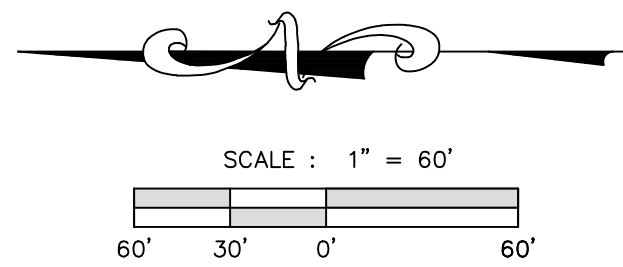


# SHADY OAKS SUBDIVISION PHASE II

SITUATED IN THE  
NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 9 SOUTH,  
RANGE 10 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA  
MERIDIAN, CALCASIEU PARISH, LOUISIANA.



MULTIPLE OWNERS  
#00000000

LOT 18  
PALVEST INC  
#01347641

LOT 17  
MULTIPLE OWNERS  
#00000000

LOT 16  
TORRES, NEFTALI (NMN)  
#01363958

LOT 15  
TORRES, NEFTALI (NMN)  
#01363957

LOT 14  
TORRES, NEFTALI (NMN)  
#01363959

LOT 11  
DUPRE, TONY (NMN) ET UX  
#01347641M

LOT 10  
DUPRE, TONY (NMN) ET UX  
#01347641M

## LEGAL DESCRIPTION:

A PORTION OF LAND LOCATED IN SECTION 2, TOWNSHIP 9 SOUTH, RANGE 10 WEST, BEING MORE PARTICULARLY DESCRIBED AS: THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 9 SOUTH, RANGE 10 WEST AND THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 9 SOUTH, RANGE 10 WEST.

## SURVEYORS DESCRIPTION:

A PORTION OF LAND LOCATED IN SECTION 2, TOWNSHIP 9 SOUTH, RANGE 10 WEST, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (W/2, E/2, SW/4, NW/4); THENCE SOUTH 00°18'11" EAST, FOR A DISTANCE OF 662.53 FEET; THENCE SOUTH 88°51'23" EAST, FOR A DISTANCE OF 332.49 FEET; THENCE SOUTH 00°20'30" EAST, FOR A DISTANCE OF 662.75 FEET; THENCE NORTH 88°49'13" WEST, FOR A DISTANCE OF 136.33 FEET; THENCE SOUTH 00°15'53" EAST, FOR A DISTANCE OF 220.00 FEET; THENCE NORTH 88°49'13" WEST, FOR A DISTANCE OF 60.02 FEET; THENCE NORTH 00°15'53" WEST, FOR A DISTANCE OF 220.00 FEET; THENCE SOUTH 00°15'53" EAST, FOR A DISTANCE OF 220.00 FEET; THENCE NORTH 88°49'13" WEST, FOR A DISTANCE OF 60.02 FEET; THENCE NORTH 00°15'53" WEST, FOR A DISTANCE OF 220.00 FEET; THENCE SOUTH 00°15'53" EAST, FOR A DISTANCE OF 1,324.62 FEET; THENCE SOUTH 88°53'33" EAST, A DISTANCE OF 332.04 FEET BACK TO THE POINT OF COMMENCING, CONTAINING 687,152.87 SQUARE FEET OR 15.77 ACRES MORE OR LESS.

## DEDICATION:

THE RIGHT OF WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVICED ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO BUILDINGS, STRUCTURES, OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.

## SEWAGE DISPOSAL:

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF CALCASIEU PARISH.

## GENERAL NOTES:

- LOT 53 IS TO BE DEDICATED TO CALCASIEU PARISH FOR THE OPERATION OF THE SEWER PLANT.
- RECOMMENDED MINIMUM DESIGN FLOOD ELEVATION (DFE) OF 21.70 FOR ALL LOTS.
- LOT GRADING SHALL FOLLOW APPROVED ENGINEERING PLANS AND SPECIFICATIONS.
- TBM - MAG NAIL LOCATED AT THE CENTER OF THE CUL-DE-SAC OF KASSY LANE.  
ELEVATION: 20.84' NAVD83  
NORTHING: 662842.0960  
EASTING: 2641343.5500
- ALL MATERIALS AND/OR EQUIPMENT SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR REVIEW & APPROVAL PRIOR TO INSTALLATION.
- THE PROPOSED BASIN AND SHORELINES SHALL BE PRIVATELY OWNED AND MAINTAINED.
- ALL NEW RESIDENTIAL, NONRESIDENTIAL, AND MANUFACTURED HOME STRUCTURES LOCATED IN FEMA DESIGNATED A, AE, AO, VE, AND X (SHADED) AREAS SHALL MEET CURRENT CPD/L LOWEST FLOOR ELEVATION REQUIREMENTS.
- FILL REQUIRED FOR BUILDING PADS IN THE FLOOD ZONE ARE RESTRICTED WHERE THE TRANSITION BACK TO NATURAL GRADE IS MADE AT SLOPES NO FLATTER THAN 6:1.
- FENCES, PLANTINGS, OR TEMPORARY OBSTRUCTIONS THAT OBSTRUCT THE FLOW OF WATER IN A WATERCOURSE OR INTERFERE WITH THE ABILITY TO MAINTAIN AN EASEMENT SHALL NOT BE PLACED WITHIN SAID EASEMENT. A PUBLIC UTILITY ACCESSING SAID EASEMENT IS NOT RESPONSIBLE FOR DAMAGES TO FENCES, PLANTINGS, OR TEMPORARY OBSTRUCTIONS WITHIN SAID EASEMENT.
- LOT OWNER SHALL PROVIDE THE PROPER GRADING OF LOTS TO MATCH THE LOT FLOW ARROWS IDENTIFYING THE GRADING REQUIREMENTS SHOWN ON THE DRAINAGE PLAN.
- THE DITCHES ON ALL LOTS ARE DESIGNED AS PERMANENT OPEN DITCH AND MAY NOT BE PIPED IN.
- BUILDING SET BACKS ARE AS FOLLOWS:  
FRONT: 25.0'  
BACK: 10.0'  
SIDES: 5.0'

## BASIS OF BEARINGS:

ALL BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA SOUTH ZONE 1702, NAD 83, CALCASIEU PARISH, LOUISIANA.

