Parcel Line Table		
Line #	Direction	Length
L1	N54°37'21"E	23.75'
L2	N88°26'51"E	15.31'
L3	S46°33'09"E	19.09'
L4	N01°33'09"W	54.07'
L5	S88°26'51"W	16.50'
L6	N41°42'31"W	20.93'
L7	S01°33'09"E	6.89'
L8	N43°26'51"E	19.09'
L9	N88°26'51"E	14.96'
L10	S60°54'48"E	15.53'
L11	N32°39'09"E	22.54'
L12	S45°44'19"E	19.09'
L13	S00°44'19"E	49.99'
L14	S89°06'40"E	48.33'
L15	N89°06'40"W	19.88'

Parcel Line Table		
Line #	Direction	Length
L16	N89°06'40"W	28.45'
L17	N88°34'20"E	25.95'
L18	S46°25'40"E	19.09'
L19	S01°25'40"E	59.10'
L20	N38°43'41"E	20.93'
L21	S88°34'20"W	16.50'
L22	S01°25'40"E	52.08'
L23	S00°44'19"E	63.49'
L24	N01°25'40"W	56.53'
L25	S88°34'20"W	16.50'
L26	S41°35'02"E	20.93'
L27	N43°19'27"E	19.01'
L28	N88°04'35"E	58.50'
L29	S51°24'21"E	21.05'
L30	S01°25'40"E	16.33'

Parcel Line Table		
Line #	Direction	Length
L31	N88°34'20"E	51.91'
L32	S88°34'20"W	52.08'
L33	S01°25'40"E	16.67'
L34	S48°16'58"W	20.82'
L35	N55°59'13"W	23.69'
L36	S89°15'41"W	5.00'
L37	N89°15'41"E	5.00'
L38	N00°44'19"W	49.99'
L39	N44°15'41"E	19.09'
L40	S46°05'00"E	18.98'
L41	S43°34'20"W	19.09'
L42	S88°34'20"W	25.95'
L43	N89°06'40"W	48.33'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C1	15.22	100.00	8.72	N19°35'42"W	15.21'
C2	131.93	325.00	23.26	N12°22'05"W	131.03'
C3	85.23	75.00	65.11	N56°33'16"W	80.72'
C4	188.77	465.00	23.26	N12°22'05"W	187.47'
C5	111.64	275.00	23.26	N12°22'05"W	110.87'
C6	28.41	25.00	65.11	N56°33'16"W	26.91'
C7	164.92	87.53	107.95	N89°42'12"E	141.58'
C8	7.08	175.00	2.32	S89°43'50"W	7.08'
C9	9.10	225.00	2.32	S89°43'50"W	9.10'

LEGEND:

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

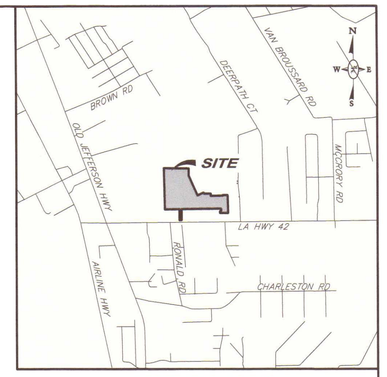
BENCHMARKS:

TBM 1:
SOUTH BOLT ON CATCH BASIN ON EAST SIDE OF FOX GLOVE AVE. AT LOTS 71 & 72
ELEV. = 23.82' (NAVD 1988)(GEOID 12A)

TBM 2:
SOUTH BOLT ON CATCH BASIN ON EAST SIDE OF SAW GRASS TRAIL AVE. AT LOTS 31 & 32
ELEV. = 23.88' (NAVD 1988)(GEOID 12A)

TBM 3:
SOUTH BOLT ON CATCH BASIN ON EAST SIDE OF RABBIT RUN AVE. AT LOTS 17 & 18
ELEV. = 24.62' (NAVD 1988)(GEOID 12A)

TBM 4:
SOUTH BOLT ON CATCH BASIN ON EAST SIDE OF BULL RUSH AVE. ACCROSS FROM LOT 25 & 33' NORTH OF LOT 24
ELEV. = 23.64' (NAVD 1988)(GEOID 12A)



VICINITY MAP:

SCALE: 1"=2000'

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 INCH = 60 ft.

APPROVED:

ASCENSION PARISH PLANNING COMMISSION _____ DATE _____

P – _____
FILE NUMBER

OWNER:

DESTINY INTERESTS, LLC, OWNER TRACT Y-2
DAVID P. LAW, REPRESENTATIVE — DATE 5/8/19

OWNER:

THE MEADOWS AT OAK GROVE LLC
WESLEY DANIELS, REPRESENTATIVE — DATE 5/8/19

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 "B" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

MICKEY L. ROBERTSON, P.E., P.L.S.
MR ENGINEERING & SURVEYING, LLC — DATE 5-08-19

N
W MR E
S

FINAL PLAT
OF
THE MEADOWS AT OAK GROVE

FIRST FILING, LOTS 1 THRU 81 (INCLUSIVE), TRACTS "CA-3", "CA-4", "CA-5" & "Y-3-A", "Y-3-B", "Y-3-C"

FORMERLY BEING

TRACT Y-3

AND

DRAINAGE SERVITUDE DEDICATION ON TRACT Y-2

OF THE

THE CHARLES C. BROWN PROPERTY

LOCATED IN

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

FOR

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

STATE OF LOUISIANA — MICKEY L. ROBERTSON — REG. No. 4869 — REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF LOUISIANA — MICKEY L. ROBERTSON — REG. No. 29921 — REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING

ZONING:

ZONING FOR PROPERTY: RM (MEDIUM INTENSITY RESIDENTIAL)
SETBACKS:
FRONT: 20' FT.
SIDE: 6'/7'/8'; FT (10% OF FRONTAGE)
REAR: 20' FT.
SIDE STREET: 17.5' FOR LOTS < 80' & 20' FOR LOTS > 80'.

ZONING FOR PROPERTY: MU2 (MIXED USE COORIDORS)
SETBACKS:
FRONT: 25' OR 20' FOR TOWNHOMES
SIDE: 5' FOR SINGLE FAMILY, TOWNHOMES COMPLY WITH SUBDIVISION REGULATIONS
REAR: 20' FT.

REFERENCE BENCHMARK:

ASCENSION PARISH BENCHMARK DESIGNATION 3 V 61, PID BJ1739 (GEOID 12A)

TRAFFIC IMPACT FEE NOTE:

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

REFERENCE BEARING: *N01°25'40"W

BASED UPON GPS OBSERVATIONS, REFERENCE MAPS, AND FOUND MONUMENTS "A" & "B". BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDIANTE SYSTEM, LOUISIANA SOUTH ZONE (NAD 83).

REFERENCE MAPS:

1) MAP SHOWING SUBDIVISION OF LOTS "Y" & 60.47 ACRES OF THE CHARLES C. BROWN PROPERTY INTO TRACTS "Y-1", "Y-2", "Y-3" & "Y-4" FOR THE ROBERT H. SCHEXNAILDER TESTMENTARY TRUST BY MR ENGINEERING AND SURVEYING, LLC, DATED 9-20-17, INSTRUMENT NO. 933841.

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"=60' | DRAWN: SLP | DATE: 5/2019 | CHECKED: MLR

C:\USERS\MICKEY\DROPBOX (MRE PROJECTS)\MRE'S PROJECTS\THE MEADOWS @ OAK GROVE\DWG\MEADOWS AT OAK GROVE 1ST PHASE FINAL PLAT DWG, MAY 14, 2019 MICKEY