

Tangipahoa Parish Recording Page

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Received From :
DR HORTON

First VENDOR

HAVEN PHASE III THE

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TO THE PUBLIC

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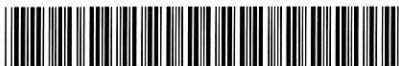
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C/CINDY LOZIER

Deputy Clerk

On (Recorded Date) : 09/09/2016

At (Recorded Time) : 9:32:01AM

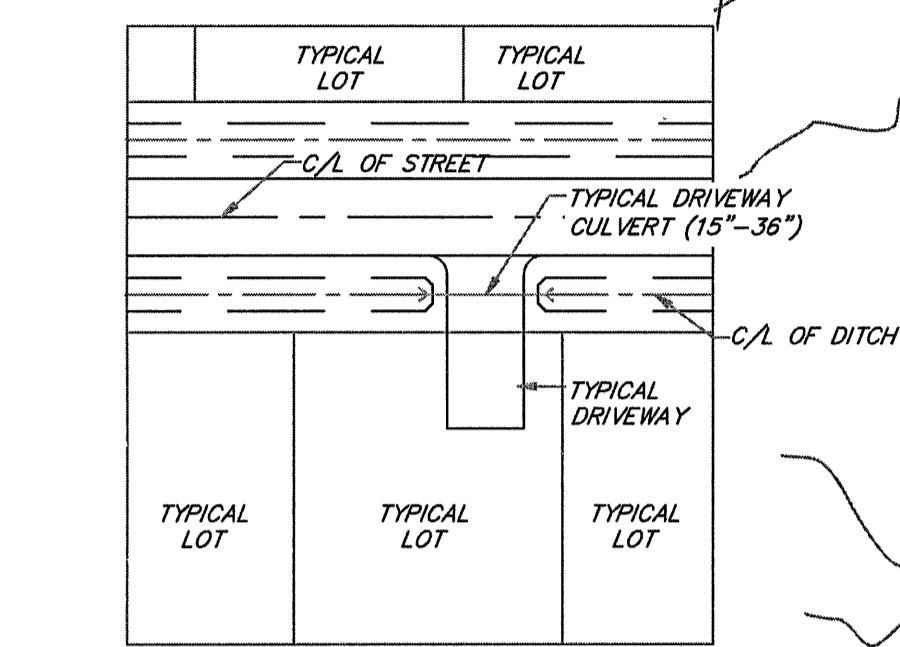


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Return To :

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING FENCE
- EXISTING OVERHEAD POWER
- EXISTING POWER POLE
- - - PROPOSED LOT LINE
- APPROXIMATE LOCATION OF FLOOD ZONE AS SCALED FROM THE F.I.R.M. MAP
- WETLANDS
- SEWER TREATMENT PLANT
- CELL TOWER



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD DIR	CHORD L	LINE LENGTH	BEARING
C1	41.41'	240.00'	119.58°	S23°29'30"E	41.37'	L6	46.55'
C2	72.00'	240.00'	171.19°	S19°24'03"E	72.73'	L7	46.55'
C3	35.54'	240.00'	077.24°	S04°39'41"E	35.52'	L8	67.99'
C4	15.83'	15.00'	53.25°	S27°01'17"E	15.44'	L9	12.99'
C5	88.38'	60.00'	89.71°	S10°58'58"E	81.34'	L10	48.55'
C6	65.48'	60.00'	87.43°	S09°38'22"W	57.85'	L11	63.53'
C7	87.22'	60.00'	87.71°	N68°52'21"W	78.74'	L12	52.01'
C8	82.67'	60.00'	59.20°	N21°12'33"E	58.88'		
C9	13.91'	15.00'	53.74°	N08°28'58"E	13.42'		
C10	82.50'	185.00'	19.55°	N08°23'37"W	82.89'		
C11	49.97'	185.00'	19.53°	N08°23'42"W	49.75'		

TYPICAL DRIVEWAY CULVERT DETAIL
SCALE: 1"=50'

PUBLIC DEDICATION:

THE STREETS AND RIGHTS OF WAY SHOWN HEREON, NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVICED ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWER REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

SEWAGE DISPOSAL:

NO PERSON SHALL PROVIDE 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 TANGIPAHOA PARISH HEALTH UNIT.

