

PHASE 1 (38 LOTS + COMMON AREA)

PHASE 2 (29 LOTS)

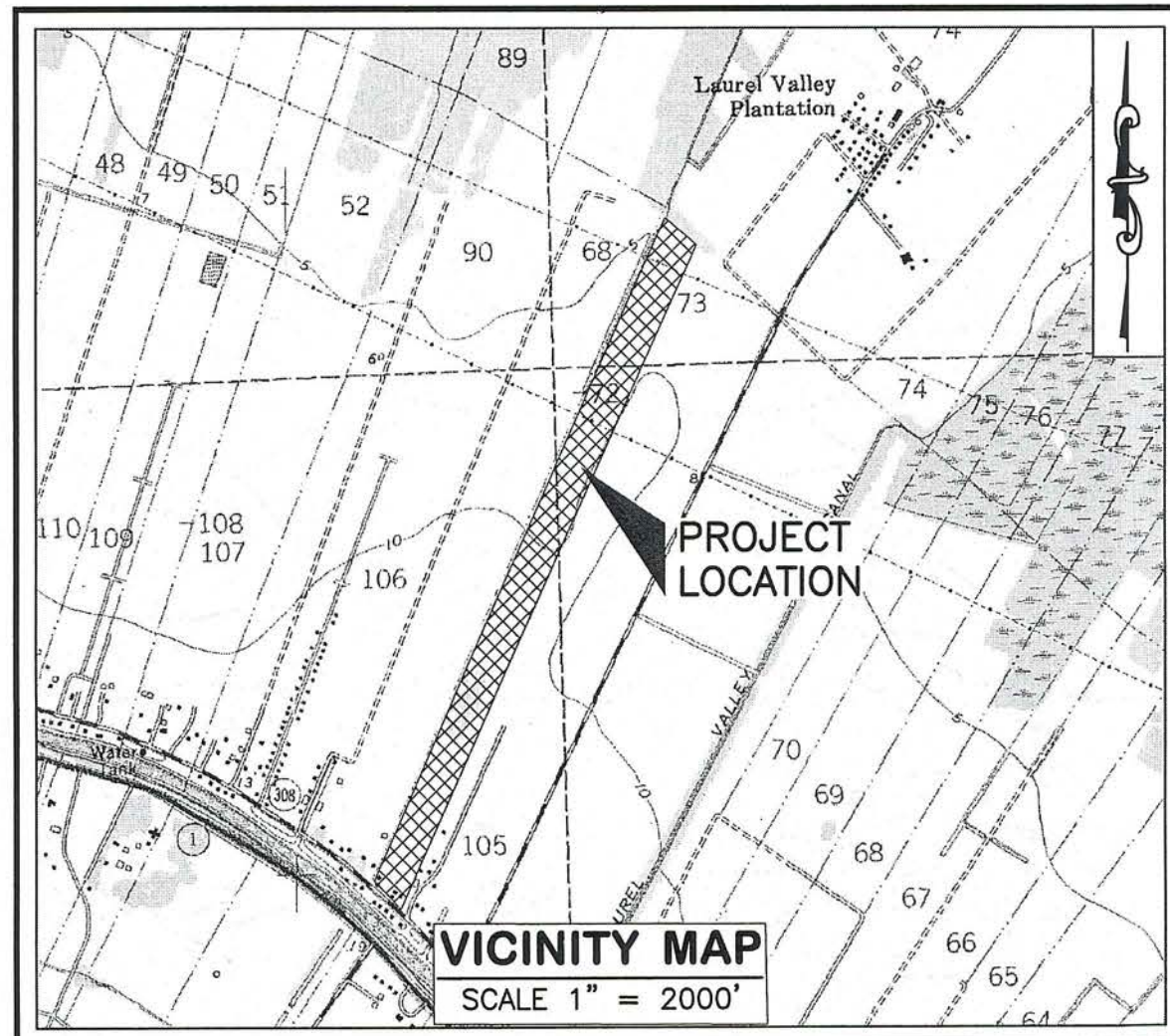
PHASE 3 (26 LOTS)

