



VICINITY MAP SCALE: 1" = 2,000'

SOUTHEASTERN LAND DISTRICT
WEST OF THE MISSISSIPPI RIVER
SECTION 45 T-17-S, R-20-E

NOTES:

- BEARINGS ARE BASED ON REFERENCE MAP #1.
- NO ATTEMPT HAS BEEN MADE BY ANGELETTE DESIGN, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHT-OF-WAY, OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE OWNER OR THEIR REPRESENTATIVE.
- ALL SERVITUDES AND EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH THE REFERENCE MAPS LISTED HEREON.
- DRAINAGE OF LOTS 3A & 3B ARE DESCRIBED AS FOLLOWS:
-THE PORTION OF LOTS 3A & 3B THAT FRONT LA HWY 24 DRAIN SOUTHEASTERLY INTO AN EXISTING DRAINAGE DITCH ALONG HIGHWAY 24 WHICH IS MAINTAINED BY LA DOT.
-THE PORTION OF LOTS 3A & 3B THAT FRONT THE INTRACOASTAL CANAL DRAIN NORTHWESTERLY INTO THE INTRACOASTAL CANAL WATERWAY.
- THE MINIMUM LOT SETBACKS REQUIRED BY LAFOURCHE PARISH ARE AS FOLLOWS: FRONT = 20'; REAR = 10'; SIDES = 10'. (ONLY APPLIES TO VACANT LOTS)
- THE PROPERTY OWNERS LABELED ON THIS PLAT AND THEIR MAILING ADDRESSES WERE OBTAINED FROM THE LAFOURCHE PARISH TAX ASSESSOR GEOPORTAL MAP.

REFERENCE MAP:

- MAP BY ANGELETTE PICCIOLA, LLC, WITH A REVISION DATE OF 9-17-12 AND TITLED, "E.J. GREMILLION SUBDIVISION ADDENDUM #1", SURVEY PLAT SHOWING PROPERTY OF GREMILLION HOLDINGS, LLC BEING DIVIDED INTO LOT 2 THRU 5, LOCATED IN SECTION 45, T-17-S, R-20-E. ENTRY NUMBER 1144460.

SEWER SERVITUDE & MAINTENANCE AGREEMENT:

- DEDICATION AND GRANT:
THE UNDERSIGNED OWNER, GREMILLION HOLDINGS, LLC (GRANTOR), HEREBY DEDICATES AND GRANTS A PERPETUAL, SEWER SERVITUDE FOR THE BENEFIT OF LOT 3B (GRANTEE) OVER AND ACROSS THE "REMAINING PROPERTY OF GREMILLION HOLDINGS, LLC" AS SHOWN AND DEPICTED HEREON. THIS SERVITUDE IS GRANTED FOR THE SPECIFIC PURPOSE OF ALLOWING LOT 3B THE CONTINUED USE, OPERATION, AND ACCESS TO THE SEWAGE SYSTEM AND CONNECTING SEWER LINE LOCATED ON SAID REMAINING PROPERTY.
- LOCATION AND EXTENT:
THE LOCATION OF THE SEWER LINE AND THE SEWAGE SYSTEM ARE AS PHYSICALLY SURVEYED AND GRAPHICALLY DEPICTED ON THIS PLAT. THE AREA DESIGNATED AS "SEWER SERVITUDE" SHALL BE MAINTAINED FOR THE EXCLUSIVE USE OF SEWER INFRASTRUCTURE. NO BUILDINGS, PERMANENT STRUCTURES, TREES, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE SERVITUDE THAT WOULD INTERFERE WITH ACCESS OR MAINTENANCE.
- MAINTENANCE AND REPAIR STATEMENT:
THE OWNER OF LOT 3B SHALL BE SOLELY RESPONSIBLE FOR ALL COSTS RELATED TO THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THE SEWER LINE SERVING SAID LOT. THE MAINTENANCE AND REPAIR RESPONSIBILITY FOR THE SHARED SEWAGE SYSTEM ITSELF SHALL BE BORNE EQUALLY BY BOTH OWNERS, UNLESS OTHERWISE AGREED UPON IN WRITING. THE OWNER OF LOT 3B IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS THE REMAINING PROPERTY FOR REASONABLE ACCESS TO PERFORM NECESSARY REPAIRS.
- BINDING EFFECT:
THIS AGREEMENT AND SERVITUDE SHALL RUN WITH THE LAND AND BE BINDING UPON THE GRANTOR, GRANTEE, AND THEIR RESPECTIVE HEIRS, SUCCESSORS, AND ASSIGNS IN PERPETUITY.