## SERVITUDES RESEARCH NOTE:

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND 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 COMPLYING THE DATA FOR THIS SURVEY.

## CERTIFICATIONS:

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND WAS PERFORMED IN ACCORDANCE WITH THE APPLICABLE PROFESSIONAL AND OCCUPATIONAL STANDARDS PER LOUISIANA ADMINISTRATIVE CODE, TITLE 46, PART XVI, CHAPTER 25, FOR A CLASS "C" SURVEY AS DEFINED IN SUBPART #2505.



CALL BEFORE YOU  
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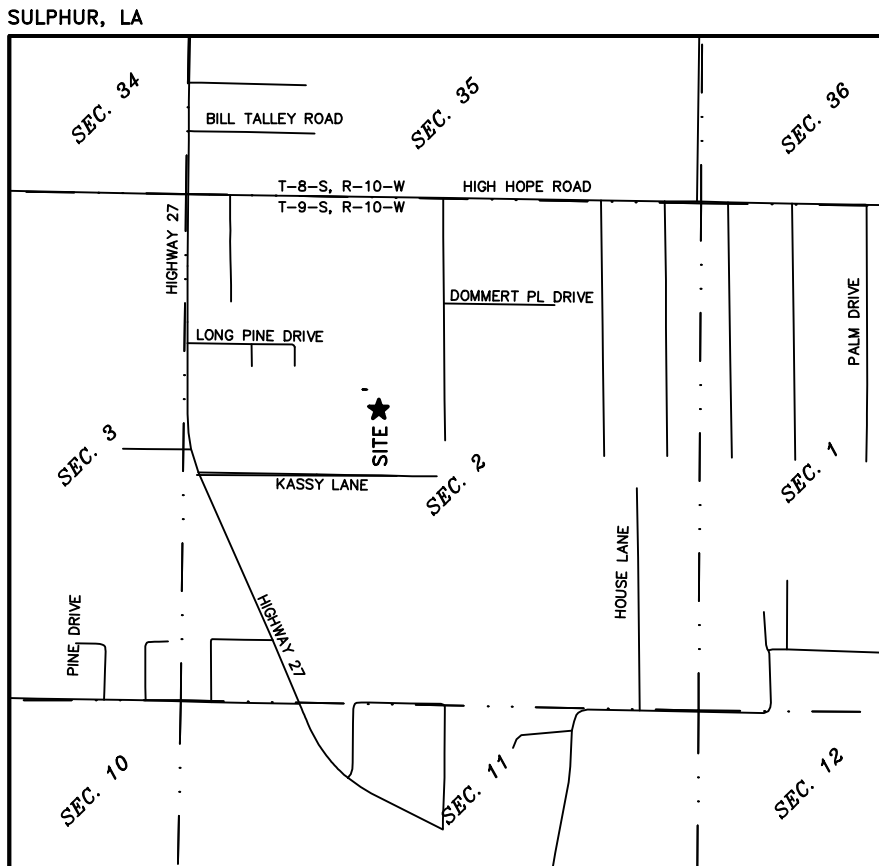
THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

## FLOOD ZONE INFORMATION:

FIRM COMMUNITY-PANEL:  
NO. 2201SCD286F  
MAP REVISION:  
02/18/2011  
PROPERTY IS IN ZONE "X"  
NEAREST BEF = 17.0'

## SURVEY AND MAP FOR:

PALVEST, INC.  
2701 MAPLEWOOD DRIVE  
SULPHUR, LA 70663



TOWNSHIP 9 SOUTH, RANGE 10 WEST  
VICINITY MAP  
SCALE: 1" = 200'

ACCU~LINE  
SURVEYING, INC.  
Civil Engineering and  
Land Surveying Consultants

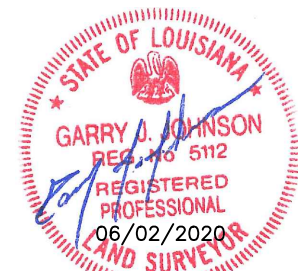
235 LEWIS STREET  
SULPHUR, LA 70663  
PHONE: (337)-528-0060  
FAX: (337)-528-0061

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www.AccuLineSurveyingInc.com

## SHADY OAKS SUBDIVISION PHASE II CALCASIEU PARISH LOUISIANA

PREPARED FOR:  
PALVEST, INC.

## SUBDIVISION PLAT



GARRY J. JOHNSON  
LA. REG. NO. 5112

## KEY PLAN Construction Documents

No.	Description	Date
0	FINAL SUBDIVISION PLAT VERSION # 0	03/10/2020
PROJECT NO. 14-372		
DESIGNER: GJJ		
DRAWN: TLK		
CHECKED: GJJ		
DATE: 05/25/2016		
NO.   DATE   REVISION   DESCRIPTION   BY		

PAGE

2