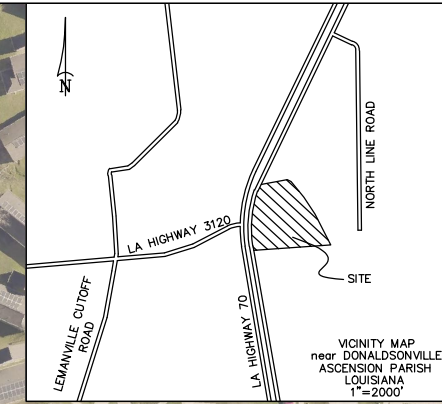
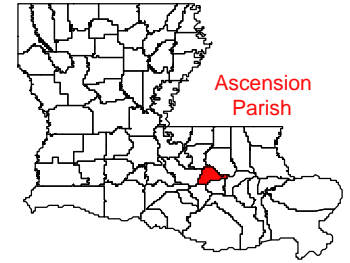


Exhibit E. Foti - Highway 70 Property Rights Map



Foti - Highway 70 Property Rights Map

SURVEY PLAT AND RESUBDIVISION OF THE FRONTAGE TRACT OF THE SUNSHINE BRIDGE COMMUNITY INTO LOTS HEREIN DESIGNATED AS LOT 1-A, LOT 2-A AND A PROPOSED PRIVATE 50' ACCESS & UTILITY SERVITUDE OF THE SUNSHINE BRIDGE COMMUNITY SITUATED IN SECTIONS 10, 104, 105 & 106, T-11-S, R-15-E near DONALDSONVILLE, ASCENSION PARISH, LOUISIANA



LEGEND

- Foti - Highway 70 (± 13.17 Ac.)
- R/W, Easements, & Servitudes (± 2.93 Ac.)

DEVELOPER: HSC DONALD, LLC
805 TRONE AVENUE
DAPHNE, ALABAMA 36526

CHAIRMAN, ASCENSION PARISH PLANNING COMMISSION

DATE _____

FILE NUMBER _____

OWNER _____

SURVEY REFERENCE:

1. SURVEY PLAT SHOWING A FRONTAGE TRACT AND A WOODED TRACT AND A PRESORPTION TRACT AND A DONATION TRACT BELONGING TO FOOT ENTERPRISES, L.L.C. LOCATED IN THE SUNSHINE BRIDGE COMMUNITY BY HAROLD J. TERRACINA, R.L.S. DATED MARCH 19, 2014. INSTRUMENT NUMBER: 852315
2. MAP SHOWING EXCESS PROPERTY AT THE INTERSECTION OF LA 70 & LA 3120 TO BE DISPOSED OF STATE PROJECT NO. 426-01-0002 F.A.S. NO. 6-US-0610 (005) BY LAWRENCE L. KISSER, P.L.S. DATED OCTOBER 27, 1993. INSTRUMENT NUMBER: 327897
3. JAIL EXPANSION SEWER FORCE MAIN TO DONALDSONVILLE TREATMENT PLANT SHEET NUMBER 12 BY CARL A. JEANSONNE, JR. P.L.S. INSTRUMENT NUMBER: 715543

BASIS OF BEARING:
BEARINGS HEREON ARE ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE 1702 USING ILECA SMARTNET SOLUTION DATED 07/23/2016 NAVD83.

FLOOD NOTE:
THE SURVEYED PARCEL IS IN ZONE "X" PER FEDERAL INSURANCE RATE MAP NUMBER 22026C-0225E DATED 8/16/2007.

ZONING DISTRICT:
ZONE: M-U
USE: MIXED USE CORRIDOR

SETBACKS:
FRONT: 75' FROM STATE HIGHWAY CENTERLINE
FRONT: 25' (ALTERNATE)
FRONT: 55' FROM CENTERLINE (NOT A STATE HIGHWAY)
REAR: 15'
SIDE: 10'
BUILDING HEIGHT RESTRICTION: 35'
FOR ZONING, BUILDING AND PARKING COMPLIANCE:
BEN MORAN
ASCENSION PARISH PLANNING AND ZONING
225-450-1368

SURVEYOR'S NOTES:

A: THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY.

B: MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.



SITE NAME: Foti - Highway 70

Drawn By: CDS

Checked By: GJB

Date: 12/15/2017

NO.	DATE	DESCRIPTION	BY
REVISIONS			
1			

DRAWN BY: KPB SHEET NO. 1 OF 1
DATE: AUGUST 10, 2016 DRAWING NO. MM1243_W02823_RESUB

STEPHEN P. FLYNN
P.L.S. LA. ST. REG. NO. 6688

RIVERLANDS SURVEYING COMPANY
505 HEMLOCK STREET
LAPLACE, LA 70088
1-800-248-6982
983-652-6336

- SURVEY LEGEND:**
- 3/4" IRON PIPE FOUND
 - 3/4" IRON PIPE SET
 - POWER POLE
 - GUY ANCHOR
 - POWER LINE
 - SFM SEWER FORCE MAIN

NOTE A: A WETLANDS DETERMINATION WAS NOT REQUESTED AND IS NOT BEING PROVIDED AS PART OF THIS SURVEY.

NOTE B: "NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY."

NOTE C: "ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF OR SEWAGE TREATMENT PLANT EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED BY THE PROPERTY OWNERS."

NOTE D: "SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT."

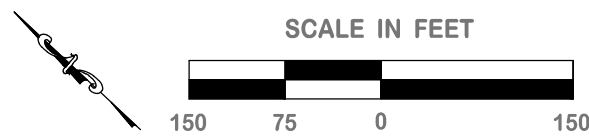
NOTE E: ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO ASCENSION PARISH FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL AND OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. EXCEPT THE PROPOSED PRIVATE 50' ACCESS & UTILITY SERVITUDE HEREON IS NOT DEDICATED TO ASCENSION PARISH WITH THE APPROVAL OF THIS RESUBDIVISION. NO BUILDING, STRUCTURE OR FENCE SHALL BE CONSTRUCTED NOR SHRUBBERY PLANTED, WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH SERVITUDE WAS GRANTED."

NOTE F: "DEDICATION STATEMENT: "THE PROPOSED 50' PRIVATE ACCESS SERVITUDE IS BEING CREATED BY A SEPARATE SERVITUDES, COVENANTS, CONDITIONS AND RESTRICTIONS AGREEMENTS AS A MEANS OF ACCESS TO LOTS 1-A, 2-A AND THE BAYOU VERRETTE & WOODED TRACT. 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 PRIVATE DRIVEWAY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED. THE PARISH OF ASCENSION HAS NO RESPONSIBILITY FOR THE MAINTENANCE OF THIS PRIVATE ACCESS SERVITUDE."

NOTE G: PRIVATE USE AND MAINTENANCE NOTE ROADS AND STREETS SHOWN ON THIS PLAT ARE PRIVATE AND NOT PUBLIC ROADS AND STREETS AND ARE TO BE DEVELOPED AND MAINTAINED BY THE LOT OWNERS ONLY. THE PARISH OF ASCENSION SHALL NOT MAINTAIN, UPGRADE OR ACCEPT SAID ROADS INTO THE PUBLIC SYSTEM UNLESS AND UNTIL BROUGHT UP TO HARD SURFACE AND ALL OTHER STANDARDS BY THE LOT OWNERS OR DEVELOPER. ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE PARISH OF ASCENSION, THE SUB AND LOT OWNERS FURTHER ARE PUT ON NOTICE THAT SCHOOL BUSES DO NOT OR ARE NOT REQUIRED TO TRAVEL DOWN PRIVATE ROADS AND IT IS THE OBLIGATION OF THE LOT OWNERS TO BRING THEIR CHILDREN TO A PUBLIC ROAD FOR SCHOOL BUS PICK UP."

- General Notes:**
1. The information presented herein was obtained from various resources and should be considered preliminary.
 2. No attempt has been made by Duplantis Design Group, PC to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property.
 3. Depicted exhibit based on a Survey Plat & Resubdivision of the Frontage Tract into lots designated as Lot 1-A and Lot 2-A prepared by Riverlands Surveying Company dated August 10, 2016.

- References:**
1. 2017 Aerial imagery from Ascension Parish Assessors website
 2. Site boundary from Riverlands Surveying Company



DDG
DUPLANTIS DESIGN GROUP

8352 Bluebonnet Blvd.
Baton Rouge, LA 70810
Phone: 225-751-4490
www.ddgpc.com

Document Path: R:\DWG\16-000\16-392\Foti_Sites\Site Foti - Hwy 70\Maps\Program Application Exhibits\Exhibit E - Property Rights Map.dwg