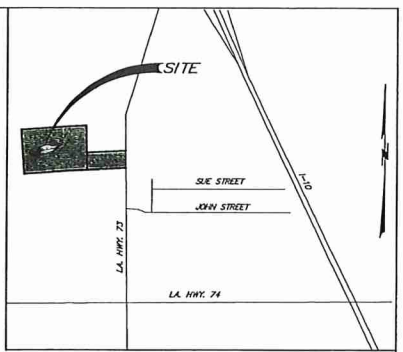
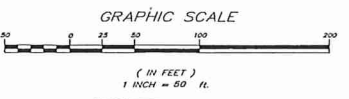


- SCHEDULE OF KEY NOTES:**
1. RECD. 12.0' UTILITY SERVIDUTE
 2. RECD. 15' PRIVATE DRAINAGE SERVIDUTE (7.5' OFF EACH SIDE)
 3. RECD. 15' PRIVATE DRAINAGE SERVIDUTE
 4. RECD. 20' PRIVATE DRAINAGE SERVIDUTE
 5. EXISTING 30' ACCESS SERVIDUTE (25' PORTION TO BE REVOKED)
 6. RECD. 30' PUBLIC DRAINAGE SERVIDUTE
 7. RECD. 15' PUBLIC DRAINAGE SERVIDUTE
 8. RECD. 20' PUBLIC DRAINAGE SERVIDUTE
 9. RECD. 40' PUBLIC DRAINAGE SERVIDUTE
 10. RECD. 50' LANDSCAPE BUFFER
 11. RECD. 15' PRIVATE SEWER EFFLUENT SERVIDUTE
 12. RECD. 13'x20' PRIVATE SIGN SERVIDUTE



VICINITY MAP
SCALE: 1" = 2000'

NO.	DATE	REVISIONS	BY
1	05/13/09	REVISED COMMON AREAS	SUB
2	07/6/2015	REVISED COMMON AREA & ACCESS NOTE	MRES

GENERAL NOTES:

ZONING DISTRICT: SP18 (SMALL PLANNED UNIT DEVELOPMENT)
PRIVATE STREETS: 2" ASPHALT 14" CONC. CURB & GUTTER (50' P.S.A.)
PUBLIC STREETS: 2" CONCRETE (50' R/W)
TYPICAL LOT: 50,415 SQ. FT. (10,500 SQ. FT.)
MOORAGE: 1814 ACRES

PROPOSED LAND USE: MIXED USE DEVELOPMENT
HIGH SCHOOL: DUTCHTOWN HIGH SCHOOL
MIDDLE SCHOOL: DUTCHTOWN MIDDLE SCHOOL
ELEMENTARY SCHOOL: DUTCHTOWN PRIMARY SCHOOL
SEWER: PRIVATE COMMUNITY TREATMENT PLANT
100' R/W BASE FLOOD ELEV.: 16.0'
DESIGN WATER SURFACE: 14.42' (22,005,000, AUGUST 16, 2007)
WATER: ASCENSION WATER COMPANY
ELECTRIC CO.: ENTERTON
GAS CO.: ATROS ENERGY LOUISIANA
FEMA FLOOD ZONE: X & A (PER F.I.R.M. 2200500040, AUGUST 16, 2007)
FIRE DISTRICTS: I AND II

SETBACKS:
FRONT = 25' FRONT = 25'
REAR = 20' REAR = 15'
SIDE = 5' SIDE = 10'

BASIS OF BEARING:
REFERENCE BEARING DESIGNATED HERON WITH (C) WAS TAKEN FROM REFERENCE MAP #1.

REFERENCE BENCHMARK:
THE ELEVATIONS SHOWN ARE BASED ON NGS BENCHMARK DESIGNATED "TBM 39". ELEVATION = 65.14 FT (MVD 88)

REFERENCE MAPS:

- 1) PLAT SHOWING THE BOUNDARY SURVEY OF A 14.788 ACRE PARCEL OF LAND DESIGNATED AS TRACT 2-B ON SURVEY PREPARED BY BARBARA AND THOMAS EMMETT, INC. DATED MAY 1978, LOCATED IN SECTION 15, 19S-22E, PARISH OF ASCENSION, STATE OF LOUISIANA FOR WALTER MANUARA PREPARED BY S.B. GORDON, INC. SIGNED BY JOHN S. TEEGARDEN DATED JUNE 4, 1998.
- 2) SURVEY PLAT SHOWING TRACT 2-C, BEING A 12.83 ACRE TRACT LOCATED IN SECTION 15, 19S-22E, BEING A PORTION OF TRACT 2 AS SHOWN ON SURVEY BY HAROLD WILLIAMSON, P.L.S., DATED DECEMBER 14, 1975 AND ATTACHED TO CASH SALE FILE 12993 IN ASCENSION PARISH COURT HOUSE RECORDS, BY GY CARLES AND ASSOCIATES, CORNELL, LA. SIGNED AND STAMPED PREPARED BY JOHN P. CARLES, II, P.L.S., DATED AUGUST 29 AND 30, 1998.

