

**GENERAL NOTES:**  
 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"  
 (NOT FLOOD PRONE)  
 COMMUNITY PANEL NO. 220206 0190 D  
 DATED SEPTEMBER 18, 1991

TOTAL ACREAGE: 38.952 ACRES

NO. OF LOTS: 83 (FORMERLY 85)

SETBACKS:  
 FRONT - 25'  
 SIDE - 5'  
 REAR - 5'  
 (UNLESS SHOWN OTHERWISE)

REQUIRED GREEN SPACE: 0.59 ACRES

ACTUAL GREEN SPACE: 5.396 ACRES

OWNERSHIP, MAINTENANCE AND OPERATION OF THE  
 RETENTION PONDS OF THIS SUBDIVISION IS THE  
 RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

**PROPERTY DESCRIPTION:**

BEGINNING AT A P.O.B. WHICH IS 1339.29' S 89°53'53" W OF THE NORTHEAST  
 CORNER OF THE NORTHWEST QUARTER OF SECTION 18, T6S-R9E; THENCE  
 PROCEED S 00°22'06" E 1299.77 FEET; THENCE S 89°19'40" W 1305.46 FEET;  
 THENCE N 00°16'02" W 1302.00 FEET; THENCE PROCEED N 89°25'32" E  
 1303.15 FEET BACK TO THE P.O.B. CONTAINING 38.952 ACRES, ALL LOCATED  
 IN SECTION 18, T6S-R9E, G.L.D., PARISH OF TANGIPAHOA, STATE OF  
 LOUISIANA.

**AMENDMENT NOTES:**

1. LOT LINE AMENDMENTS HAVE BEEN MADE TO LOTS 1-7, 26-34, 72, 73, 53, 75, AND 76. (06-16-2020)
2. PRIVATE DRAINAGE SERVIDUTES HAVE BEEN ESTABLISHED THROUGHOUT THE INTERIOR LOTS' REAR YARDS AND SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. (06-16-2020)
3. LOT LINE AMENDMENTS HAVE BEEN MADE TO LOTS 1-7 & 26-34. (02-20-2023)
4. P.O.B. HAS BEEN ADDED TO MAP, CURVE AND LINE TABLE, PROPERTY DESCRIPTION, TOTAL ACREAGE, REQUIRED GREEN SPACE, & LOTS 54 & 55 SQUARE FEET HAVE ALL BEEN REVISED. (11-04-2022)

**REFERENCES:**

"FINAL PLANS FOR AUDUBON TRACE OF ROBERT PHASES 1 AND 2..." SIGNED WILLIAM J. BODIN, JR, C.E., P.L.S., DATED 10/21/2011

WETLANDS DO NOT EXIST WITHIN THE ROADWAY RIGHTS-OF-WAY AND ALL SERVIDUTES.

**RESTRICTIONS:**

ALL LOTS ARE SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS FILED AS AN ADJUNCT HERETO.

