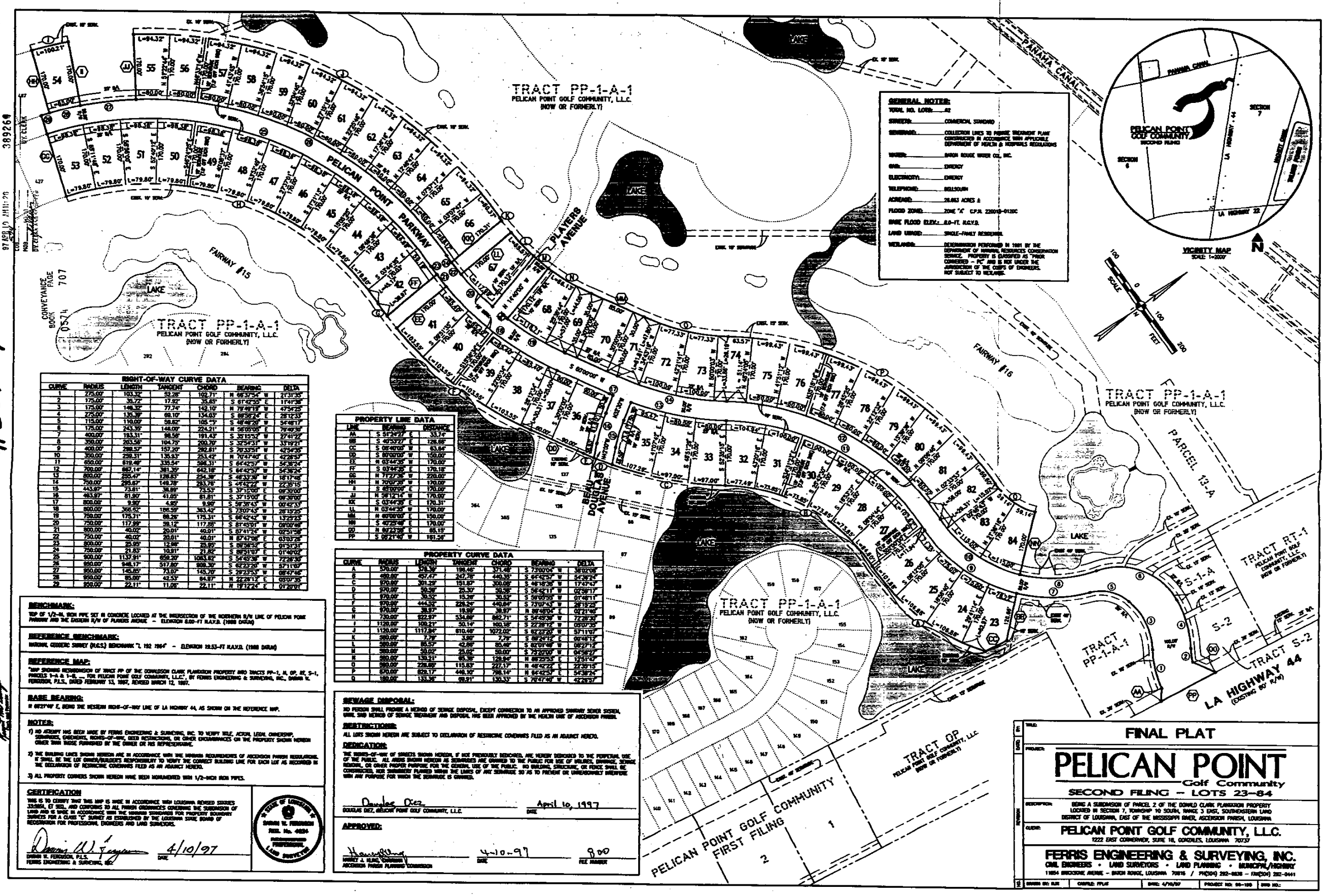
#389269



GENERAL NOTES:

TOTAL NO. LOTS: 82
STREETS: COMMERCIAL, STANDARD
SEWERAGE: COLLECTION LINES TO PUBLIC TREATMENT PLANT CONSTRUCTED IN ACCORDANCE WITH APPLICABLE DEPARTMENT OF HEALTH & HOSPITALS REGULATIONS
WATER: BATON ROUGE WATER CO., INC.
GAS: ENTERGY
ELECTRICITY: ENTERGY
TELEPHONE: BELLSOUTH
ACREAGE: 28.863 ACRES ±
FLOOD ZONE: ZONE "A" C.P.N. 220040-0120C
BASE FLOOD ELEV.: 8.0-FT. N.G.V.D.
LAND USAGE: SINGLE-FAMILY RESIDENCE
WETLANDS: DETERMINATION PERFORMED IN 1991 BY THE DEPARTMENT OF NATURAL RESOURCES CONSERVATION SERVICE. PROPERTY IS DOCKETED AS "PRIOR CONVERTED – PC" AND IS NOT UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS. NOT SUBJECT TO WETLANDS.