APPROVED BY THE LAFOURCHE PARISH PLANNING DEPARTMENT

PLANNING COMMISSION CHAIRPERSON _____ DATE _____

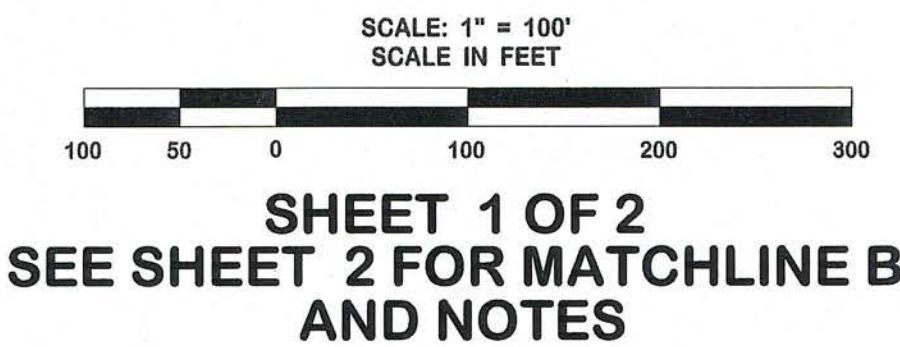
SKETCH PLAT

OF
ST. MARY'S PLACE
 LOCATED IN SECTIONS 71 & 72,
 TOWNSHIP 15 SOUTH - RANGE 17 EAST
 & SECTIONS 105 & 106
 TOWNSHIP 15 SOUTH - RANGE 16 EAST
 SECTIONS 73 & 74
 TOWNSHIP 14 SOUTH - RANGE 17 EAST
 LAFOURCHE PARISH, LOUISIANA



- SETBACK REQUIREMENTS:**
- Front: 20 Feet
 - Rear: 10 Feet
 - Side: 10 Feet
 - Side Street: 10 Feet
- NOTE:**
 THE DRAINAGE DITCHES ON THE EASTERN AND WESTERN PROPERTY LINES WILL DRAIN TO THE PROPOSED ON SITE DETENTION POND.
- NOTE:**
 THE DRAINAGE DITCHES AND MAINTENANCE SERVICEDS ON THE EASTERN AND WESTERN PROPERTY LINES WILL BE MAINTAINED BY LAFOURCHE PARISH GOVERNMENT.

- LEGEND**
- FOUND PROPERTY CORNER (AS NOTED) ○
 - SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE) ●
 - EXISTING POWER POLE ○
 - EXISTING POWER POLE WITH LIGHT ○
 - EXISTING GUY ANCHOR ○
 - EXISTING ELECTRIC PEDESTAL ○
 - EXISTING OVERHEAD UTILITY LINE —○—
 - EXISTING TELEPHONE PEDESTAL ○
 - EXISTING CHAIN LINK LINE —○—
 - EXISTING WOOD FENCE LINE —○—
 - EXISTING FIRE HYDRANT ○



CERTIFICATION:
 This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Standards of Practice for Boundary Surveys as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the accuracy specifications and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

MICHAEL P. BLANCHARD
 REG. NO. 4861
 REGISTERED PROFESSIONAL LAND SURVEYOR

Michael P. Blanchard, P.L.S.,
 This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