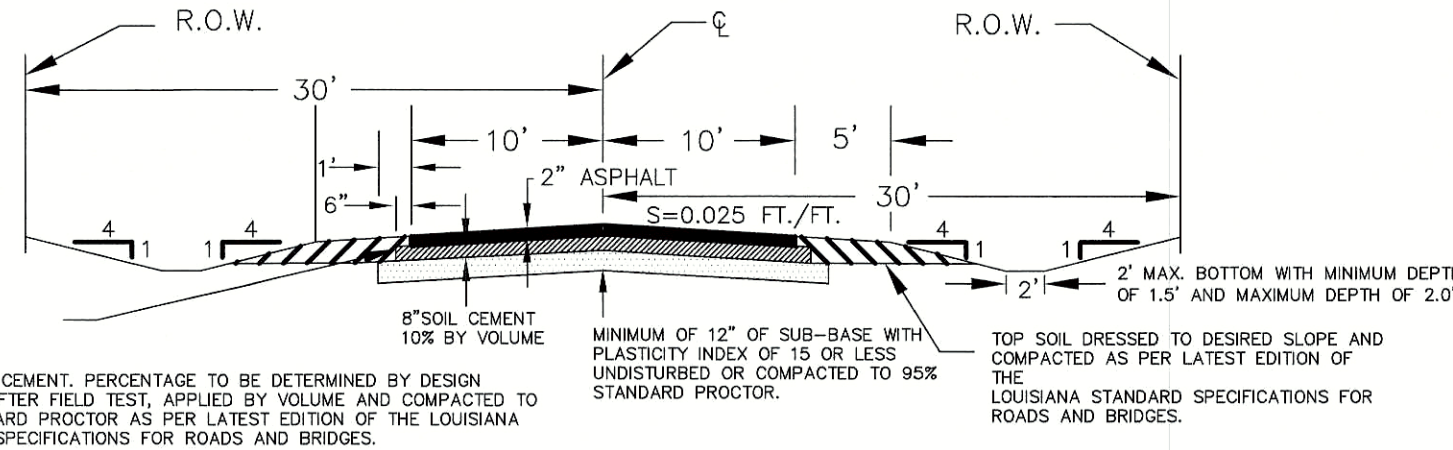
**SEWAGE DISPOSAL:**

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 STATE BOARD OF HEALTH.

**DEDICATION:**

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN HEREON. THE STREET AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS PUBLIC SERVIDUTES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE 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 PUBLIC SERVIDUTE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVIDUTE OR RIGHT OF WAY IS GRANTED.

S// STEVEN SIBILLE 10-21-2011  
 AUDUBON HOMES OF LA, L.L.C. DATE



NOTE: STREETS ARE TO HAVE MINIMUM OF 30' RADI AT ALL INTERSECTIONS

TYPICAL ASPHALT STREET SECTION

SCALE: 1"=10'

NOTE: PRIOR TO DEVELOPMENT A TEST SHALL BE MADE OF THE INDIGENOUS SOIL TO A DEPTH OF 18 INCHES BELOW THE BOTTOM OF THE TOPSOIL LAYER AND THE NECESSARY TREATMENT OF THE SUB-BASE AND THE BASE SHALL BE DETERMINED BY THE DESIGN ENGINEER ACCORDINGLY. THESE TESTS SHALL BE MADE AT A FREQUENCY OF ONE (1) FOR EVERY 1000 FEET OF ROADWAY OR A MINIMUM OF TWO (2) TESTS FOR ANY GIVEN SUBSECTION.

