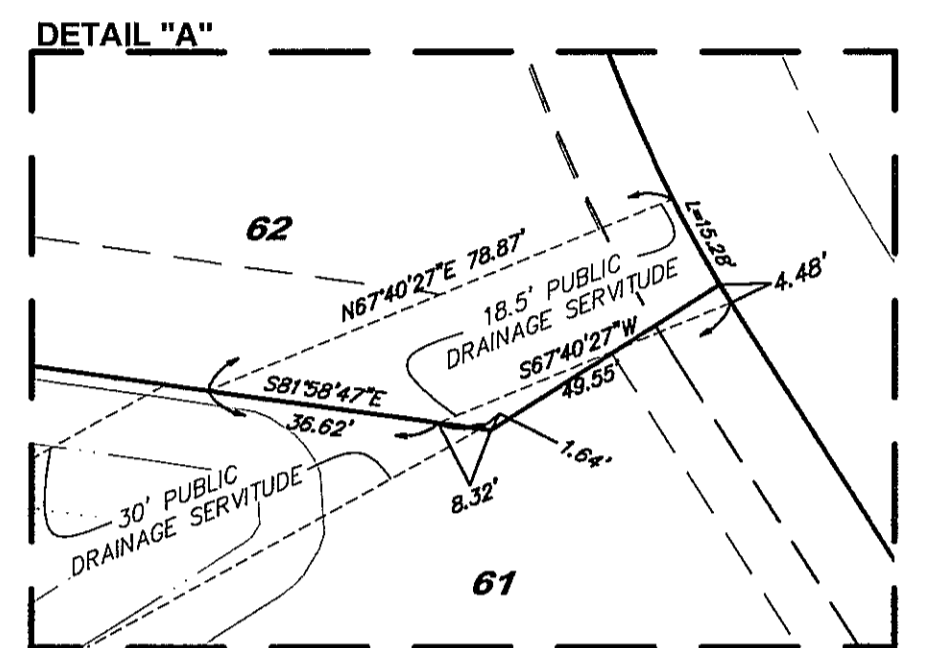
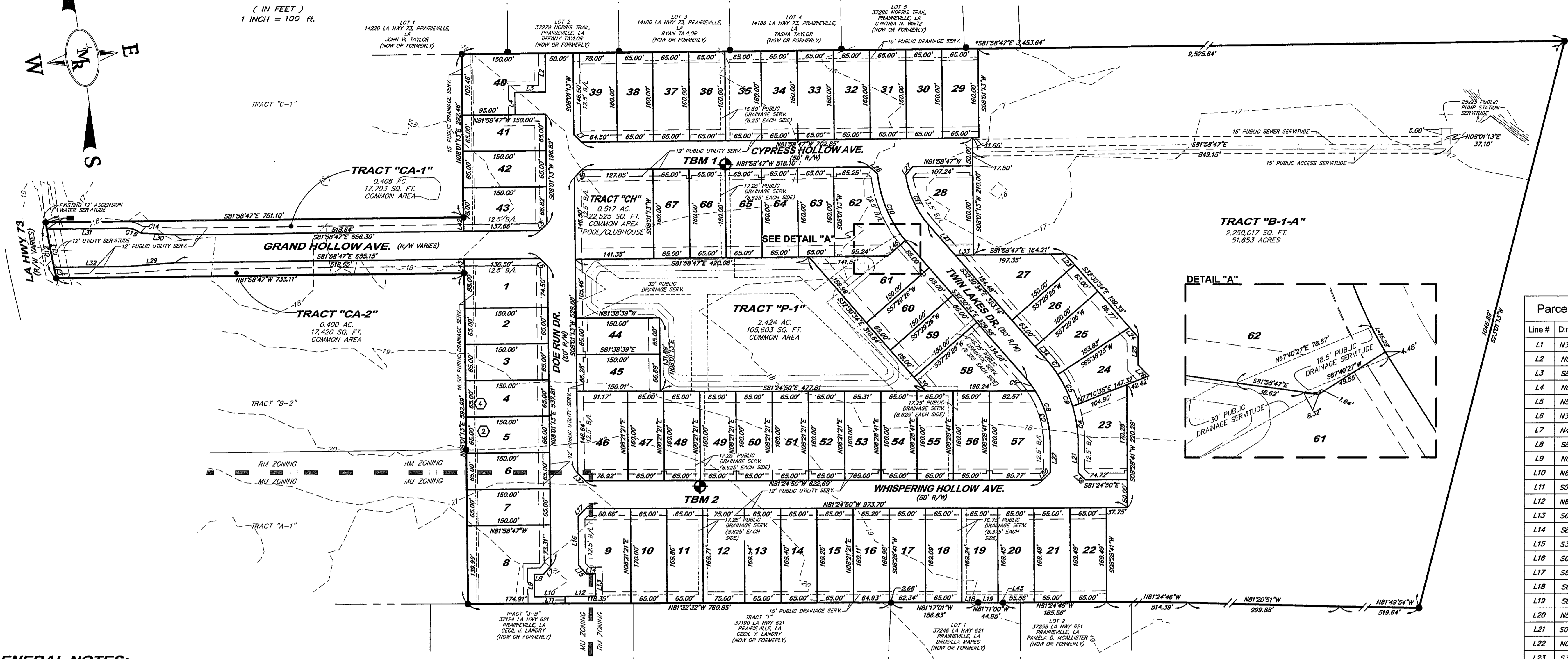