OWNER _____ DATE _____

05/19/2022
 Reg. No. 4861

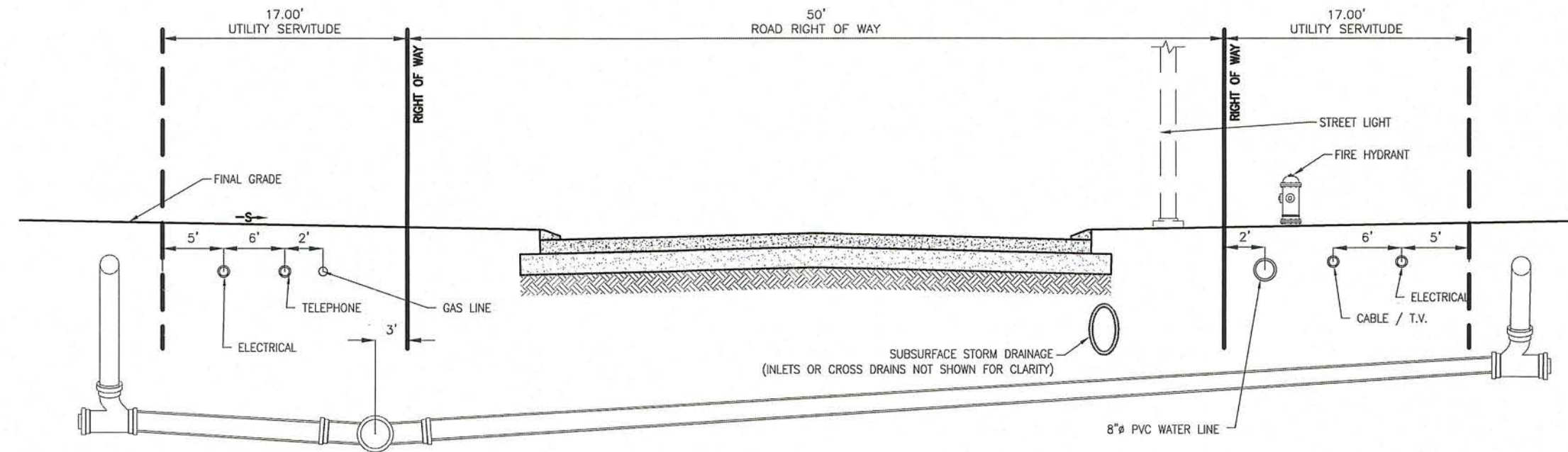
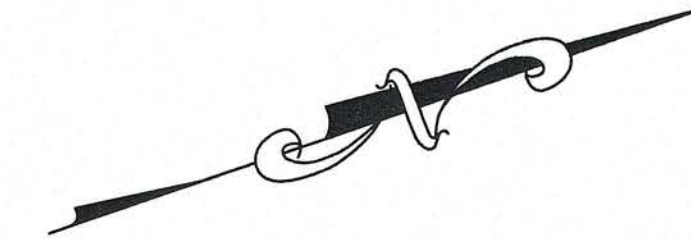
ACADIA