REFERENCE MAP:

1. "THE HAVEN, PHASE I, LOTS 1-75, FORMERLY BEING A PART OF A 96.24 ACRE TRACT, LOCATED IN SECTION 40, T-8-S, R-9-E, SOUTHEASTERN LAND DISTRICT, TANGIPAHOA PARISH, STATE OF LOUISIANA FOR LANDMARK HAVEN, LLC" BY SJB GROUP, L.L.C. SIGNED BY STEPHEN V. ESTOPINAL, P.L.S. DATED 06/11/2013.

NOTES:

- THE PROPOSED DEVELOPMENT'S SEWAGE DISPOSAL WILL BE A PUBLIC COMMUNITY SYSTEM, AND WILL BE INSTALLED IN ACCORDANCE TO ALL DEPARTMENT OF HEALTH APPLICABLE CODES AND STANDARDS.
- NO ATTEMPT HAS BEEN MADE BY SJB GROUP, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVICED, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- 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.
- THE PARISH OF TANGIPAHOA DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.
- BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.
- THE PROPOSED DEVELOPMENT STORMWATER MANAGEMENT PLAN REQUIRES ON-SITE STORAGE OF STORM WATER & RELEASE AT PRE-DEVELOPMENT LEVELS. EXISTING DRAINAGE PATTERN IS TO SIMS CREEK. ALL DETENTION/RETENTION BASINS, SHORELINE AND CONTROL STRUCTURES SHALL BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
- ALL STREET R/W = 60.00' (UNLESS OTHERWISE NOTED)
- LOTS 76-92 (INCLUSIVE) HAVE SQUARE FOOTAGES GREATER THAN 9,600 SQ. FT. THEREFORE, ALL LOTS MEET THE REQUIREMENTS FOR LOT SQUARE FOOTAGE.
- ALL SURFACE FLOW DRAINS TO THE OPEN DITCHES ALONG THE STREETS AND ULTIMATELY TO SIMS CREEK.
- PARISH ENGINEER SHALL BE CONTACTED PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY.
- NEW PUBLIC WATER SYSTEM WILL TIE INTO EXISTING TANGIPAHOA WATER SYSTEM ALONG LA HWY 445.

PROPOSED USE: SINGLE FAMILY RESIDENTIAL
STREETS: CONCRETE W/ OPEN DITCH (60' R/W)
PROPERTY AREA: 9.576 ACRES
SCHOOL DISTRICT: PONCHATOULA HIGH, CHAMP COOPER ELEM.
WATER: TANGIPAHOA PARISH WATER DISTRICT
SEWER: PUBLIC TREATMENT PLANT
GAS: ATMOS
ELECTRICAL: ENTERTAY
FEMA FLOOD ZONE: X & A
BASE FLOOD ELEVATION: 23.0'
SETBACKS: FRONT = 25'
 REAR = 25'
 SIDE = 5'

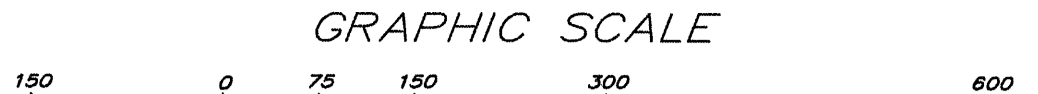
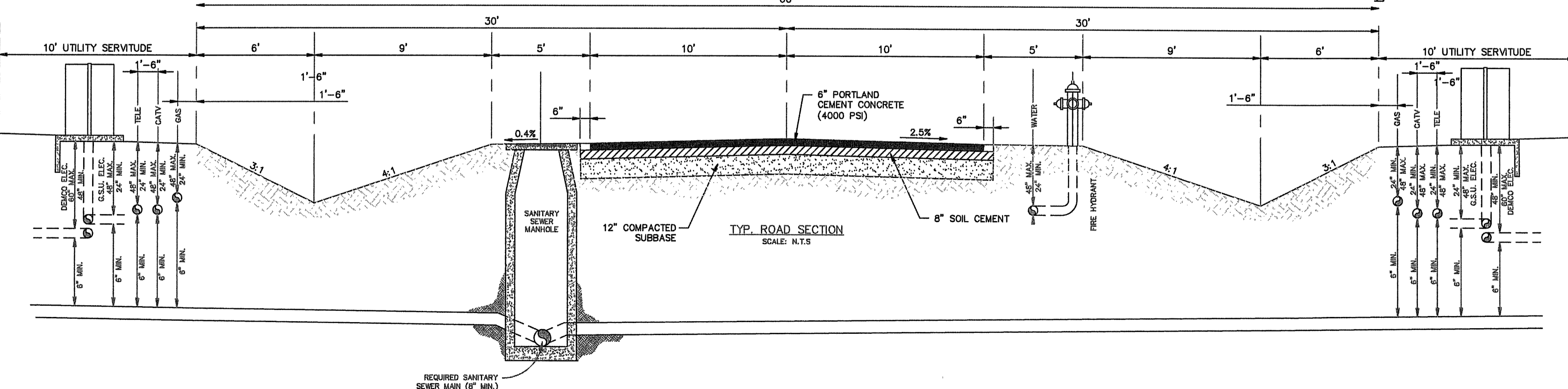
ADJACENT PROPERTY OWNER INFORMATION

LOT	OWNER	ADDRESS	CITY	STATE	ZIP
LOT 24	CODY BECKEMEYER	42656 CHERRYBARK OAK DRIVE	PONCHATOULA, LA	70454	
LOT 25	BRIAN DESHOTEL, SR.	42654 CHERRYBARK OAK DRIVE	PONCHATOULA, LA	70454	
LOT 26	MARC C. BARBERI	42676 CHERRYBARK OAK DRIVE	PONCHATOULA, LA	70454	
LOT 27	D.R. HORTON, INC.	4306 MILLER ROAD STE A	ROWLETT, TX	75088	
LOT 28	D.R. HORTON, INC.	4306 MILLER ROAD STE A	ROWLETT, TX	75088	
LOT 29	KELLY A. FACIANE	42689 CHERRYBARK OAK DRIVE	PONCHATOULA, LA	70454	
LOT 30	D.R. HORTON, INC.	4306 MILLER ROAD STE A	ROWLETT, TX	75088	
LOT 31	TRISTAN S. THOMAS	42688 SHUMARD OAK AVENUE	PONCHATOULA, LA	70454	
LOT 32	JARED L. WILLIAMS	42700 SHUMARD OAK AVENUE	PONCHATOULA, LA	70454	
LOT 33	PAUL H. RUCKMAN	42710 SHUMARD OAK AVENUE	PONCHATOULA, LA	70454	
LOT 34	JOSHUA F. LAGASSE	24071 LAUREL OAK AVENUE	PONCHATOULA, LA	70454	
LOT 35	D.R. HORTON, INC.	4306 MILLER ROAD STE A	ROWLETT, TX	75088	
LOT 36	G/O ALBERT SIMMONS	24057 LAUREL OAK AVENUE	PONCHATOULA, LA	70454	
LOT 37	RANDELL I. LEGETTE	24049 LAUREL OAK AVENUE	PONCHATOULA, LA	70454	