RIGHT-OF-WAY CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	275.00'	103.32'	52.26'	102.71'	N 66°37'54" W	21°31'35"
2	175.00'	35.72'	17.92'	35.65'	S 81°42'33" E	11°41'38"
3	175.00'	148.32'	77.74'	142.10'	N 79°49'19" W	47°54'25"
4	275.00'	135.39'	69.10'	134.03'	S 68°59'24" E	28°12'33"
5	115.00'	110.00'	59.82'	105.73'	S 49°46'20" W	54°46'17"
6	175.00'	243.35'	148.00'	224.21'	N 56°00'09" E	79°40'32"
7	400.00'	193.31'	98.58'	191.43'	S 39°15'32" W	27°41'22"
8	350.00'	203.56'	104.76'	200.70'	S 32°54'31" W	33°19'21"
9	400.00'	298.57'	157.20'	292.81'	S 70°33'51" W	42°46'35"
10	350.00'	259.31'	135.93'	253.49'	N 70°47'40" E	42°28'37"
11	650.00'	619.49'	335.54'	596.31'	S 64°42'57" W	54°36'24"
12	700.00'	667.14'	361.30'	642.18'	S 64°42'57" W	54°36'24"
13	800.00'	255.47'	128.83'	254.38'	S 46°33'38" W	18°17'46"
14	750.00'	295.87'	149.78'	293.78'	S 44°42'22" W	22°35'15"
15	443.97'	73.61'	36.89'	73.53'	S 37°15'00" E	09°30'00"
16	463.97'	81.30'	41.05'	81.21'	S 37°15'00" E	09°30'00"
17	800.00'	9.90'	4.95'	9.90'	S 56°30'43" W	00°42'33"
18	800.00'	366.92'	186.39'	363.42'	S 73°07'43" W	26°15'25"
19	750.00'	175.71'	88.26'	175.31'	S 66°42'42" W	13°25'23"
20	750.00'	117.99'	59.12'	117.88'	S 87°45'01" W	09°00'46"
21	800.00'	40.02'	20.01'	40.01'	S 87°41'12" W	02°51'58"
22	750.00'	40.02'	20.01'	40.01'	N 87°41'06" E	03°03'28"
23	800.00'	25.95'	12.98'	25.95'	S 86°38'32" E	01°51'31"
24	750.00'	21.83'	10.91'	21.82'	S 86°31'07" E	01°40'02"
25	950.00'	1137.91'	658.30'	1063.62'	S 54°45'38" W	72°28'32"
26	650.00'	948.17'	577.80'	908.30'	S 62°23'26" W	57°11'07"
27	950.00'	145.85'	73.00'	145.70'	S 29°23'53" W	08°47'46"
28	950.00'	85.00'	42.53'	84.97'	N 22°26'12" E	05°07'35"
29	950.00'	22.11'	11.06'	22.11'	N 19°12'24" E	01°20'01"

PROPERTY LINE DATA

LINE	BEARING	DISTANCE
AA	S 51°24'27" E	33.74'
BB	S 40°53'27" E	128.66'
CC	S 68°40'00" W	53.64'
DD	S 80°00'00" W	150.00'
EE	N 03°46'35" W	170.00'
FF	S 03°46'35" E	170.18'
GG	N 77°7'35" W	220.00'
HH	N 70°07'35" W	170.00'
II	S 85°00'00" E	170.00'
JJ	N 56°12'14" W	170.00'
KK	S 03°46'35" E	170.31'
LL	N 03°46'35" W	170.00'
MM	N 80°00'00" E	150.00'
NN	S 40°28'46" E	170.00'
OO	N 87°23'35" E	65.15'
PP	S 00°21'40" W	161.56'

PROPERTY CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	570.00'	370.36'	192.46'	371.46'	S 73°00'05" W	38°02'06"
B	480.00'	457.47'	247.78'	440.35'	S 64°25'57" W	54°36'24"
C	970.00'	301.29'	151.87'	300.00'	S 46°18'38" W	17°47'47"
D	970.00'	50.39'	25.20'	50.38'	S 56°42'11" W	02°39'17"
E	970.00'	30.52'	15.26'	30.52'	S 58°00'55" W	01°48'11"
F	970.00'	444.52'	226.34'	440.64'	S 73°07'43" W	26°15'25"
G	970.00'	38.97'	19.49'	38.97'	N 86°18'05" E	02°21'40"
H	730.00'	922.97'	534.89'	862.71'	S 54°45'38" W	72°28'32"
I	1120.00'	100.21'	50.14'	100.18'	S 22°39'12" W	05°07'35"
J	1120.00'	1117.94'	610.46'	1072.02'	S 52°23'26" W	57°11'07"
K	580.00'	7.79'	3.90'	7.79'	S 88°24'12" W	00°46'12"
L	580.00'	85.57'	42.86'	85.48'	S 82°01'48" W	08°27'12"
M	580.00'	50.02'	25.02'	50.00'	S 75°20'00" W	04°56'27"
N	580.00'	130.21'	65.35'	129.95'	N 68°25'53" E	12°51'47"
O	580.00'	226.89'	115.53'	225.47'	N 46°42'22" E	22°25'15"
P	670.00'	829.17'	446.10'	788.14'	N 64°42'57" E	54°36'24"
Q	180.00'	133.36'	69.91'	130.33'	S 70°47'40" W	42°26'37"