VICINITY MAP:
SCALE: 1"=2000'



Parcel Line Table

Line #	Direction	Length
L1	N36°58'47"W	19.09'
L2	N08°01'13"E	69.46'
L3	S81°58'47"E	55.00'
L4	N08°01'13"E	40.00'
L5	N53°50'45"E	16.65'
L6	N36°58'47"W	19.09'
L7	N49°04'30"E	20.55'
L8	S81°58'47"E	16.50'
L9	N08°01'13"E	40.00'
L10	N81°58'47"W	55.00'
L11	S08°27'28"W	12.51'
L12	N81°58'47"W	55.00'
L13	S08°01'13"W	40.00'
L14	S81°58'47"E	16.50'
L15	S33°02'04"E	20.55'
L16	S08°01'13"W	88.37'
L17	S53°11'27"W	19.16'
L18	S81°17'01"E	29.49'
L19	S81°17'00"E	35.51'
L20	N53°32'12"E	19.11'
L21	S08°27'27"W	51.03'
L22	N08°27'27"E	51.19'
L23	S32°30'34"E	26.23'

Parcel Line Table

Line #	Direction	Length
L24	S32°30'34"E	23.33'
L25	S08°28'41"W	50.10'
L26	S36°08'19"E	27.22'
L27	S49°01'59"W	20.37'
L28	N39°40'30"W	18.17'
L29	N85°43'12"W	84.31'
L30	S78°14'22"E	59.09'
L31	S81°58'47"E	144.02'
L32	N81°58'47"W	134.46'
L33	S81°58'47"E	33.14'
L34	S32°30'34"E	33.08'
L36	S53°01'22"W	19.09'
L37	S36°35'35"E	18.97'
L38	S36°27'47"E	19.07'
L39	S32°30'34"E	32.68'
L41	S32°30'34"E	72.60'
L42	N08°01'13"E	25.00'
L43	N08°01'13"E	25.00'
L45	S81°17'00"E	9.44'
L46	N57°29'26"E	42.44'

GENERAL NOTES:

