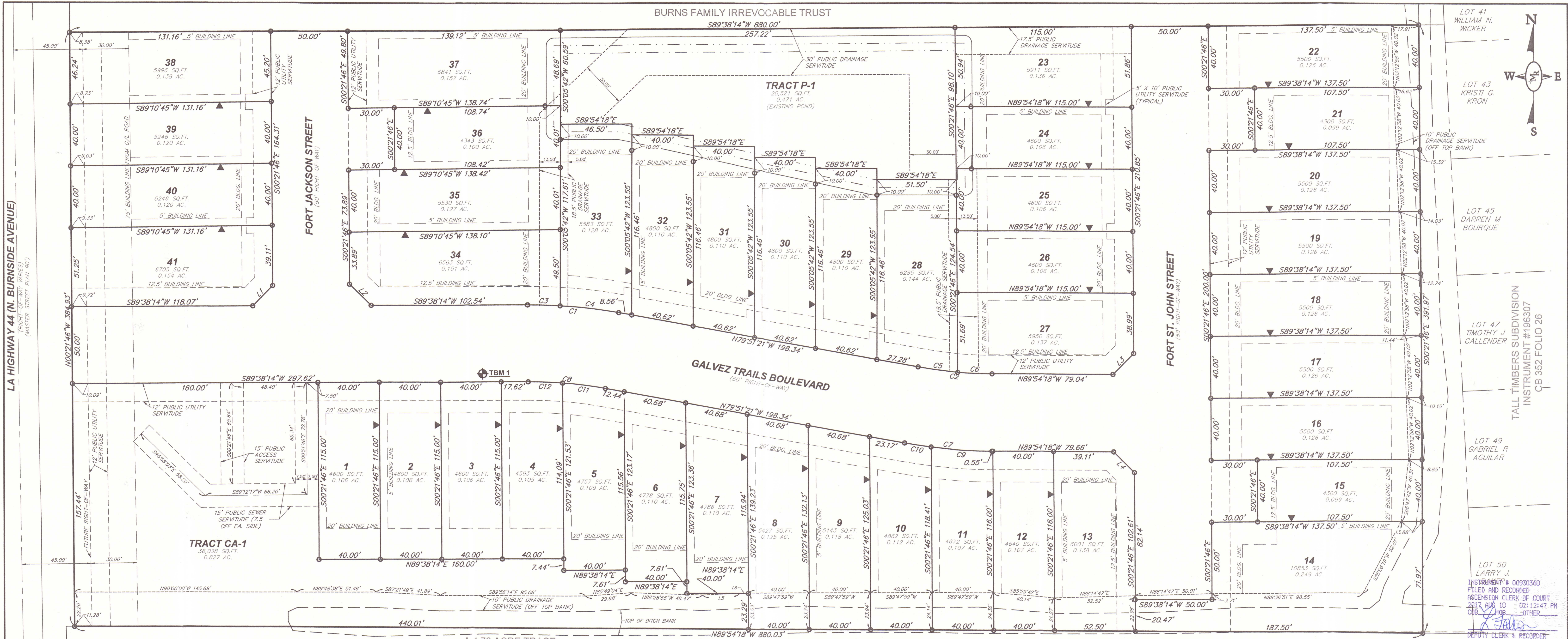




REFERENCE MAPS:
1. MAP SHOWING SURVEY OF PART OF SECTION 33, T8S-R3E, SOUTHEASTERN DISTRICT, LOUISIANA, EAST OF THE MISSISSIPPI RIVER WITH PROPERTY OWNERS, DONALD L. BURNS, A.C. DELAUNE, R.J. EVANS, L.W. BROUSSARD & HENRY CARPENTER ESTATE, SURVEYED BY KENNEDY, C.E. DATED FEB. 28, 1948. NO INSTRUMENT # PROVIDED.
2. FINAL PLAT OF TALL TIMBERS SUBDIVISION, LOCATED IN SECTION 33, T8S-R3E, SOUTHEASTERN LAND DISTRICT EAST OF THE MISSISSIPPI RIVER, PARISH OF ASCENSION, STATE OF LOUISIANA FOR JAMES RAMING & TRAVIS L. JAMES, SURVEY BY: ALEX THEROT, JR. P.L.S. DATED JULY 1981. INSTRUMENT # 196307.
3. CASH SALE BETWEEN DONALD L. BURNS/RENA EVANS BURNS, SELLERS AND CODY SHANE BURNS/MARLAINE BOGDUS BURNS, BUYERS, DATED: NOVEMBER 8, 1989. INSTRUMENT # 273882

SEWER DEVELOPMENT FEE:
A \$997.32 PER LOT SEWER DEVELOPMENT FEE SHALL BE PAID BY THE BUILDER AT THE TIME A BUILDING PERMIT IS REQUESTED.