NOTES:

- 1) ALL LOTS SHOWN HEREIN HAVE THE MIN. LOT SIZE AND LOT FRONTAGE FOR THE ZONING DISTRICT AS DESCRIBED BY THE ASCENSION PARISH DEVELOPMENT CODE.
- 2) A CURVE IN THE EXISTING PUBLIC STREETS (LA HWY 73) EXISTS WITHIN 1/4 MILE OF THE PROPOSED SUBDIVISION ENTRANCE. THE CURVE BEINGS APPROXIMATELY 150' FROM THE PROPOSED SITE ENTRANCE.
- 3) NO ATTEMPT HAS BEEN MADE BY S.B. GORDON, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNERS REPRESENTATIVE.
- 4) THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE, AND PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY.
- 5) BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE THE DEPARTMENT OF PUBLIC WORKS.
- 6) THE PROPOSED DEVELOPMENT STORMWATER MANAGEMENT PLAN REQUIRES ON-SITE STORAGE OF STORM WATER & RELEASE AT PRE-DEVELOPMENT LEVELS. EXISTING DRAINAGE PATTERN IS TO JONATHAN BAYOU.
- 7) DOTD PERMIT REQUIRED FOR LA HWY 73.
- 8) ALL STREET R/W = 50' (UNLESS OTHERWISE NOTED)
- 9) ALL REAR EASEMENTS ALONG THE SOUTH PROPERTY LINE OF THE DEVELOPMENT ARE SET ON A 15' OFFSET, EXCEPT FOR THE CORNER BETWEEN TRACT A AND TRACT B WHICH IS SET ON A 20' OFFSET.

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- - - - - PROPOSED LOT LINE
- EXISTING PROPERTY CORNER
- SET 1/2" IRON PIPE OR 3/8" REBAR

BENCHMARKS:

- TBM 1: 7" CUT IN WEST BOLT OF CURB INLET BETWEEN LOTS 32 & 33 ELEV = 15.31'
- TBM 2: 7" CUT IN WEST BOLT IN WEST CURB INLET @ LOT 3 ELEV = 15.13'

PUBLIC DEDICATION:
THE STREETS AND RIGHTS OF WAY SHOWN HEREIN, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVIDUTES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWER, REMOVAL OF OTHER PROPER PURPOSES. THE GENERAL USE OF THE PUBLIC, NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY FENCES, STREETS, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVIDUTE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVIDUTE OR RIGHT-OF-WAY IS GRANTED.

PRIVATE SERVIDUTE DEDICATION:
THE SERVIDUTES DESIGNATED HEREIN AS "PRIVATE SERVIDUTES" ARE HEREBY RESERVED FOR THE USE OF THE DUTCHTOWN GARDENS HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSOCIATES PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF DUTCHTOWN GARDENS. THE SALE OF ANY PROPERTY SHOWN HEREIN IS CONSIDERED TO BE MADE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF DUTCHTOWN GARDENS. THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE "PRIVATE SERVIDUTE" SHALL BE THE RESPONSIBILITY OF THE PUBLIC UTILITY COMPANIES WHICH PROVIDE PUBLIC UTILITIES TO DUTCHTOWN GARDENS AND THE USE OF SAID "PRIVATE SERVIDUTES" BY SAID UTILITY COMPANIES SHALL BE LIMITED TO THOSE "PRIVATE SERVIDUTES" WHICH ARE FURTHER GRANTED FOR THE HIGH-EXCLUSIVE USE OF ALL PUBLIC UTILITIES COMPANIES WHICH PROVIDE PUBLIC UTILITIES TO DUTCHTOWN GARDENS. THE LOCATION, FURTHER INSTALLATION OF ANY NEW FACILITIES (EXCLUDING ADJACENT LOTS) TO EXISTING FACILITIES WITHIN ANY NEW OR EXISTING "PRIVATE SERVIDUTE" BY ANY PUBLIC UTILITY COMPANY SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL OF THE DUTCHTOWN GARDENS HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSOCIATES. THE ASCENSION PARISH DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE OF PRIVATE FACILITIES.

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

COMMON AREA DEDICATION:
THE COMMON AREAS SHOWN HEREIN ARE DEDICATED FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE RESIDENTS OF DUTCHTOWN GARDENS. ALL MAINTENANCE SHALL BE BY THE DUTCHTOWN GARDENS HOMEOWNERS ASSOCIATION. ASCENSION PARISH SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR UPLIFT OF THE LAKES OR SHORELINE.

