

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

MR ENGINEERING & SURVEYING, LLC

ADJACENT PROPERTY.

LEGAL DESCRIPTION:

CHARLES C. BROWN PROPERTY LOCATED IN SEC. 25, T-8-S,

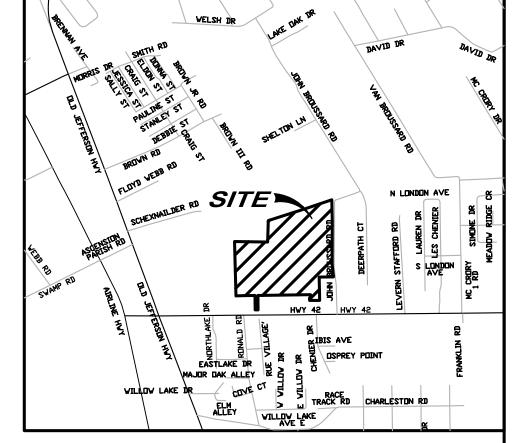
REFERENCE MAPS:

1.MAP SHOWING SUBDIVISION OF A 42.462 ACRE TRACT OF THE CHARLES C. BROWN PROPERTY INTO LOT X AND LOT Y FOR LAVERNE KING, BY MCLIN TAYLOR, INC., DATED FEBRAURY 11, 2015 AND RECORDED AT INSTRUMENT # 367202.

2. MAP SHOWING SURVEY OF THE CHARLES C. BROWN PROPERTY TRACT CA-6 = 0.088 ACRES FOR ROBERT SCHEXNAILDER, BY TOXIE CRAFT, DATED DECEMBER 2, 0.292 ACRES 1981 AND RECORDED AT INSTRUMENT # 189055.

SITE ACREAGE

SUBDIVISION ACREAGE: 70.430 RM ACREAGE: 53.406 MU2 ACREAGE: 17.024



VICINITY MAP

SCALE: 1"=2000'

- 12. THERE ARE NO EXISTING CURVES ON PUBLIC STREETS WITHIN
- 13. SANITARY SEWER IS PROPOSED GRAVITY COLLECTION TO A PUMP STATION AND THENCE VIA FORCE MAIN TO THE PARISH
- 15. TYPICAL LOT DIMENSION: 63'x140' & 73'x140'.
- 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 22005C0030E, DATED AUGUST 16, 2007. ADJACENT BASE FLOOD ELEVATION = 21.0'
- 17. THE HORIZONTAL POSITIONS AND GRID BEARINGS SHOWN ARE REFERENCED TO NGS STATION "SJB1" (PID DF8160). 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,

GRAPHIC SCALE

(IN FEET)

1 INCH = 100 ft.

- 18. 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.
- 19. DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS A PART OF THIS SURVEY.
- 20. 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.
- 21. 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.
- 22. ONE CLASS "A" TREE TO BE PROVIDED PER LOT. TREES MUST BE PLANTED PRIOR TO C.O. BEING ISSUED FOR EACH LOT.
- 23. THE NUMBER OF PARK TREES REQUIRED WILL BE PROVIDED ONCE THE INCHES OF TREES THAT WILL BE PRESERVED IS DETERMINED.
- 24. THE PARK AT TRACT CA-5 WILL BE OF A STAGE 4 REQUIREMENT AND WILL PROVIDE: TENNIS, VOLLEYBALL, BASKETBALL OR MULTI USE COURT, POOL, CLUB HOUSE, LIT SIDEWALK/TRAIL CONNECTING PARK TO 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
- IT WILL BE CONSTRUCTED WHEN THERE ARE 106 HOMES (50%) CONSTRUCTED.

TREES PER ACRE & 5 TRASH BINS AND 5 BENCHES PER 1000 POPULATION SERVED.

- 25. THE PARK AT TRACT CA-3 WILL BE OF A STAGE 1 REQUIREMENT AND WILL PROVIDE: SIDEWALK/WALKING TRAIL 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 PER ACRE.
- 26. SANITARY SEWER TREATMENT SHALL BE PROVIDED BY ASCENSION PARISH. THE SANITARY
- SEWER COLLECTION SYSTEM SHALL BE OWNED AND MAINTAINED BY ASCENSION PARISH. 27. ALL AREAS SHOWN AND LABELED AS FUTURE CONNECTIONS SHALL CONNECT TO ANY FUTURE DEVELOPMENT OF ADJACENT PROPERTIES.

PRELIMINARY PLAT

THE MEADOWS AT OAK GROVE

LOTS 1 THRU 212 (INCLUSIVE), **TRACTS CA-1 THRU CA-6** FORMERLY BEING

THE CHARLES C. BROWN PROPERTY

LOCATED IN



SECTION 25 T8S-R2E, SOUTHEAST LAND DISTRICT, ASCENSION PARISH STATE OF LOUISIANA,

OAK GROVE MEADOWS, LLC 9191 SIEGEN LANE, STE IIIB BATON ROUGE, LA 70810 225.769.4075 225.769.8075



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' DRAWN: JDB **DATE:** 08/04/2015 **CHECKED:** MLR

SHT 1 OF 2