ZONING:
ZONING FOR PROPERTY: CC
SETBACKS: 20' FT.
FRONT: 20' FT.
SIDES: 0' FT.
REAR: 20' FT.

BENCHMARKS:
TBM 1:
EAST BOLT ON CATCH BASIN ON SOUTH SIDE OF GALVEZ TRAILS BLVD. IN FRONT OF LOT 3. ELEV=16.16'

REFERENCE BEARING: *N89°43'05"E
SOUTH R/W LINE OF RUSTLING OAK DRIVE PER GPS OBSERVATION
SORRENTO LA. (NAVD 88) (GEOD 124)

REFERENCE BEARING:
NORTH AMERICA SMART NET RTCM-2255 DATABASE STATION: SORRENTO LA. (NAVD 88) (GEOD 124)

TOTAL NUMBER OF LOTS:
THERE ARE 41 LOTS DESIGNATED AS BUILDING SITES.

LEGEND:

- SET 1/2" IP
- FOUND 1/2" IP
- ZERO LOT LINE
- DRAINAGE SERV.
- BUILDING SETBACK
- SERVITUDE LINE

Parcel Line Table

Line #	Direction	Length
L1	N44°24'30"E	18.58'
L2	S45°33'30"E	19.61'
L3	N44°51'58"E	18.17'
L4	N45°08'02"W	19.02'
L5	N87°04'30"E	24.45'
L6	N87°04'30"E	5.49'

GENERAL NOTES:
11. STREETS: 27" ASPHALTIC CONCRETE WITH CURB AND GUTTER.
13. THERE ARE NO EXISTING CURVES ON PUBLIC STREETS WITHIN ONE-FOURTH (1/4) MILE OF THE PROPOSED ENTRENCH.
14. SANITARY SEWER IS PROPOSED GRAVITY COLLECTION TO A PROPOSED PUBLIC SEWER TREATMENT PLANT TO BE OWNED AND OPERATED BY ASCENSION PARISH.
15. EXISTING SITE IS CLEARED WITH NO EXISTING STRUCTURES.
16. THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 100 YEAR FLOODPLAIN) AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR ASCENSION PARISH, LOUISIANA, COMMUNITY-PANEL NUMBER 22005C0040E, DATED AUGUST 16, 2007. ADJACENT BASE FLOOD ELEVATION = 16.0'
17. THE HORIZONTAL POSITIONS AND GRID BEARINGS SHOWN ARE REFERENCED TO NORTH AMERICA SMART NET RTCM-2232, DATABASE STATION: SBT, GEOD 124. THE HORIZONTAL POSITIONS AND GRID BEARINGS ARE REFERENCED TO THE NAD 83 AND ARE GIVEN IN VALUES CORRESPONDING TO THE STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE.
18. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE CODES, COVENANTS, & RESTRICTIONS FOR THE SUBDIVISION FILED AS AN ADJUNCT TO THIS MAP AND MADE APART HEREOF.
19. NO ATTEMPT HAS BEEN MADE BY MR. ENGINEERING & SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS OF THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
20. 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.
21. DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS A PART OF THIS SURVEY.
22. 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.
23. ALL AREAS SHOWN AND LABELED AS FUTURE CONNECTIONS SHALL CONNECT TO ANY FUTURE DEVELOPMENT OF ADJACENT PROPERTIES.
24. LOTS 38-41 SHALL HAVE DIRECT ACCESS TO HWY 44.