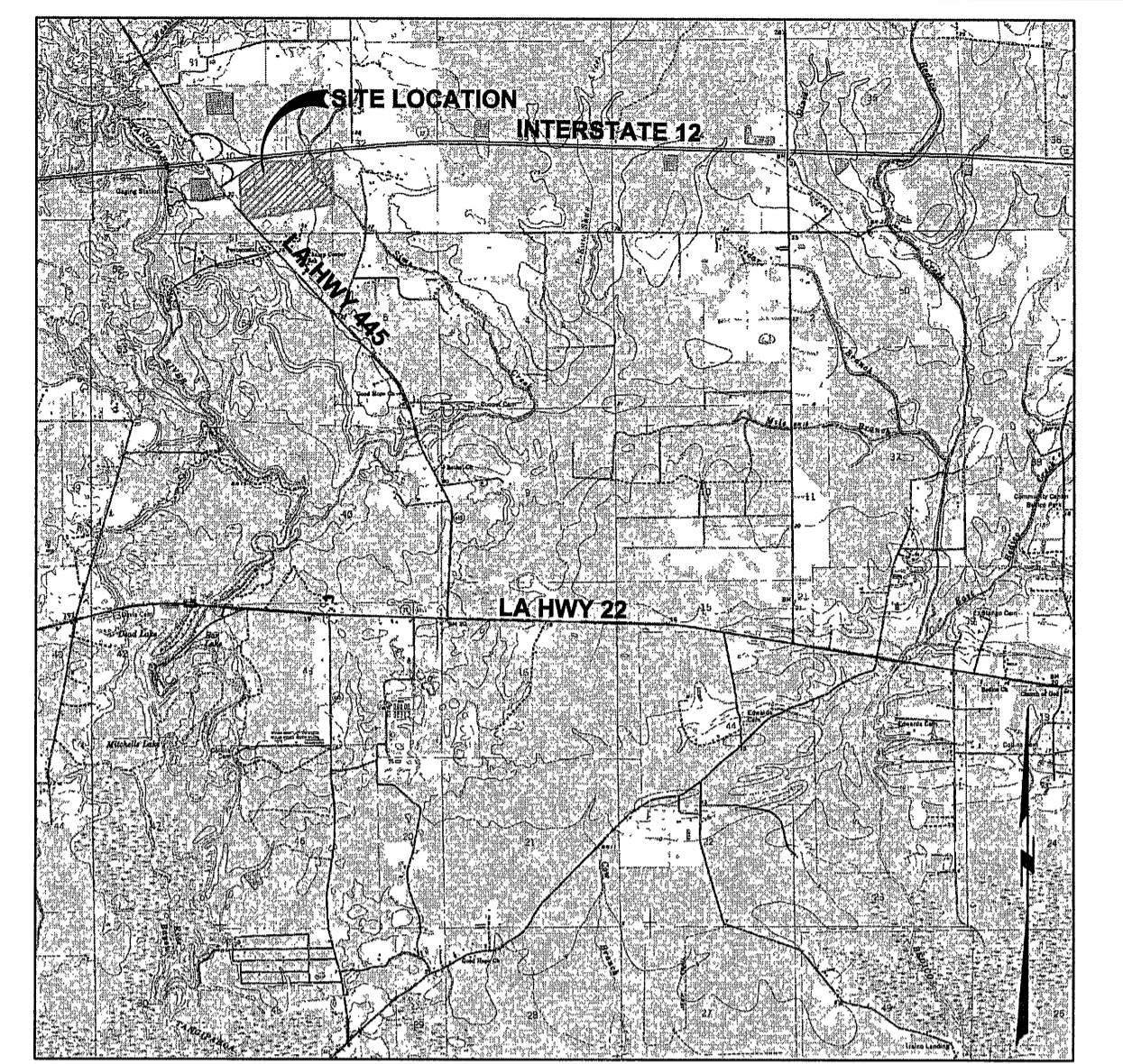
LEGAL DESCRIPTION:

THE HAVEN PHASE III SHUMARD OAK AVENUE SEGMENT: COMMENCING AT THE INTERSECTION OF THE NORTHERNMOST RIGHT-OF-WAY FOR LAUREL OAK AVENUE AND THE WESTERNMOST RIGHT-OF-WAY FOR SHUMARD OAK AVENUE, THAT SAME POINT HAVING THE LOUISIANA STATE PLANE COORDINATES, NAD 83 OF NORTH 720,919.04 FEET - EAST 3,598,644.07 FEET; THENCE, IN A NORTHERLY DIRECTION ALONG SAID WESTERNMOST RIGHT-OF-WAY FOR SHUMARD OAK AVENUE, FOLLOWING A CURVED LINE HAVING A RADIUS OF 330.00 FEET AND THE RADIUS CENTER TO THE EAST, A DISTANCE OF 51.19 FEET, THAT SAME LINE HAVING THE CHORD BEARING OF NORTH 31 DEGREES 11 MINUTES 46 SECONDS WEST AND A CHORD LENGTH OF 51.14 FEET; THENCE, CONTINUING IN A NORTHERLY DIRECTION ALONG SAID WESTERNMOST RIGHT-OF-WAY FOR SHUMARD OAK AVENUE, NORTH 3 DEGREES 02 MINUTES 47 SECONDS WEST, A DISTANCE OF 20.00 FEET; THENCE, SOUTH 88 DEGREES 57 MINUTES 13 SECONDS WEST, A DISTANCE OF 47.03 FEET; THENCE, NORTH 0 DEGREES 31 MINUTES 00 SECONDS WEST, A DISTANCE OF 742.31 FEET; THENCE, NORTH 89 DEGREES 29 MINUTES 00 SECONDS EAST, A DISTANCE OF 439.68 FEET; THENCE, SOUTH 3 DEGREES 22 MINUTES 28 SECONDS EAST, A DISTANCE OF 460.61 FEET; THENCE, SOUTH 40 DEGREES 07 MINUTES 42 SECONDS EAST, A DISTANCE OF 121.74 FEET; THENCE, SOUTH 58 DEGREES 10 MINUTES 31 SECONDS EAST, A DISTANCE OF 106.33 FEET; THENCE, SOUTH 31 DEGREES 49 MINUTES 29 SECONDS WEST, A DISTANCE OF 26.55 FEET; THENCE, SOUTH 54 DEGREES 25 MINUTES 57 SECONDS WEST, A DISTANCE OF 104.88 FEET; THENCE, SOUTH 81 DEGREES 01 MINUTES 42 SECONDS WEST, A DISTANCE OF 40.39 FEET; THENCE, NORTH 63 DEGREES 39 MINUTES 23 SECONDS WEST, A DISTANCE OF 36.84 FEET; THENCE, NORTH 32 DEGREES 57 MINUTES 41 SECONDS WEST, A DISTANCE OF 82.81 FEET; THENCE, SOUTH 57 DEGREES 02 MINUTES 19 SECONDS WEST, A DISTANCE OF 151.42 FEET; THENCE, SOUTH 53 DEGREES 40 MINUTES 42 SECONDS WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

LOT 93 SEGMENT: COMMENCING AT THE INTERSECTION OF THE SOUTHERNMOST RIGHT-OF-WAY FOR SPANISH OAK AVENUE AND THE WESTERNMOST RIGHT-OF-WAY FOR CHERRYBARK OAK DRIVE, THAT SAME POINT HAVING THE LOUISIANA STATE PLANE COORDINATES, NAD 83 OF NORTH 720,919.04 FEET - EAST 3,598,911.12 FEET; THENCE, IN A SOUTHERLY DIRECTION ALONG SAID WESTERNMOST RIGHT-OF-WAY FOR CHERRYBARK OAK DRIVE, FOLLOWING A CURVED LINE HAVING A RADIUS OF 140.00 FEET AND THE RADIUS CENTER TO THE EAST, A DISTANCE OF 27.51 FEET, THAT SAME LINE HAVING A CHORD BEARING OF SOUTH 51 DEGREES 57 MINUTES 21 SECONDS EAST AND A CHORD LENGTH OF 27.46 FEET TO THE POINT-OF-BEGINNING; THENCE, NORTH 22 DEGREES 00 MINUTES 45 SECONDS EAST, A DISTANCE OF 60.00 FEET; THENCE, FOLLOWING A CURVED LINE HAVING A RADIUS OF 80.00 FEET AND THE RADIUS CENTER TO THE NORTH, A DISTANCE OF 44.59 FEET, THAT SAME LINE HAVING A CHORD BEARING SOUTH 83 DEGREES 07 MINUTES 19 SECONDS EAST AND A CHORD LENGTH OF 44.02 FEET; THENCE, NORTH 80 DEGREES 54 MINUTES 37 SECONDS EAST, A DISTANCE OF 70.50 FEET; THENCE, NORTH 9 DEGREES 05 MINUTES 23 SECONDS WEST, A DISTANCE OF 136.46 FEET; THENCE, NORTH 55 DEGREES 21 MINUTES 48 SECONDS EAST, A DISTANCE OF 192.90 FEET; THENCE, SOUTH 37 DEGREES 25 MINUTES 23 SECONDS EAST, A DISTANCE OF 234.83 FEET; THENCE, SOUTH 9 DEGREES 05 MINUTES 23 SECONDS EAST, A DISTANCE OF 72.86 FEET; THENCE, SOUTH 80 DEGREES 54 MINUTES 37 SECONDS WEST, A DISTANCE OF 356.03 FEET; THENCE, FOLLOWING A CURVED LINE HAVING A RADIUS OF 140.00 FEET AND THE RADIUS CENTER TO THE NORTH, A DISTANCE OF 78.03 FEET, THAT SAME LINE HAVING A CHORD BEARING OF NORTH 83 DEGREES 07 MINUTES 19 SECONDS WEST, A DISTANCE OF 74.03 FEET TO THE POINT OF BEGINNING.