LAND SURVEYING, LLC

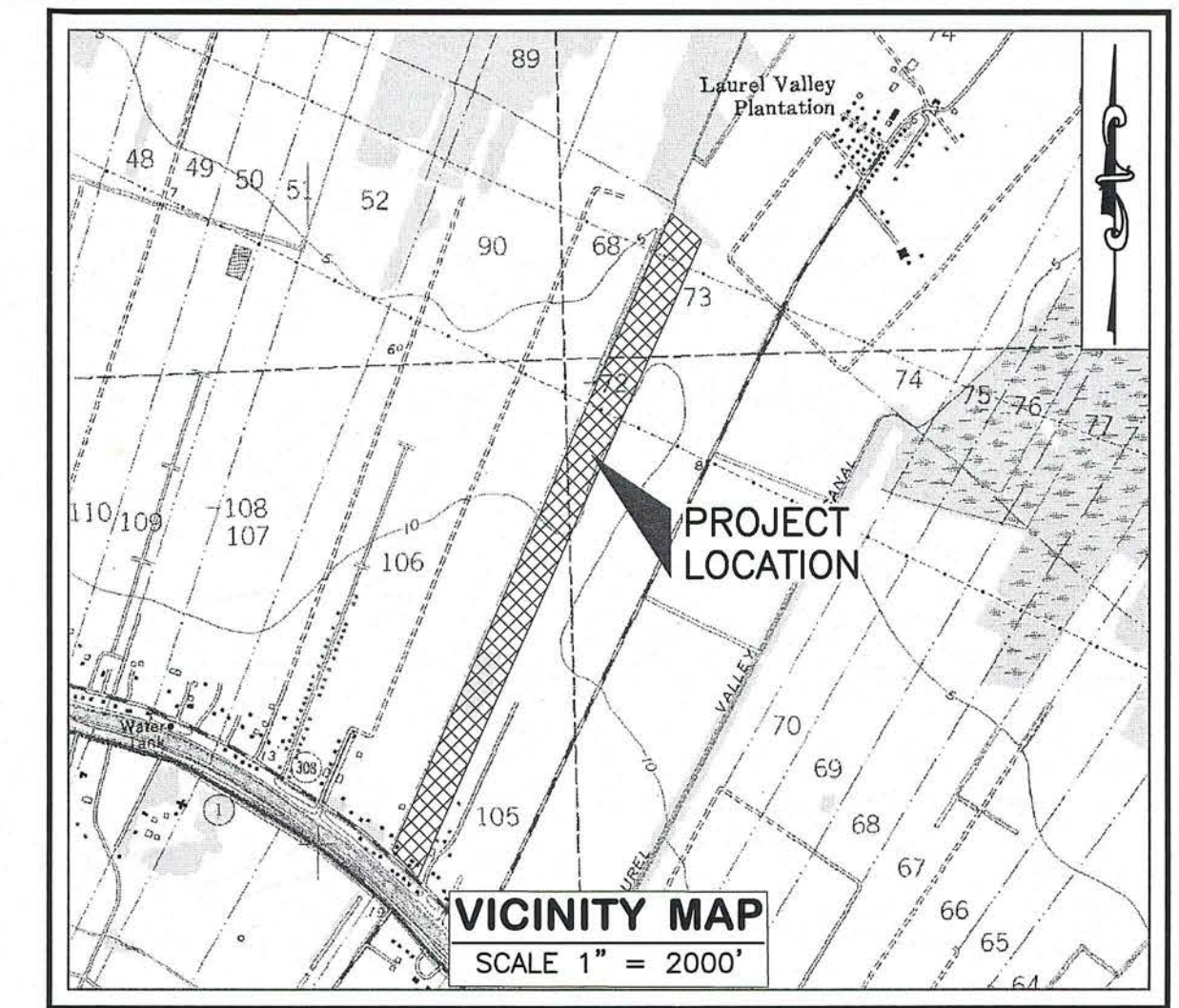
LOUISIANA • MISSISSIPPI • TEXAS

206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301
 Phone • (985) 449-0094 Fax • (985) 449-0085
 EMAIL • ACADIA@ACADIALANDSURVEYING.COM

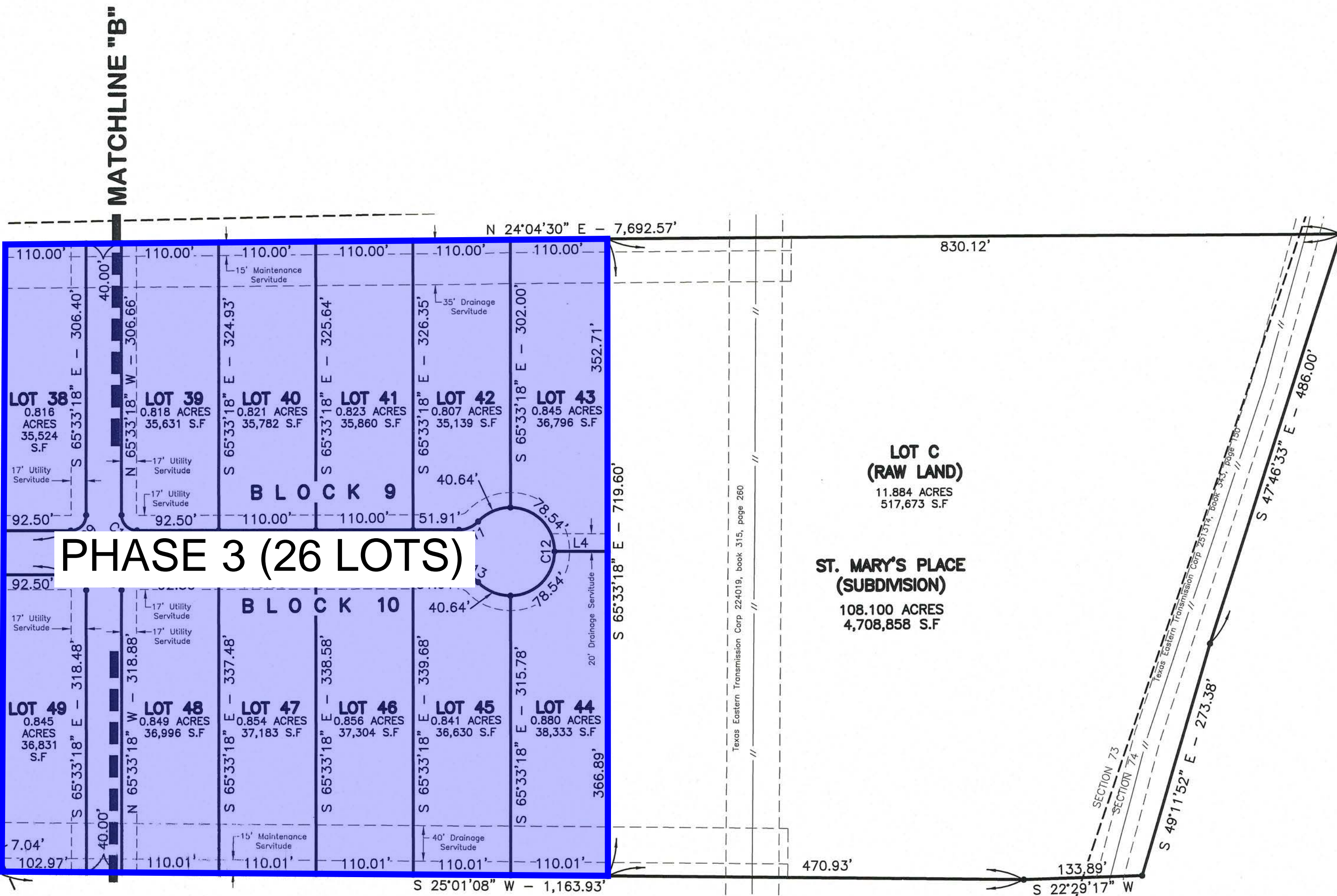
DATE	REVISION DESCRIPTION	APPROVED BY: MPB	INT.
DRAWN BY: CMH	CHECKED BY: MPB	APPROVED BY: MPB	
FIELD WORK COMPLETED ON: JUNE 3, 2021		ALS FILE: 2021/21-01-237a/21-237a Sketch Plat.dwg	