SEWER DISPOSAL:
NO PERSON SHALL PROVIDE A METHOD OF SEWER DISPOSAL EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM. THE METHOD OF SEWER TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE ASCENSION PARISH HEALTH UNIT.

SEWER TREATMENT PLANT DEDICATION:
THE TRACT DESIGNATED HEREIN AS TRACT "SP" IS HEREBY RESERVED FOR THE EXCLUSIVE USE OF ASCENSION WASTEWATER TREATMENT, INC. ITS SUCCESSORS AND ASSOCIATES. THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE TRACT "SP" UNLESS SUCH IMPROVEMENTS ARE FURTHER GRANTED FOR THE HIGH-EXCLUSIVE USE OF ALL PUBLIC UTILITIES COMPANIES WHICH PROVIDE PUBLIC UTILITIES TO DUTCHTOWN GARDENS. THE LOCATION, FURTHER INSTALLATION OF ANY NEW FACILITIES (EXCLUDING ADJACENT LOTS) TO EXISTING FACILITIES WITHIN ANY NEW OR EXISTING "PRIVATE SERVIDUTE" BY ANY PUBLIC UTILITY COMPANY SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL OF THE DUTCHTOWN GARDENS HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSOCIATES. THE ASCENSION PARISH DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE OF PRIVATE FACILITIES.

ACCESS NOTE:
TRACTS "B", "C", "D" & LOTS 1-14 (INCLUDING) SHALL NOT HAVE DIRECT ACCESS TO HEROMAN RD.

REVISION NO 2: REVISED ACCESS NOTE
COMMON AREA AT ENTRANCE.

Timothy Bal 7/9/15
DUTCHTOWN GARDENS HOMEOWNERS ASSOC. DATE

APPROVED:
J.M. Callender Sr
ASCENSION PARISH PLANNING COMMISSION CHAIRMAN
7/15/2015 5786
DATE ASCENSION PARISH FILE NUMBER

CERTIFICATION:
I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:509, ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "B" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Michael P. Robertson 7-9-15
MICHAEL P. ROBERTSON, P.E., P.L.S.
MR. ENGINEERING & SURVEYING, L.L.C. DATE

APPROVED:
A.J. Charles S. Bevel
ASCENSION PARISH PLANNING COMMISSION CHAIRMAN
7/10/2008 4548
DATE ASCENSION PARISH FILE NUMBER

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	74.04	218.50	193°44'	S80°24'07"E	73.85
C2	68.17	188.50	193°44'	S80°24'07"E	68.15
C3	100.38	466.00	123°03'	S72°43'15"W	100.18
C4	188.73	530.00	117°58'15"	N78°27'20"E	188.53
C5	28.87	74.50	215°42'	S75°33'17"W	28.15
C6	183.12	63.50	147°10'48"	S40°43'50"E	121.83
C7	42.82	74.50	323°08'	N16°23'30"E	42.42
C8	42.74	74.50	323°02'	N16°23'30"W	42.32
C9	185.97	63.50	149°45'29"	S41°58'08"W	122.60
C10	38.68	74.50	272°28'	S78°33'20"E	38.32
C11	159.83	100.50	92°28'05"	S44°39'28"W	143.22
C12	182.12	100.50	92°28'58"	S44°39'28"E	143.17
C13	180.58	180.00	117°58'15"	N78°27'20"E	148.84
C14	42.84	74.50	132°42'02"	S62°11'17"W	37.58
C15	42.37	72.01	324°42'52"	S83°38'46"W	41.78

DUTCHTOWN GARDENS

PHASE I (TRACT A),
PHASE II (LOTS 1 THRU 47 INCLUSIVE,
TRACTS "E", "F", "5TP", &
PHASE III (TRACTS "B", "C", & "D")
FORMERLY LOT 2-A-2 & TRACT 2-B
LOCATED IN
SECTION 15, 19S-22E,
SOUTHEASTERN LAND DISTRICT,
EAST OF THE MISSISSIPPI RIVER,
ASCENSION PARISH,
STATE OF LOUISIANA,
FOR
KODIAK COMPANIES, L.L.C.
(W) 328-8529 (F) 208-1911

MR ENGINEERING & SURVEYING, L.L.C.
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

CAD ORIGINAL
DO NOT MODIFY THIS DRAWING
ALL REVISIONS MUST BE MADE TO THE CAD FILE ONLY

SCALE: 1"=50'
DRAWN: JDB
DATE: 07/2015
CHECKED: CMS

Instrument No. 878925
8/6/15
COB