INTERSTATE 12 (EAST BOUND)
150' RIGHT-OF-WAY



VICINITY MAP
SCALE: 1" = 1 MILES

NOTE:
LOTS CA-1, DA-3 ARE NOT BUILDING SITES.

NOTE:
ALL PROPERTY CORNERS IN PHASE III WILL BE A SET 1/2 IRON ROD W/ CAP.

- L1: S54°25'57"W = 104.88'
- L2: S81°01'42"W = 40.36'
- L3: N63°39'23"W = 36.84'
- L4: S31°48'26"W = 26.55'
- L5: N38°18'18"W = 41.43'

- C1: R= 330.00'
L= 51.19'
Ch= N31°11'46"W
ChL= 51.14
T= 26.55'
A= 08°53'17"

- C2: R= 140.00'
L= 27.51'
Ch= S51°57'21"E
ChL= 27.46'
T= 13.80'
A= 11°10'27"

- C3: R= 140.00'
L= 78.03'
Ch= N73°53'09"W
ChL= 77.03'
T= 40.06'
A= 31°56'07"

- C4: R= 80.00'
L= 44.59'
Ch= S73°53'09"E
ChL= 44.02'
T= 22.86'
A= 31°56'07"

LOT AREAS

LOT	SQ. FT.	ACRES
LOT 76	16,399	0.386
LOT 77	16,395	0.376
LOT 78	13,200	0.303
LOT 79	13,200	0.303
LOT 80	13,200	0.303
LOT 81	13,200	0.303
LOT 82	13,178	0.303
LOT 83	11,242	0.258
LOT 84	14,598	0.335
LOT 85	17,542	0.403
LOT 86	11,476	0.263
LOT 87	12,800	0.294
LOT 88	12,800	0.294
LOT 89	12,800	0.294
LOT 90	12,800	0.294
LOT 91	14,014	0.322
LOT 92	14,278	0.329
LOT 93	68,990	1.584



COREY BLANCHARD, P.E.

ACCEPTANCE

PARISH PRESIDENT: *Rossy Hill*
 PLANNING COMMISSION CHAIRMAN: *Walter*
 BUILDING OFFICIAL: *Paul*
 PARISH ENGINEER: *Maurice J. J. 8/31/16*
 DRAINAGE DISTRICT: *Wiley J. 2 SEPT 2016*
 DIRECTOR OF PUBLIC WORKS: *Maurice J. J. 8/31/16*
 PARISH PLANNER: *Wynona 9/8/16*
 SEWER DISTRICT: *9/8/16*
 WATER DISTRICT: *9/8/16*

DEDICATION

I HEREBY CERTIFY THAT ALL RIGHTS OF WAYS, SERVICEDS, AND EASEMENTS FOR ROADWAYS, DRAINAGE, AND UTILITIES, ALONG WITH ALL IMPROVEMENTS HEREON WILL BE DEDICATED TO THE PUBLIC.
 OWNER: *[Signature]*

I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 36:501, 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.

[Signature] 8/23/2016
 STEPHEN V. ESTOPINAL, P.L.S. LA 4356 DATE



SHEET NUMBER 1

DESIGNED: C.B. CHECKED: C.B. DETAILED: D.W.A. CHECKED: S.V.E.

DATE: SEPT. 1, 2015 1 OF 1

REVISION DESCRIPTION

S:\SURVPRO\CIVIL 3D 2015 PROJECTS\31087.5 THE HAVEN PHASE III\DWG\FINAL PLAT TASK 902\DWG\31087_FINAL PLAT.DWG 'LAYOUT1' AUG-23-2016 SESTOPINAL

THE HAVEN PHASE III SEC 40, T8S-R9E, TANGIPAHOA PARISH ROBERT, LOUISIANA FINAL PLAT

SJB GROUP, LLC

CLUBBY DESIGN

PARISH: TANGIPAHOA CITY: ROBERT PROJECT: 31087.5