TYPICAL SECTION
NOT TO SCALE



- NOTES:**
- 1.) Zoning: None
Setback lines shall be verified by the owner, developer and/or contractor prior to any construction, as an abstract has not been performed by the surveyor. Zoning and setbacks are subject to change and should be verified with the local authority's Zoning Department before any design or construction.
 - 2.) Reference Maps:
A.)
 - 3.) Basis of Bearings:
The bearings shown hereon are based on the Louisiana Coordinate System of 1983 South Zone - NAD 83 using GPS C40net-RTN System accessed on June 3, 2021.
(*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
 - 4.) Flood Note: The property hereon is located in Flood Zone "C" in accordance with FEMA Flood Insurance Rate Map Panel Number 225202 0145 C, Dated: April 17, 1985 for Lafourche Parish, Louisiana.
Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
 - 5.) Utilities: Acadia Land Surveying, L.L.C. made no attempt to locate visible utilities or evidence of buried utilities as part of this survey.
 - 6.) No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions, servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
 - 7.) Acadia Land Surveying, L.L.C. has not and does not provide Delineation of Jurisdictional Wetlands. Acadia Land Surveying, L.L.C. did not receive nor research the location of wetland areas as delineated by the appropriate authorities.
 - 8.) The words "Certify," "Certifies" or "Certification" as used hereon is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	045°00'00"	150.00'	117.81'	N 46°34'30" E - 114.81'
C2	038°49'39"	200.00'	135.53'	N 49°39'40" E - 132.96'
C3	010°17'25"	200.00'	35.92'	N 14°13'13" E - 35.87'
C4	008°00'14"	250.00'	34.92'	N 20°26'35" E - 34.90'
C5	109°30'16"	17.50'	33.45'	S 30°18'25" E - 28.58'
C6	070°33'19"	17.50'	21.55'	S 59°43'22" W - 20.21'
C7	088°19'14"	17.50'	26.98'	N 19°42'55" W - 24.38'
C8	091°40'46"	17.50'	28.00'	S 70°17'05" W - 25.11'
C9	090°00'00"	17.50'	27.49'	S 20°33'18" E - 24.75'
C10	090°00'00"	17.50'	27.49'	S 69°26'42" W - 24.75'
C11	046°34'03"	30.00'	24.38'	N 01°09'41" E - 23.72'
C12	273°08'06"	50.00'	238.36'	S 65°33'18" E - 68.75'
C13	046°34'03"	30.00'	24.38'	S 47°43'44" W - 23.72'
C14	090°00'00"	17.50'	27.49'	N 20°33'18" W - 24.75'
C15	090°00'00"	17.50'	27.49'	N 69°26'42" E - 24.75'
C16	088°19'14"	17.50'	26.98'	N 19°42'55" W - 24.38'
C17	091°40'46"	17.50'	28.00'	N 70°17'05" E - 25.11'
C18	108°55'25"	17.50'	33.27'	N 30°01'00" W - 28.48'
C19	071°04'35"	17.50'	21.71'	N 59°59'00" E - 20.34'
C20	015°22'12"	200.00'	53.65'	S 16°45'36" W - 53.49'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C21	015°00'00"	250.00'	65.45'	S 16°34'30" W - 65.26'
C22	090°00'00"	17.50'	27.49'	S 20°55'30" E - 24.75'
C23	090°00'00"	17.50'	27.49'	S 69°04'30" W - 24.75'
C24	042°45'43"	250.00'	186.58'	S 45°27'21" W - 182.28'
C25	045°00'00"	72.00'	56.55'	S 46°34'30" W - 55.11'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 20°55'30" W	14.02'
L2	N 09°04'30" E	57.20'
L3	S 84°59'59" E	31.82'
L4	N 24°26'42" E	60.00'
L5	N 84°35'35" W	197.23'
L6	S 68°05'09" E	82.21'
L7	S 63°18'24" E	25.03'
L8	N 63°18'24" W	24.52'
L9	N 68°05'09" W	74.71'
L10	S 84°34'39" E	217.25'
L11	S 09°04'30" W	57.20'