25. 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.
26. 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.
27. SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.
28. ALL STRUCTURES SHALL BE CONSTRUCTED A MINIMUM ELEVATION OF ONE FOOT ABOVE FEMA BASE FLOOD ELEVATION, CENTERLINE OF ROAD OR THE TOP OF NEAREST ADJACENT SANITARY SEWER MANHOLE ON THE SEWER COLLECTION SYSTEM SERVING THE PROPOSED STRUCTURE.
29. SIDEWALK MUST BE CONSTRUCTED PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED FOR EACH LOT. THE OWNER OF A LOT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, OR REPLACEMENT OF THE SIDEWALK ON OR ADJACENT TO HIS/HER LOT. BOTH THE HOMEOWNER AND THE HOMEOWNER'S ASSOCIATION SHALL HOLD ASCENSION PARISH HARMLESS FOR ANY AND ALL WORK PERTAINING TO THE UPKEEP AND/OR REPLACEMENT OF THE SIDEWALK WITHIN THIS DEVELOPMENT.
30. THE SEWER SYSTEM, INCLUDING BUT NOT LIMITED TO, ALL TREATMENT SYSTEM(S), PUMP(S), LIFT STATION(S), COLLECTION LINES TO THE SYSTEM, BOTH ONSITE AND OFFSITE, AND THE USER OF SAID IMPROVEMENTS ARE HEREBY DEDICATED TO THE PARISH OF ASCENSION. THE PARISH OF ASCENSION IS ALSO HEREBY GRANTED A PERMANENT SERVITUDE OF ACCESS AND USE OVER THE IMMOVABLE PROPERTY UPON WHICH ANY PORTION OF THE TREATMENT SYSTEM(S), PUMP(S), LIFT STATION(S), COLLECTION LINES DEDICATED ABOVE, ARE LOCATED FOR NECESSARY MAINTENANCE OR IMPROVEMENTS. SAID SERVITUDE IS TO BE CONSIDERED TRANSFERABLE AND HERITABLE AND SHALL BE ENFORCEABLE AGAINST ANY AND ALL SUCCESSORS OR ASSIGNS OF THE PROPERTY OWNER.
31. THE PARK AT TRACT CA-1 WILL BE OF A STAGE 1 REQUIREMENT AND WILL PROVIDE: SIDEWALK THAT CONNECTS THE PARK TO THE HOMES, SIGN IDENTIFYING THIS PLACE AS A PRIVATE PARK AND UNDER THE OWNERSHIP/MAINTENANCE OF THE HOA. 12 CLASS A TREES PER ACRE & 24 ORNAMENTAL TREES. TREES ARE REQUIRED TO BE PLANTED IN THE PARK SPACE PRIOR TO THE FIRST C.O. BEING ISSUED.
32. ONE CLASS "A" TREE MUST BE PLANTED PRIOR TO C.O. BEING ISSUED FOR EACH LOT.

PUBLIC 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 SERVITUDE WAS GRANTED.

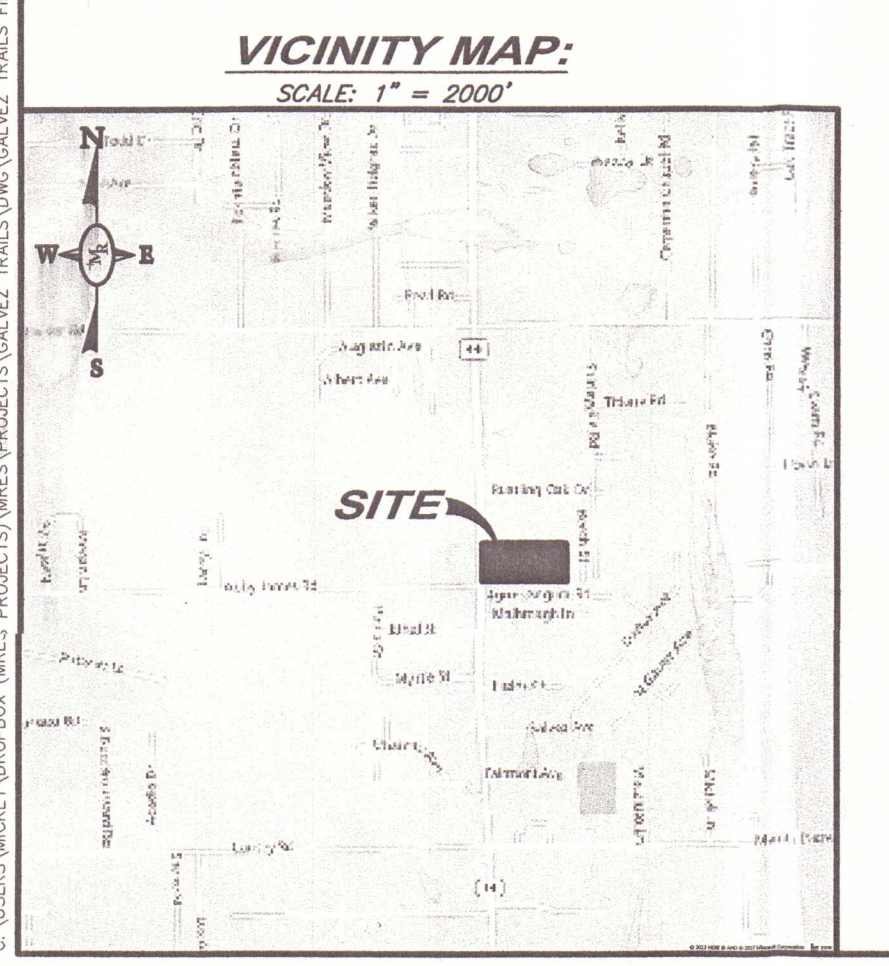
PRIVATE DEDICATION:
THE COMMON AREAS "CA-1" & "P-1" SHOWN HEREON ARE DEDICATED FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE RESIDENTS OF GALVEZ TRAILS. ALL MAINTENANCE SHALL BE BY THE GALVEZ TRAILS ASSOCIATION. DPM SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR UPKEEP OF THE LAKES, SHORELINE, OR ANY OTHER 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.