BENCHMARK:
TOP OF 1/2-IN. IRON PIPE SET IN CONCRETE LOCATED AT THE INTERSECTION OF THE NORTHERN R/W LINE OF PELICAN POINT PARKWAY AND THE EASTERN R/W OF PLAYERS AVENUE – ELEVATION 8.60-FT N.A.V.D. (1988 DATUM)

REFERENCE BENCHMARK:
NAVDAM, GEODETIC SURVEY (N.G.S.) BENCHMARK "J, 192 1964" – ELEVATION 10.53-FT N.A.V.D. (1988 DATUM)

REFERENCE MAP:
"MAP SHOWING RESUBDIVISION OF TRACT PP OF THE DONALDSON CLARK PLANTATION PROPERTY AND TRACTS PP-1, N, OP, RT, S-1, PARCELS 1-A & 1-B, ... FOR PELICAN POINT GOLF COMMUNITY, L.L.C.", BY FERRIS ENGINEERING & SURVEYING, INC., DARRIN W. FERGUSON, P.L.S., DATED FEBRUARY 13, 1997, REVISED MARCH 12, 1997.

BASE BEARING:
N 00°21'40" E, BEING THE WESTERN RIGHT-OF-WAY LINE OF LA HIGHWAY 44, AS SHOWN ON THE REFERENCE MAP.

NOTES:
1) NO ATTEMPT HAS BEEN MADE BY FERRIS ENGINEERING & SURVEYING, INC. TO VERIFY TITLE, ACTION, LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, OR OTHER ENCUMBRANCES ON THE PROPERTY SHOWN HEREON OTHER THAN THOSE FURNISHED BY THE OWNER OR HIS REPRESENTATIVE.
2) THE BUILDING LINES SHOWN HEREON ARE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF ASCENSION PARISH REGULATIONS. IT SHALL BE THE LOT OWNER/BUILDER'S RESPONSIBILITY TO VERIFY THE CORRECT BUILDING LINE FOR EACH LOT AS RECORDED IN THE DECLARATION OF RESTRICTIVE COVENANTS FILED AS AN ADJUNCT HERETO.
3) ALL PROPERTY CORNERS SHOWN HEREON HAVE BEEN MONUMENTED WITH 1/2-INCH IRON PIPES.

CERTIFICATION
THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051, ET SEQ., AND CONFORMS TO ALL PARISH ORDINANCES CONCERNING THE SUBDIVISION OF LAND AND IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Darrin W. Ferguson 4/10/97
DARRIN W. FERGUSON, P.L.S.
FERRIS ENGINEERING & SURVEYING, INC.
DATE

STATE OF LOUISIANA
DARRIN W. FERGUSON
REG. No. 4834
PROFESSIONAL LAND SURVEYOR

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

RESTRICTIONS:
ALL LOTS SHOWN HEREON ARE SUBJECT TO DECLARATION OF RESTRICTIVE COVENANTS FILED AS AN ADJUNCT HERETO.

DEDICATION:
THE RIGHTS-OF-WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN HEREON AS DRAINAGE ARE GRANTED TO THE PUBLIC FOR USE OF VALVES, DRAINAGE, SEWAGE REGIONAL, OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED WITHIN THE LIMITS OF ANY DRAINAGE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE DRAINAGE IS GRANTED.

Douglas Diez April 10, 1997
DOUGLAS DIEZ, PELICAN POINT GOLF COMMUNITY, L.L.C. DATE

APPROVED:
Harvey J. Kling, Chairman 4-10-97 800
ASCENSION PARISH PLANNING COMMISSION DATE FILE NUMBER

TITLE: FINAL PLAT
PROJECT: **PELICAN POINT** Golf Community
SECOND FILING – LOTS 23-84
DESCRIPTION: BEING A SUBDIVISION OF PARCEL 2 OF THE DONALD CLARK PLANTATION PROPERTY LOCATED IN SECTION 7, TOWNSHIP 10 SOUTH, RANGE 3 EAST, SOUTHEASTERN LAND DISTRICT OF LOUISIANA, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA
CLIENT: PELICAN POINT GOLF COMMUNITY, L.L.C.
1222 EAST COMMERCE, SUITE 18, GONZALES, LOUISIANA 70737
FERRIS ENGINEERING & SURVEYING, INC.
CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNING • MUNICIPAL/HIGHWAY
11654 BRICKSTONE AVENUE – BATON ROUGE, LOUISIANA 70816 / PH(504) 292-8838 – FAX(504) 292-0441
DRAWN BY: RJR | CHECKED: FPLAT | DATE: 4/10/97 | PROJECT NO: 95-199 | DWG NO.: