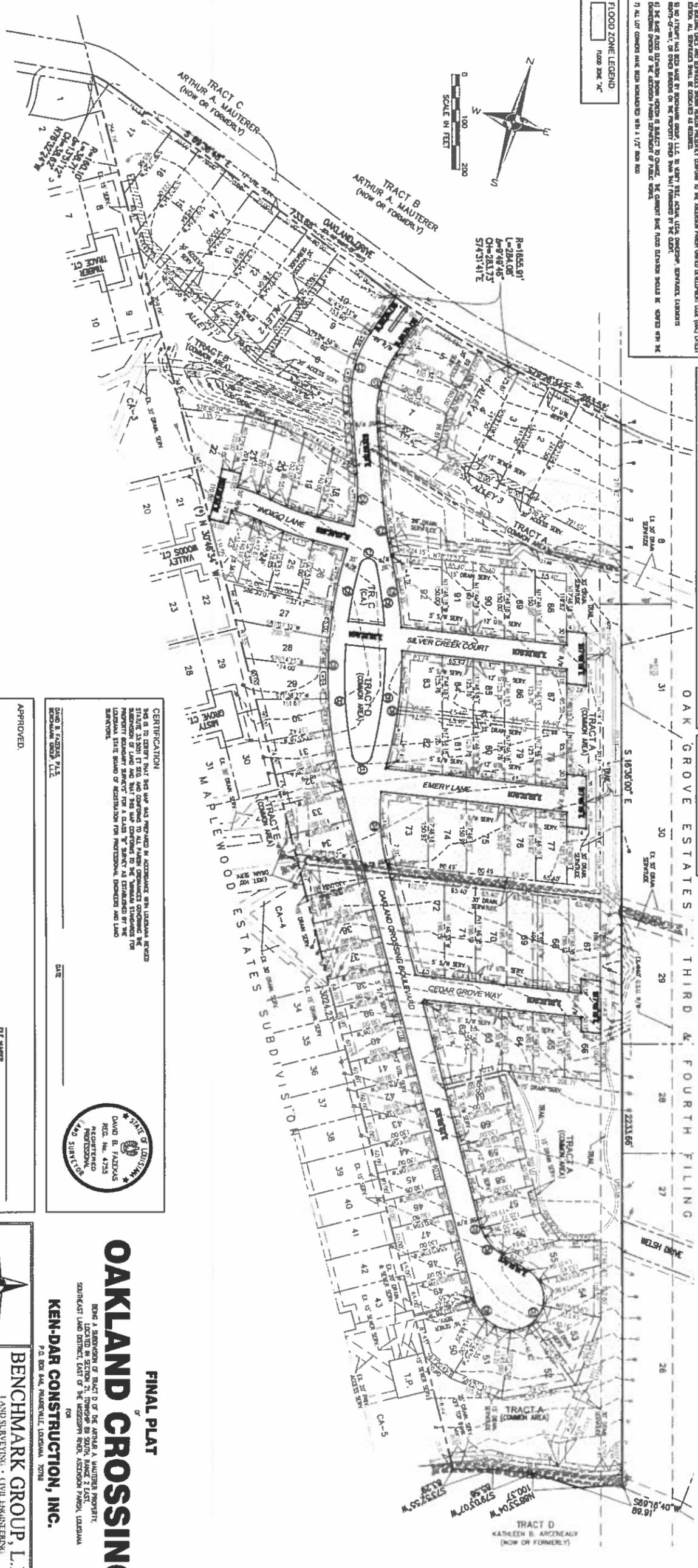
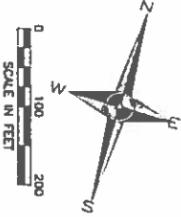
**ALLEY DEDICATION:**  
THE PROPERTY IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY SET FORTH IN THE ALLEY DEDICATION. THE PROPERTY IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY SET FORTH IN THE ALLEY DEDICATION. THE PROPERTY IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY SET FORTH IN THE ALLEY DEDICATION.

**WETLANDS DETERMINATION:**  
A WETLAND DETERMINATION HAS BEEN MADE BY THE STATE DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES. THE PROPERTY IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY SET FORTH IN THE WETLANDS DETERMINATION. THE PROPERTY IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY SET FORTH IN THE WETLANDS DETERMINATION.

**DRAINAGE DISTRICTS:**  
THE PROPERTY IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY SET FORTH IN THE DRAINAGE DISTRICTS. THE PROPERTY IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY SET FORTH IN THE DRAINAGE DISTRICTS. THE PROPERTY IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY SET FORTH IN THE DRAINAGE DISTRICTS.

**WATER SUPPLY:**  
THE PROPERTY IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY SET FORTH IN THE WATER SUPPLY. THE PROPERTY IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY SET FORTH IN THE WATER SUPPLY. THE PROPERTY IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY SET FORTH IN THE WATER SUPPLY.