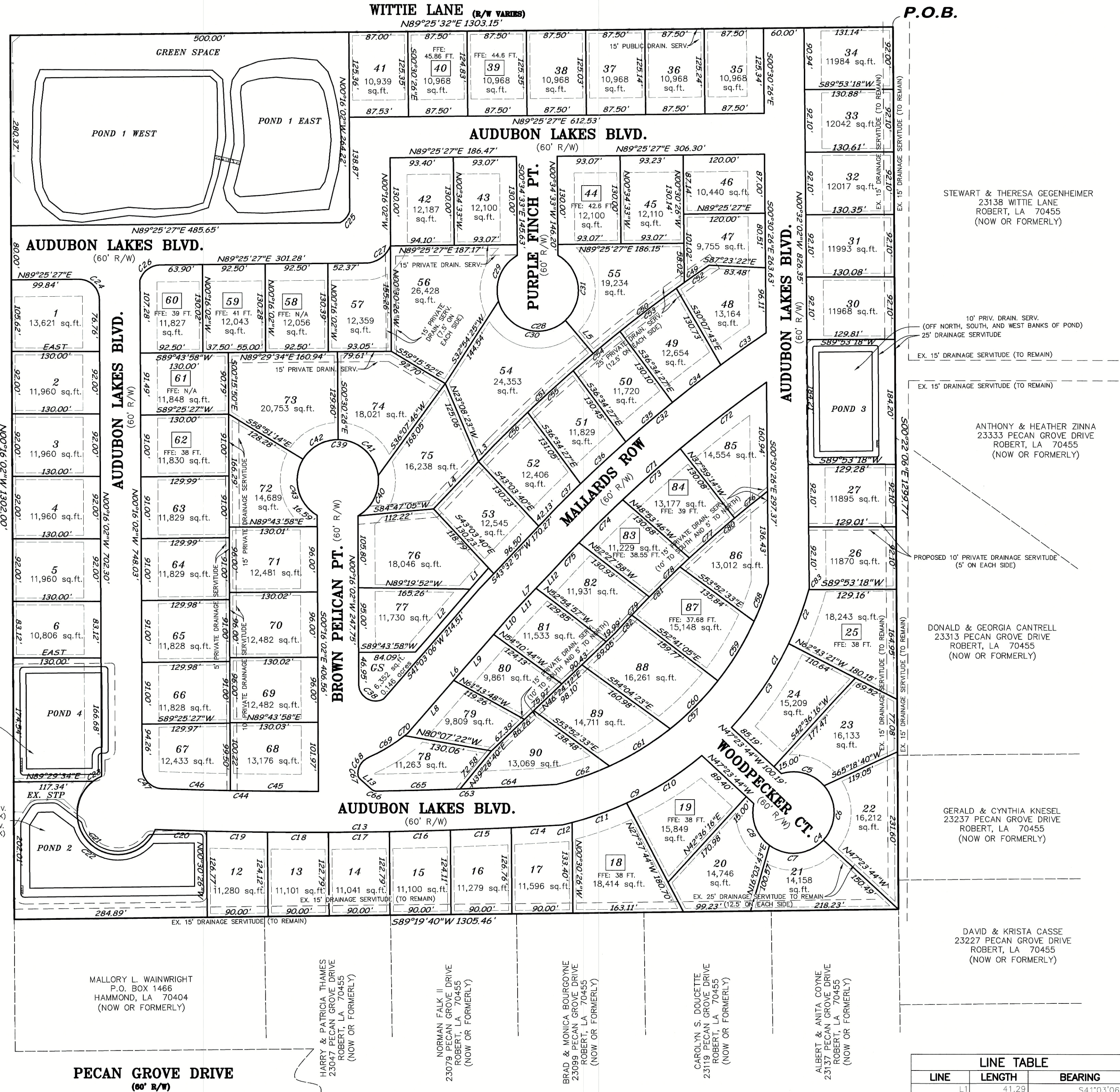
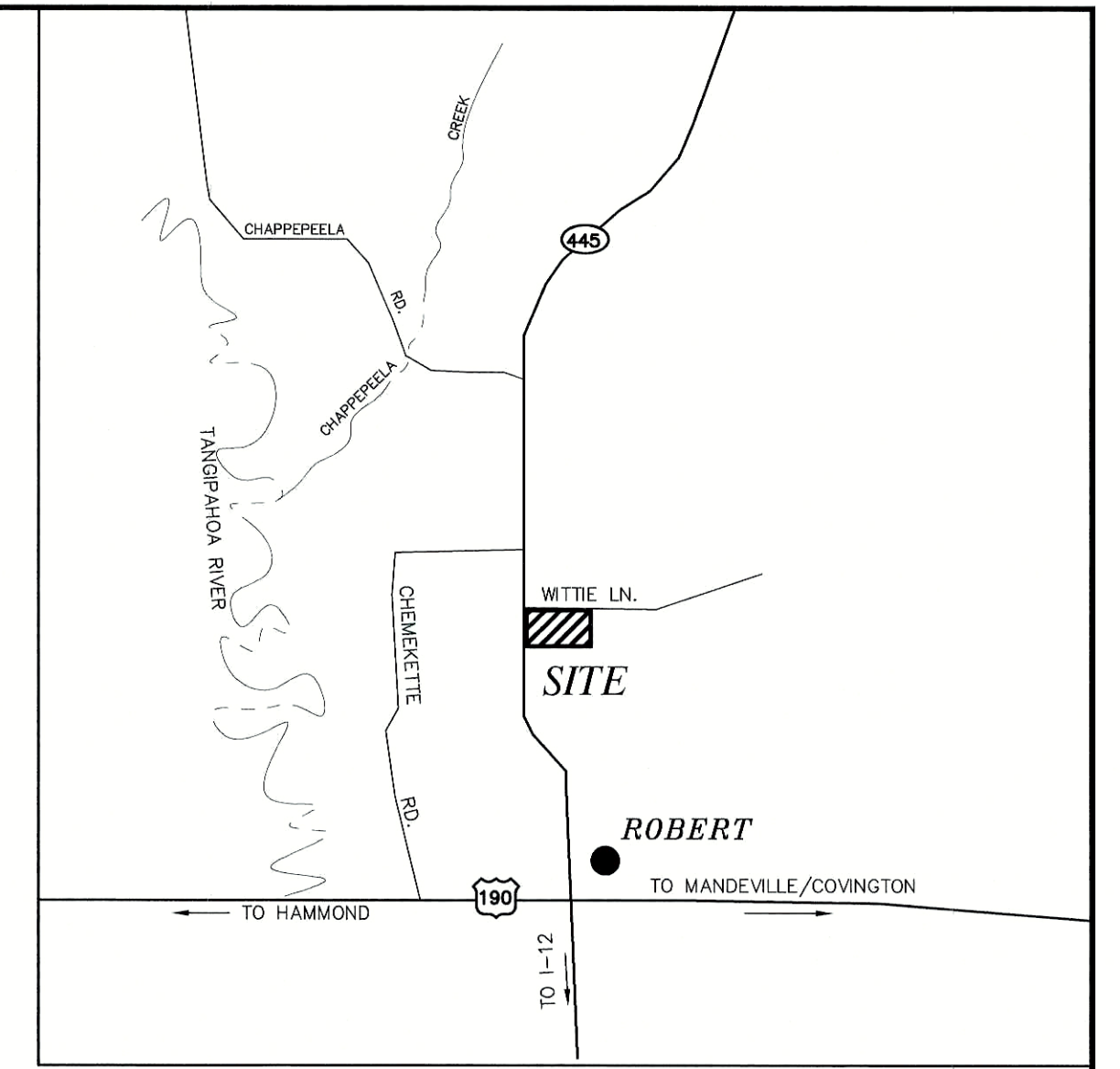
REC ANDERSON INC.  
 C/O FRITZ ANDERSON II  
 902 GREENLAWN AVENUE  
 HAMMOND, LA 70401  
 (NOW OR FORMERLY)