- ZONING: MU & RM (MEDIUM INTENSITY RESIDENTIAL)
- SEWAGE DISPOSAL: COMMUNITY TREATMENT PLANT
- 100 YEAR FLOOD ELEVATION: 14.0'
- INUNDATION ELEV.: N/A
- ELECTRIC CO: ENTERGY
- GAS CO: ATOMS
- WATER: ASCENSION WATER CO.
- TELEPHONE: EATEL
- ACREAGE: 26.195 ACRES
- STREETS: 27' ASPHALTIC CONCRETE WITH CURB AND GUTTER.
- TOTAL NO. OF LOTS: 67
- SCHOOLS: PRIMARY: DUTCHTOWN MIDDLE SCHOOL, MIDDLE: DUTCHTOWN MIDDLE SCHOOL, HIGH: DUTCHTOWN HIGH SCHOOL
- THERE ARE NO EXISTING CURVES ON PUBLIC STREETS WITHIN ONE-FOURTH (1/4) MILE OF THE PROPOSED ENTRANCE.
- SANITARY SEWER IS PROPOSED GRAVITY COLLECTION TO TRACT "PS" PUMP STATION SITE AND THENCE VIA FORCE MAIN TO TIE INTO THE PARISH GRAVITY SEWER ALONG LA HWY 73.
- EXISTING SITE IS CLEARED WITH NO EXISTING STRUCTURES.
- TYPICAL LOT DIMENSION: 65' X 160'
- THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE INSIDE 100 YEAR FLOODPLAIN) AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR ASCENSION PARISH, LOUISIANA, COMMUNITY-PANEL NUMBER 22005 C 0040 E, DATED AUGUST 16, 2007.
- THE HORIZONTAL POSITIONS AND GRID BEARINGS SHOWN ARE REFERENCED TO NGS STATION "S181" (PID F9180). THE HORIZONTAL POSITIONS AND GRID BEARINGS ARE REFERENCED TO THE NAD 83 DATUM AND ARE GIVEN IN VALUES CORRESPONDING TO THE STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE.
- WHERE FOUND, PHYSICAL ABOVE GROUND EVIDENCE OF UTILITIES HAVE BEEN SHOWN HEREON. THE LOCATION OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES, HOWEVER, HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE CONTROLLING AGENCIES AND / OR EXTRACTED FROM RECORDS MADE AVAILABLE BY THE CONTROLLING AGENCIES. THE ACTUAL LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES MAY VARY FROM THOSE SHOWN ON THIS SURVEY. ANY REQUEST FOR UTILITY LOCATIONS SHOULD BE MADE THROUGH LOUISIANA ONE CALL, CONTACT LOUISIANA ONE CALL AT 1-800-272-3020 BEFORE DIGGING.
- DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS A PART OF THIS SURVEY.
- NO ATTEMPT HAS BEEN MADE BY MR ENGINEERING & SURVEYING, 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.
- 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.
- 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 OWNERS.
- SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.

REFERENCE BENCHMARK:

NORTH AMERICA SMART NET RTCM-2239
SITE NAME: DARROW, LA
GEOID: 124

BENCHMARK:

- TBM 1:** WEST BOLT ON CATCH BASIN ON CYPRESS HOLLOW AVE. IN FRONT OF LOTS 65/66 AS SHOWN. ELEVATION = 17.63'
- TBM 2:** WEST BOLT ON CATCH BASIN ON WHISPERING HOLLOW AVE. IN FRONT OF LOTS 48/49 AS SHOWN. ELEVATION = 17.61'

LEGEND:

- PROPERTY LINE
- - - BUILDING LINE
- - - SERVITUDE
- SERVITUDE CORNER FOUND
- ⊥ SET 1/2" IP

REFERENCE BEARING: *S81°58'47"E

NORTH PROPERTY LINE OF TRACT "B-1"

ZONING:

ZONING FOR PROPERTY: MU & RM (MULTI-USE CORRIDOR & MEDIUM INTENSITY RESIDENTIAL)

SETBACKS:
FRONT: 20' FT
SIDE: 6' 7", FT (10% OF FRONTAGE)
REAR: 20' FT
SIDE STREET: 12.5'

REFERENCE MAP:

MAP SHOWING SUBDIVISION OF TRACTS "A", "B", & "C" OF THE BRAUD PROPERTY INTO TRACTS "A-1", "B-1", "B-2", & "C-1" LOCATED IN SECTION 60, TOWNSHIP 9 SOUTH, RANGE 2 EAST BY MR ENGINEERING & SURVEYING DATED 3-2015. (INSTRUMENT #870322)

PRIVATE DEDICATION:

THE COMMON AREAS SHOWN HEREON ARE DEDICATED FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE RESIDENTS OF HOLLOWAYS OF DUTCHTOWN. ALL MAINTENANCE SHALL BE BY THE HOLLOWAYS OF DUTCHTOWN ASSOCIATION. DPM SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR UPKEEP OF THE LAKES, SHORELINE, OR ANY OTHER COMMON AREAS.

TRAFFIC IMPACT FEE NOTE:

ALL SINGLE FAMILY RESIDENCES ARE REQUIRED TO PAY A TRANSPORTATION IMPACT FEE IN ACCORDANCE WITH THE ESTABLISHED ASCENSION PARISH ORDINANCES.

SEWER IMPACT FEE NOTE:

A \$1,250.00 PER LOT SEWER DEVELOPMENT FEE SHALL BE PAID BY THE BUILDER AT THE TIME A BUILDING PERMIT IS REQUESTED.

PUBLIC DEDICATION:

THE RIGHTS-OF-WAY OF STREETS SHOWN HERE ON, 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.

OWNER:

DAVID P. LAW
THE HOLLOWAYS OF DUTCHTOWN, LLC

APPROVED:

ASCENSION PARISH PLANNING COMMISSION

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C1	19.93	1344.77	0.85	S03°55'09"E	19.93'
C3	100.37	175.00	32.86	N07°10'23"W	99.00'
C4	68.44	225.00	17.43	S00°27'00"W	68.18'
C5	63.21	225.00	16.10	S16°18'43"E	63.00'
C6	27.20	175.00	8.90	N28°03'25"W	27.17'
C7	32.00	225.00	8.15	S28°26'04"E	31.98'
C8	125.19	175.00	40.99	N12°00'56"W	122.54'
C9	160.96	225.00	40.99	N12°00'56"W	157.55'
C10	137.99	225.00	35.14	S14°56'23"E	135.84'
C11	99.44	175.00	32.56	S16°13'54"E	98.10'
C12	101.63	1344.77	4.33	S02°10'44"E	101.61'
C13	61.98	1344.77	2.64	S02°10'27"E	61.98'
C14	6.96	12.50	31.89	S62°17'45"E	6.87'
C15	22.70	36.50	35.63	N64°09'57"W	22.33'

8-11-16
DATE

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:8051, 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 "C" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Mickey L. Robertson
MICKEY L. ROBERTSON, P.E., P.L.S.
MR ENGINEERING & SURVEYING, LLC

8-11-16
DATE

INST. No. 905102

FINAL PLAT
OF THE
HOLLOWAYS OF DUTCHTOWN

PHASE I, LOTS 1 THRU 67 (INCLUSIVE),
TRACTS "B-1-A", "CA-1", "CA-2", "CH", & "P-1"
FORMERLY BEING
TRACTS B-1 OF THE BRAUD PROPERTY



LOCATED IN
SECTION 60 T8S-R2E,
SOUTHEAST LAND DISTRICT,
ASCENSION PARISH
STATE OF LOUISIANA,
FOR
THE HOLLOWAYS OF DUTCHTOWN, LLC
P.O. BOX 87377
BATON ROUGE, LA 70879



MR ENGINEERING & SURVEYING, LLC

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"=100' DATE: 08/2016	DRAWN: MAX CHECKED: MLR
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P:\PROJECTS\HOLLOWAYS OF DUTCHTOWN\HOLLOWAYS OF DUTCHTOWN SET PHASE I.DWG AUG-11-2016 10:05 AM