**GENERAL NOTES:**  
1) EXISTING CONDITIONS SHALL BE MAINTAINED UNLESS OTHERWISE SHOWN.  
2) ALL UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE SHOWN.  
3) ALL UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE SHOWN.  
4) ALL UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE SHOWN.  
5) ALL UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE SHOWN.



**TREE PRESERVATION:**

NO. OF TREES TO BE PRESERVED	100 TREES
NO. OF TREES TO BE REMOVED	10 TREES
NO. OF TREES TO BE REPLANTED	10 TREES
NO. OF TREES TO BE MAINTAINED	10 TREES
NO. OF TREES TO BE PROTECTED	10 TREES

**PARK REQUIREMENTS:**

PARK LAND AREA	1.00 ACRES
NET PARK LAND AREA	1.00 ACRES
NET PARK LAND AREA	1.00 ACRES
NET PARK LAND AREA	1.00 ACRES
NET PARK LAND AREA	1.00 ACRES

**MINIMUM SETBACKS:**

FRONT (FEET)	20'-0"
REAR (FEET)	20'-0"
SIDE (FEET)	20'-0"
DIAGONAL (FEET)	20'-0"
SETBACK (FEET)	20'-0"

**RESTRICTIVE COVENANTS:**  
THE COVENANTS AND CONDITIONS SHOWN HEREON SHALL BE SUBJECT TO A RESTRICTIVE COVENANT AS SET FORTH IN THE RESTRICTIVE COVENANTS. THE COVENANTS AND CONDITIONS SHOWN HEREON SHALL BE SUBJECT TO A RESTRICTIVE COVENANT AS SET FORTH IN THE RESTRICTIVE COVENANTS.

**PARK COMMON AREA GENERAL INFO:**  
THE COMMON AREA SHALL BE MAINTAINED AND IMPROVED BY THE HOA OR COMMON AREA ASSOCIATION. THE COMMON AREA SHALL BE MAINTAINED AND IMPROVED BY THE HOA OR COMMON AREA ASSOCIATION. THE COMMON AREA SHALL BE MAINTAINED AND IMPROVED BY THE HOA OR COMMON AREA ASSOCIATION.

**REFERENCE MAP(S):**  
THE PROPERTY IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY SET FORTH IN THE REFERENCE MAP(S). THE PROPERTY IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY SET FORTH IN THE REFERENCE MAP(S). THE PROPERTY IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY SET FORTH IN THE REFERENCE MAP(S).

**NET DEVELOPABLE AREA:**

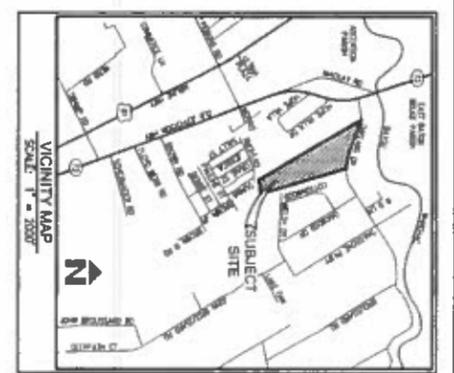
GROSS NET AREA	30.00 ACRES
NET DEVELOPABLE AREA	28.00 ACRES

**CURVE DATA:**

Stationing	Length	Radius	Delta	Chord	Offset
1+00.00	100.00	100.00	90.00	100.00	0.00
2+00.00	100.00	100.00	90.00	100.00	0.00
3+00.00	100.00	100.00	90.00	100.00	0.00
4+00.00	100.00	100.00	90.00	100.00	0.00
5+00.00	100.00	100.00	90.00	100.00	0.00

**GENERAL NOTES:**

1) EXISTING CONDITIONS SHALL BE MAINTAINED UNLESS OTHERWISE SHOWN.  
2) ALL UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE SHOWN.  
3) ALL UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE SHOWN.  
4) ALL UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE SHOWN.  
5) ALL UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE SHOWN.



**CERTIFICATION:**  
I, DAVID B. FAZELAS, P.L.S., REGISTERED PROFESSIONAL LAND SURVEYOR AND SURVEYOR, CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR AND SURVEYOR IN THE STATE OF LOUISIANA. I AM NOT PROVIDING ANY GUARANTEE OF ACCURACY FOR THIS MAP. I AM NOT PROVIDING ANY GUARANTEE OF ACCURACY FOR THIS MAP. I AM NOT PROVIDING ANY GUARANTEE OF ACCURACY FOR THIS MAP.



**OAKLAND CROSSING**  
FINAL PLAT  
KEN-DAR CONSTRUCTION, INC.  
BENCHMARK GROUP, L.L.C.  
LAND SURVEYING • CIVIL ENGINEERING  
LAND PLANNING • LANDSCAPE ARCHITECTURE

**BENCHMARK**  
1123 PENNSYLVANIA AVENUE, BAYTON, LOUISIANA 70309  
PHONE: 225-334-2375 FAX: 225-334-2416 WWW.BENCHMARKGROUP.COM

APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
FILE NUMBER: \_\_\_\_\_  
DATE: \_\_\_\_\_