LOT C (RAW LAND)
11,884 ACRES
517,673 S.F.

ST. MARY'S PLACE (SUBDIVISION)
108,100 ACRES
4,708,658 S.F.

SETBACK REQUIREMENTS:

Front: 20 Feet
Rear: 10 Feet
Side: 10 Feet
Side Street: 10 Feet

APPROVED BY THE LAFOURCHE PARISH PLANNING DEPARTMENT

PLANNING COMMISSION CHAIRPERSON _____ DATE _____

DEDICATION

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED AND OWNER, DO HEREBY IRREVOCABLY OFFER FOR DEDICATION AND MAINTENANCE TO THE PARISH OF LAFOURCHE, OR THE PUBLIC UTILITY COMPANY OR SPECIAL DISTRICT HAVING JURISDICTION, THE PERPETUAL USE BY THE PUBLIC FOR PROPER PURPOSES INCLUDING, BUT NOT LIMITED TO, DRAINAGE, REMOVAL OF SEWAGE, UTILITIES OR CITY USE EASEMENTS, THAT ARE SHOWN ON THIS SUBDIVISION PLAT. NO TREES, SHRUBS OR PLANTS MAY BE PLANTED, NOR SHALL AN BUILDING, FENCE, STRUCTURE, OR OTHER IMPROVEMENT BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY WAS GRANTED.

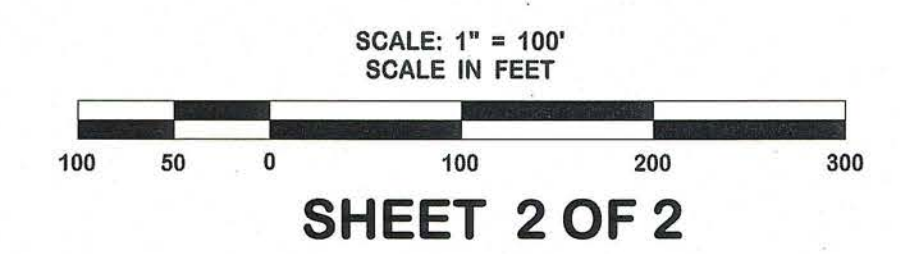
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LAFOURCHE PARISH, LOUISIANA



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ACADIA

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