OWNER:
CORBIN LADNER, MEMBER
GALVEZ TRAILS DEVELOPMENT, LLC

APPROVED:
ASCENSION PARISH PLANNING COMMISSION

CERTIFICATION:
I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051, 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.



CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	59.60'	325.00'	10.51	N85°06'34"W	59.52'
C2	48.23'	275.00'	10.05	S84°52'50"E	48.17'
C3	21.25'	325.00'	3.75	N88°29'22"W	21.25'
C4	38.35'	325.00'	6.78	N83°14'09"W	38.32'
C5	25.85'	275.00'	5.39	S82°32'55"E	25.84'
C6	22.38'	275.00'	4.66	S87°34'24"E	22.38'
C7	57.00'	325.00'	10.05	S84°52'50"E	56.93'
C8	50.43'	275.00'	10.51	N85°06'34"W	50.36'
C9	39.57'	325.00'	6.98	S86°25'02"E	39.55'
C10	17.43'	325.00'	3.07	S81°23'33"E	17.43'
C11	28.02'	275.00'	5.84	N82°46'30"W	28.01'
C12	22.41'	275.00'	4.67	N88°01'43"W	22.40'

GENERAL NOTES:
1. ZONING: CC
2. 100 YEAR FLOOD ELEVATION: 16.0'
3. INUNDATION ELEV.: N/A
4. ELECTRIC CO: ENTERGY
5. GAS CO: ATMOS
6. WATER: ASCENSION WATER CO.
7. TELEPHONE: EATEL
8. SEWAGE DISPOSAL: COMMUNITY TREATMENT PLANT (PARISH)
9. ACREAGE: 7.855 ACRES
10. SCHOOLS: PRIMARY: GALVEZ PRIMARY
MIDDLE: GALVEZ MIDDLE
HIGH: ST. AMANT HIGH

FINAL PLAT OF GALVEZ TRAILS
LOTS 1 THRU 41 (INCLUSIVE), TRACT "P-1", "CA-1", BEING A SUBDIVISION OF AN 8 ACRE TRACT
DONALD L. BURNS PROPERTY
LOCATED IN SECTION 33, T8S-R3E, SOUTHEAST LAND DISTRICT, ASCENSION PARISH, STATE OF LOUISIANA, FOR GALVEZ TRAILS DEVELOPMENT, LLC

OWNER:
CORBIN LADNER, MEMBER
GALVEZ TRAILS DEVELOPMENT, LLC

APPROVED:
ASCENSION PARISH PLANNING COMMISSION

CERTIFICATION:
I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051, 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.

OWNER:
MICKEY L. ROBERTSON
P.E., P.L.S.

DATE:
8-09-17

STATE OF LOUISIANA
MICKEY L. ROBERTSON
REG. NO. 4869
REGISTERED PROFESSIONAL ENGINEER
IN CIVIL ENGINEERING

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" = 30'
DATE: AUGUST 2017

DRAWN: QAT
CHECKED: MLR