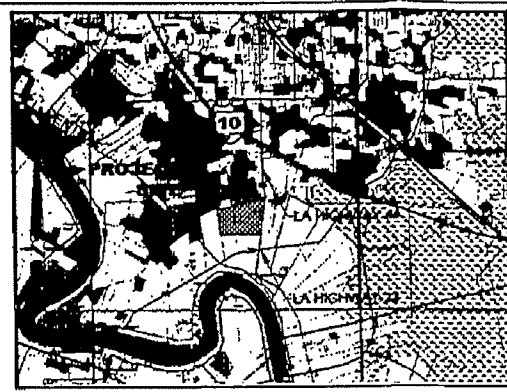
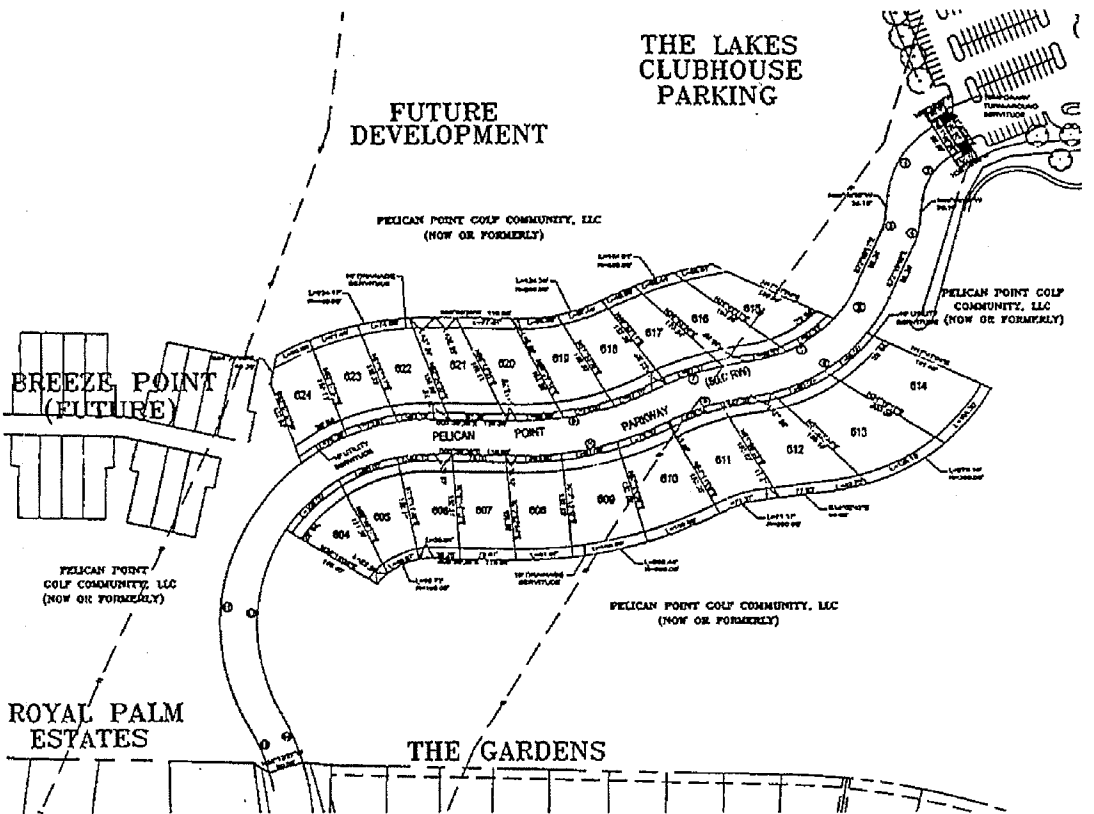


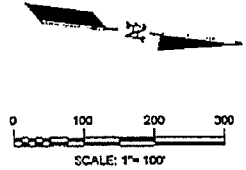
SITE MAP
Scale: 1" = 2000'

CURVE	LENGTH	RADIUS	DELTA
1	124.48	138.99	51°29'12"
2	78.63	88.57	51°29'12"
3	16.26	80.00	17°29'04"
4	30.62	100.00	17°29'04"
5	200.94	281.82	57°52'03"
6	254.44	251.92	57°52'03"
7	141.22	403.98	20°01'47"
8	123.75	353.98	20°01'47"
9	198.00	400.00	28°29'54"
10	223.03	450.00	28°29'54"
11	632.03	300.00	120°48'23"
12	527.19	250.00	120°48'23"
13	88.84	303.36	12°35'12"
14	77.63	353.36	12°35'12"

- GENERAL NOTES:**
1. WATER: ASCENSION WATER COMPANY
 2. ELECTRICAL: ENTENHY
 3. SEWAGE TREATMENT: COMMUNITY SYSTEM
 4. STREETS: PUBLIC STREET STANDARD WITH 50 H.O.W. 3" ASPHALT, 10" LIMESTONE BASE, AND 12" COMPACTED LIME STABILIZED SUB-GRADE WITH AN INTEGRATED CONCRETE CURB AND GUTTER.
 5. ZONING: RM (LARGE SCALE DEVELOPMENT)
 6. BASE FLOOD: BASE FLOOD ELEVATION IN THIS AREA IS 8.0 HIGHER ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP 22012001200 FOR ASCENSION PARISH. THIS PROPERTY IS LOCATED IN ZONE C.
 7. SCHOOL DISTRICT: ST. AMANT SCHOOL.
 8. NUMBER OF LOTS: 21 LOTS
 9. THE TOWNHOME SECTIONS AT BREEZE POINT AND THE SUNDANCE SUBDIVISION HAVE BEEN SUBMITTED FROM THE ORIGINALLY APPROVED REVISED CONCEPTUAL PLAN OF FEBRUARY 14TH, 2001.