**APPROVED:**

PLANNING DIRECTOR

PARISH ENGINEER

DRAINAGE DISTRICT ADMINISTRATOR



**CURVE TABLE**

LOT	RADIUS	ARC LEN.	CH. DIST.	CH. BRG
C1	491.68'	236.85'	234.57'	N27°18'33"E
C2	491.68'	85.02'	84.91'	S20°38'00"W
C3	491.68'	150.37'	149.78'	S34°20'54"W
C4	60.00'	314.16'	60.00'	N42°36'16"E
C5	60.00'	69.51'	65.69'	N74°12'22"W
C6	60.00'	87.57'	80.00'	N07°47'38"E
C7	60.00'	87.57'	80.00'	N84°25'53"E
C8	60.00'	69.51'	65.69'	S20°38'00"W
C9	491.68'	232.05'	229.90'	N63°35'37"E
C10	491.68'	131.48'	131.09'	N57°47'01"E
C11	491.68'	85.53'	85.42'	N70°25'39"E
C12	491.68'	15.05'	15.04'	N76°17'15"E
C13	6110.91'	600.98'	600.74'	N89°19'46"E
C14	6110.91'	75.43'	75.43'	N89°51'56"E
C15	6110.91'	90.05'	90.05'	N87°38'29"E
C16	6110.91'	90.01'	90.01'	N85°23'08"E
C17	6110.91'	90.00'	90.00'	N89°19'46"E
C18	6110.91'	90.01'	90.01'	S89°49'36"E
C19	6110.91'	90.03'	90.03'	S88°58'58"E
C20	6110.91'	75.44'	75.44'	S88°12'25"E
C21	60.00'	234.62'	111.24'	S45°28'17"E
C22	60.00'	219.91'	115.91'	S52°29'37"E
C23	60.00'	14.71'	14.67'	S59°31'51"W
C24	30.00'	47.29'	42.54'	N45°25'17"W
C25	28.71'	22.21'	21.66'	N41°15'27"E
C26	31.64'	38.69'	36.32'	S51°40'41"W
C27	40.98'	50.54'	47.99'	N57°35'14"E
C28	60.00'	314.16'	60.00'	N42°36'16"E
C29	60.00'	78.85'	73.27'	S22°02'07"W
C30	60.00'	123.00'	102.57'	S74°01'40"E
C31	60.00'	112.33'	96.63'	N06°23'35"W
C32	2022.80'	388.94'	388.29'	S50°17'57"W
C33	2022.80'	81.85'	81.85'	S54°42'34"W
C34	2022.80'	90.00'	89.99'	S52°12'21"W
C35	2022.80'	90.14'	90.14'	S49°48'18"W
C36	2022.80'	91.03'	91.02'	S47°14'18"W
C37	2022.80'	45.90'	45.90'	S45°17'57"W
C38	25.90'	51.48'	42.85'	S59°15'34"E
C39	60.00'	314.15'	60.01'	N89°30'40"W
C40	60.00'	70.55'	66.56'	N26°47'59"E
C41	60.00'	86.57'	79.27'	N48°11'55"W
C42	60.00'	69.14'	59.40'	S60°49'03"W
C43	60.00'	94.93'	85.34'	S14°10'52"E
C44	6050.91'	231.30'	231.28'	S89°01'03"E
C45	6050.91'	130.05'	130.05'	S89°29'48"E
C46	6050.91'	101.25'	101.25'	S88°24'06"E
C47	30.00'	45.90'	41.55'	S44°05'41"E
C48	2152.80'	44.46'	44.46'	S54°59'19"W
C49	2152.80'	170.52'	170.49'	S52°07'40"W
C50	2152.80'	197.00'	196.93'	S47°14'13"W
C51	2152.80'	59.04'	59.04'	S54°47'40"W
C52	2152.80'	104.67'	104.66'	S52°36'57"W
C53	2152.80'	90.14'	90.14'	S50°01'24"W
C54	2152.80'	90.96'	90.95'	S47°36'48"W
C55	2152.80'	67.17'	67.16'	S45°30'33"W
C56	431.68'	450.28'	430.14'	N46°39'01"E
C57	431.68'	58.96'	58.91'	N20°40'52"E
C58	431.68'	102.97'	102.73'	N31°25'40"E
C59	431.68'	99.96'	99.74'	N44°53'44"E
C60	431.68'	105.26'	105.00'	N58°30'54"E
C61	431.68'	83.17'	82.99'	N71°00'59"E
C62	6050.91'	142.16'	142.16'	N87°43'16"E
C63	6050.91'	142.16'	142.16'	N87°43'16"E
C64	6050.91'	125.40'	125.40'	N88°29'59"E
C65	6050.91'	5.77'	5.69'	S64°57'23"E
C66	10.00'	8.85'	8.86'	S25°02'37"E
C67	27.63'	31.41'	29.67'	S37°36'09"W
C68	247.50'	61.70'	61.54'	N59°06'45"E
C69	247.50'	6.80'	6.80'	N51°11'58"E
C70	1962.80'	422.99'	422.18'	S48°36'22"W
C71	1962.80'	166.65'	166.60'	S52°26'07"W
C72	1962.80'	113.76'	113.75'	S48°25'48"W
C73	1962.80'	90.44'	90.43'	S45°26'59"W
C74	1962.80'	58.15'	58.14'	S43°16'51"W
C75	1832.80'	62.68'	62.68'	S50°56'02"W
C76	1832.80'	89.96'	89.95'	S48°33'49"W
C77	1832.80'	82.31'	82.31'	S45°53'11"W
C78	1832.80'	71.49'	71.49'	S43°28'56"W
C79	1832.80'	170.79'	170.73'	S49°14'38"W
C80	1832.80'	100.28'	100.27'	S45°00'25"W
C81	1832.80'	34.38'	34.38'	S42°54'08"W
C82	491.68'	1.47'	1.47'	S18°35'40"W