DEDICATION

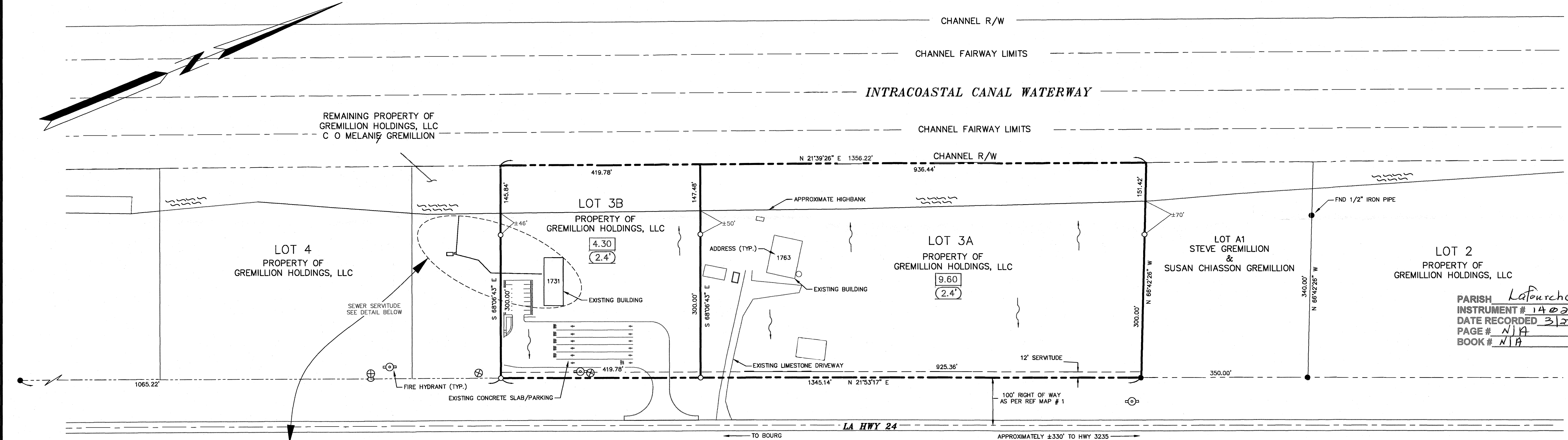
THIS IS TO CERTIFY THAT I, THE UNDERSIGNED AND OWNER, DO HEREBY IRREVOCABLY OFFER FOR DEDICATION AND MAINTENANCE TO THE LAFOURCHE PARISH COUNCIL OR THE PUBLIC UTILITY COMPANY OR SPECIAL DISTRICT HAVING JURISDICTION, THE PERPETUAL USE FOR PROPER PURPOSES INCLUDING, BUT NOT LIMITED TO, DRAINAGE, REMOVAL OF SEWAGE, UTILITIES, PARISH USES SERVITUDES THAT ARE SHOWN ON THIS SUBDIVISION PLAT. NO TREES, SHRUBS OR PLANTS MAY BE PLANTED, NOR SHALL ANY 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 PURPOSES FOR WHICH THE SERVITUDE OR RIGHT OF WAY WAS GRANTED.

OWNER - GREMILLION HOLDINGS, LLC DATE 3/26/26

STATEMENT OF OWNERSHIP

I, THE UNDERSIGNED PARTY, DO HEREBY OWN THE HEREIN DESCRIBED PROPERTY FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES THAT WOULD OTHERWISE PREVENT THE SALE OF SAID PROPERTY IN ACCORDANCE WITH THE LAWS OF THE STATE OF LOUISIANA.

OWNER - GREMILLION HOLDINGS, LLC DATE 3/26/26



PARISH Lafourche
INSTRUMENT # 1402379
DATE RECORDED 3/27/26
PAGE # N/A
BOOK # N/A

LOT RE-DIVISION

SCALE: 1" = 100'

LEGEND

- FOUND 1/2" IRON ROD (UNLESS OTHERWISE DENOTED)
- SET 1/2" IRON PIPE
- DRAINAGE FLOW
- EXISTING FIRE HYDRANT
- AREA IN ACRES
- AVERAGE ELEVATION
- EXISTING POWER POLE
- EXISTING LIGHT POLE

APPROVED ADMINISTRATIVELY BY
LAFOURCHE PARISH PLANNING DEPARTMENT

BY: David Prinson DATE: 3-26-2026

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 LAND SURVEYORS 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.

APPROVED BY: M. P. M.

FLOOD ZONE INFORMATION

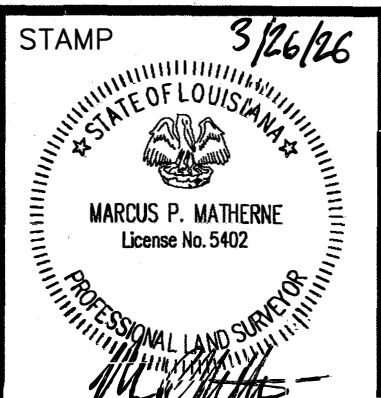
ABFE MAP # LA-0113 & LA-P113, DATE OF MAP FEB. 23, 2006
PROPERTY IS LOCATED IN ZONE AE (EL=8')

FIRM MAP NUMBER: 225202 (FIRM PANEL: 0460C & 0470C; DATE OF FIRM: APRIL 17, 1985) ZONE A10 (EL=7')

NO.	REVISION	DATE

ANGELETTE DESIGN
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DESIGNED BY M.P.M. DRAWN BY M.P.M. CHECKED BY T.P.C.



GREMILLION HOLDINGS, LLC

REDIVISION OF LOT 3 OF THE EJ GREMILLION SUBDIVISION
ADDENDUM #1 INTO LOTS 3A & 3B.

LAROSE, LOUISIANA LAFOURCHE PARISH

SCALE AS SHOWN
DATE 3-12-26
PROJECT 260010
SHEET NO. 1 OF 1