VICINITY MAP
Scale: 1" = 1000'



FINAL PLAT FOR
PELICAN POINT, 10th FILING
AND THE EXTENSION OF PELICAN POINT PARKWAY @
PELICAN POINT GOLF COMMUNITY

BEING A PORTION OF PARCEL 2 OF THE DONALD CLARK PLANTATION
PROPERTY LOCATED IN SECTION 7, T106, R0E, T2D, EAST OF THE
R432558P01 HWY, N, ASCENSION PARISH, LA, FOR

PELICAN POINT GOLF COMMUNITY, LLC
6300 CHAMPIONSHIP COURT
SUITE 201
CONZALE, LA. 70737

LOT FILL CONSTRUCTION NOTE: THE PROPERTY SHOWN HEREON WAS USED FOR HIGH TO DEVELOPMENT THE PROPERTY SHOWN HEREON WAS USED FOR AGRICULTURAL PURPOSES. DURING DEVELOPMENT, ELEVATIONS OF PORTIONS OF THE SITE WERE RAISED AND EXISTING DRAINAGE DITCHES WERE FILLED USING LOCAL SOILS FOR FILL MATERIAL. APPLIED ENGINEERING SERVICES, LLC, NOT THE DEVELOPER OF PELICAN POINT GOLF COMMUNITY, LLC, DO NOT WARRANT SOIL CONDITIONS NOR GUARANTEE COMPACTNESS ON ANY BUILDING SITE. EACH LOT OWNER / BUILDER SHOULD OBTAIN THE SERVICES OF A GEOTECHNICAL PROFESSIONAL FOR THESE WARRANTIES AND/OR GUARANTEES.

CONFORMING: TO THE EAST OF LOT 815, NORTH EAST BOLT ON CATCH BASIN ON THE NORTH SIDE OF PELICAN POINT PARKWAY ELEVATION 9-04-FT. N.A.V.D. (1988 DATUM)

REFERENCE BENCHMARK: NATIONAL GEODETIC SURVEY (N.G.S.) BENCHMARK "L 192 1884" - ELEVATION 10.63 FT. N.A.V.D. (1988 DATUM)

REFERENCE MAP: MAP SHOWING THE DIVISION OF TRACT PRO-2 OF THE DONALD CLARK PLANTATION PROPERTY INTO TRACTS OC-1, OC-2, & OC-3 AND PARCELS P.L.1, P.L.2 & O.M. FOR PELICAN POINT GOLF COMMUNITY, LLC BY PERRIS ENGINEERING & SURVEYING, INC., DARVIN W. FERGUSON, P.L.S., DATED NOVEMBER 14, 2000

DATE DRAWING: 11/20/2002

NOTES:

- 1) NO ATTEMPT HAS BEEN MADE BY APPLIED ENGINEERING SERVICES, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, EASEMENTS, 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'S RESPONSIBILITY TO VERIFY THE CORRECT BUILDING LINES 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.

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

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

COMMON PROPERTY: THOSE AREAS NOT SPECIFICALLY DESIGNATED AS LOTS ARE HEREBY DESIGNATED AS "COMMON PROPERTY" AND DEDICATED TO THE HOMEOWNERS AND OCCUPANTS OF PELICAN POINT PARKWAY FOR RECREATION, SERVICES, AND OTHER RELATED ACTIVITIES. THE "COMMON PROPERTY" IS NOT SET ASIDE BY DEDICATION FOR USE BY THE GENERAL PUBLIC AND THE PUBLIC IS NOT RESPONSIBLE FOR MAINTENANCE THEREOF. THE "COMMON PROPERTY" IS HOWEVER, DEDICATED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS AND OCCUPANTS OF THE GREENS, WHO SHALL BE RESPONSIBLE FOR THE MAINTENANCE THEREOF.

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

TEMPORARY TURN-AROUND DEDICATION: THIS SERVICED SHALL BE DEDICATED FOR TEMPORARY PUBLIC USE FOR TRUCK TURN-AROUNDS UNTIL A FUTURE CONTIGUOUS DEVELOPMENT IS COMPLETED AND APPROVED FOR PUBLIC USE BY ASCENSION PARISH. AT THAT TIME, THIS TEMPORARY TURN-AROUND SERVICED SHALL BE AUTOMATICALLY REVOKED.

James P. Adams 11-20-02
DOUGLAS BRY, PELICAN POINT GOLF COMMUNITY, LLC DATE

Norris J. Decoteau 11-20-2002
NORRIS J. DECOTEAU, R.L.S. DATE
APPLIED ENGINEERING SERVICES, LLC

James P. Adams 11/20/2002 2406
APPROVED DATE FILE NUMBER
ASCENSION PARISH PLANNING COMMISSION

NO REVISIONS / SUBMISSIONS DATE

SUNDANCE
PELICAN POINT GOLF COMMUNITY 10th FILING

Applied Engineering Services, LLC.

FINAL PLAT

BY: J. DECOTEAU	PLAT NO: ACS #2001-027
FOR: J. BAY	AS NOTED ON DRAWING
DATE: M. DECOTEAU	
DATE: B. HUGHES	
DATE: AUG. 27, 2002	

1 OF 1

#530861

10th Filing
Original