**LINE TABLE**

LINE	LENGTH	BEARING
L1	41.29	S41°03'06"W
L2	122.89	S41°03'06"W
L3	35.66	S43°32'57"W
L4	96.50	S43°32'57"W
L5	63.68	S40°16'43"E
L6	227.80	N41°03'06"E
L7	91.87	N43°32'57"E
L8	103.34	N41°03'06"E
L9	89.89	N41°03'06"E
L10	34.76	N41°03'06"E
L11	57.66	N43°32'57"E
L12	34.21	N43°32'57"E
L13	22.83	N48°26'20"W

THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF: **AUDUBON HOMES OF LA, LLC**

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVIDUTES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVIDUTES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

**CERTIFICATION:**

THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION.

THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

*Lester A. McLin Jr.*  
 LESTER A. MCLIN JR.  
 PROFESSIONAL LAND SURVEYOR  
 REG. # 4470  
 MCLIN TAYLOR, INC.

2/20/2023  
 DATE



AUDUBON TRACE OF ROBERT  
 FINAL PLAT AMENDMENT

LOCATED IN SECTION 18, T6S-R9E  
 GREENSBURG LAND DISTRICT  
 TANGIPAHOA PARISH  
 LOUISIANA



Mclin Taylor, Inc.  
 Engineering and Land Surveying



DRAWN BY	CRS
DESIGN BY	SHA
CHECKED BY	AMV
DATE	06/16/2020
REVISIONS	
REV NO	REV DATE
REV 1	06/16/2020
REV 2	02/20/2023

JOB NO.  
**2192014**

SHEET NO.  
**C1.0**

**INTERIOR LOT OWNERS**

LOT 18:  
 BOB J. PELLEGRIN  
 23243 AUDUBON LAKES BLVD.  
 ROBERT, LA 70455

LOT 19:  
 CRAIG A. MARTINEZ JR. &  
 KIMBERLY VAZQUES  
 23233 AUDUBON LAKES BLVD.  
 ROBERT, LA 70455

LOT 25:  
 WILLIAM & TRINA CERMANY  
 23205 AUDUBON LAKES BLVD.  
 ROBERT, LA 70455

LOT 39:  
 JAY & MAKENZIE STRICKER  
 23091 AUDUBON LAKES BLVD.  
 ROBERT, LA 70455

LOT 40:  
 ANGIE R. PENDER &  
 CHRISTINA H. MARINO  
 23083 AUDUBON LAKES BLVD.  
 ROBERT, LA 70455

LOT 44:  
 JIMMY R. ROGERS &  
 DENISE C. HURSTELL  
 46496 PURPLE FINCH POINT  
 ROBERT, LA 70455

LOT 58:  
 ANTHONY J. & ALICE MANZELLA  
 23050 AUDUBON LAKES BLVD.  
 ROBERT, LA 70455

LOT 59:  
 BRANDON A. & ELIZABETH LUTEMAN  
 23042 AUDUBON LAKES BLVD.  
 ROBERT, LA 70455

LOT 60:  
 GLENN & JILL NICHOLSON  
 23392 AUDUBON LAKES BLVD.  
 ROBERT, LA 70455

LOT 61:  
 JOHN B. & EMILY M. LEBLANC  
 23382 AUDUBON LAKES BLVD.  
 ROBERT, LA 70455

LOT 62:  
 KERI D. SETTON  
 23372 AUDUBON LAKES BLVD.  
 ROBERT, LA 70455

LOT 83:  
 BLAISE & HEATHER FORTIER  
 23120 MALLARDS ROW  
 ROBERT, LA 70455

LOT 84:  
 BARRY D. & DONNA T. KEELING  
 23130 MALLARDS ROW  
 ROBERT, LA 70455

LOT 87:  
 JERARD J. & DONNA B. ROPER  
 23212 AUDUBON LAKES BLVD.  
 ROBERT, LA 70455