

012579

GENERAL NOTES:

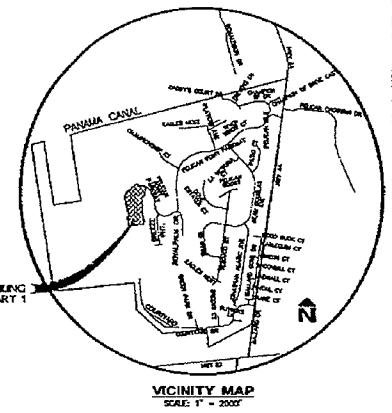
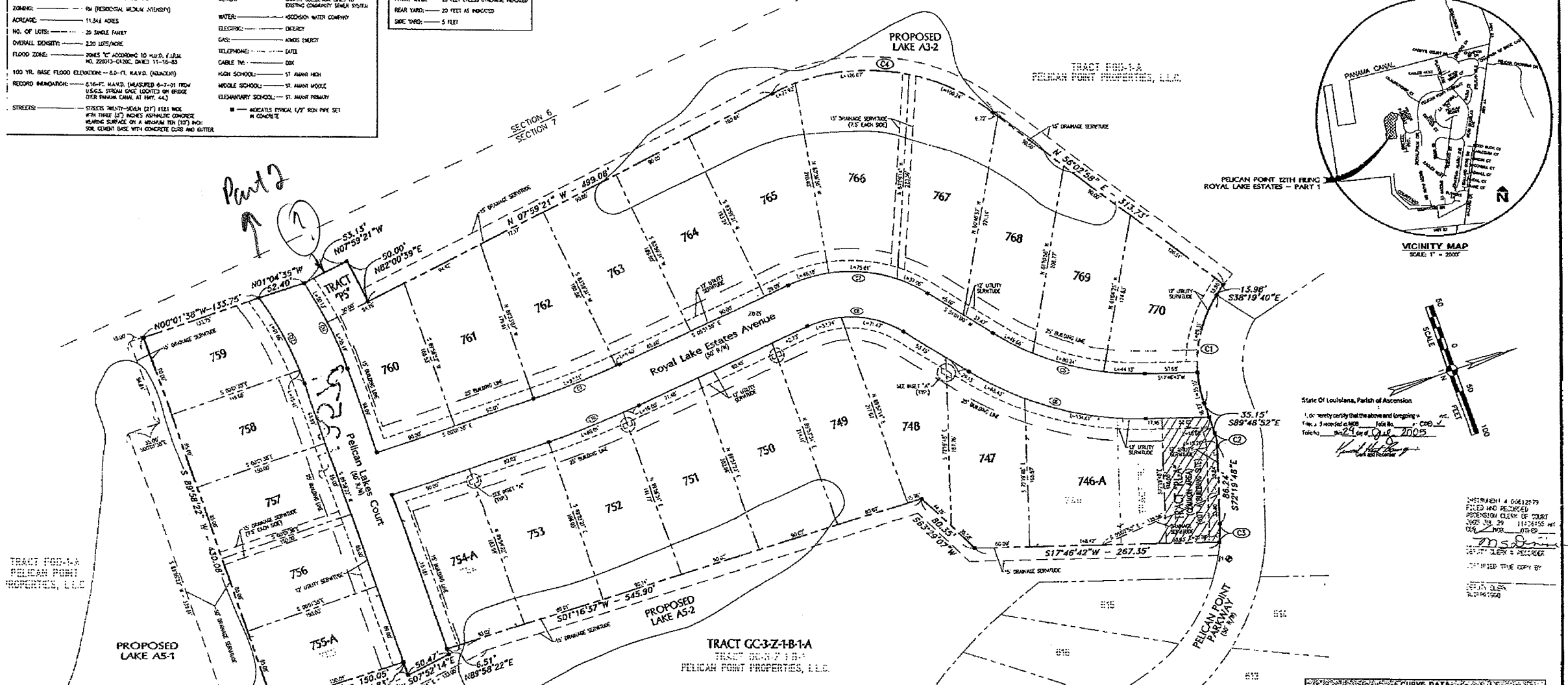
LAND USAGE: SINGLE FAMILY RESIDENTIAL
 ZONING: R-9 (RESIDENTIAL MEDIUM DENSITY)
 AREA: 11,344 ACRES
 NO. OF LOTS: 25 SINGLE FAMILY
 OVERALL DENSITY: 2.50 LOTS/ACRE
 FLOOD ZONE: ZONES 10 ACCORDING TO ALABAMA NO. 22073-CANAL, DATED 11-16-83
 100 YR. BASE FLOOD ELEVATION: 83.07 FT. M.A.S.L. (ANNUAL)
 RECORD MEASUREMENTS: 2.56% GRADE (UNLESS OTHERWISE NOTED) FROM U.S.G.S. SPOT ONE LOCATED BY BRIDGE OVER PANAMA CANAL AT HWY. 44.
 STREETS: STREETS TWENTY-FOUR (24) FEET WIDE WITH THREE (3) INCHES ASPHALTIC CONCRETE FINISH SURFACE ON A MINIMUM TEN (10) FOOT SIDE CURB BASE WITH CONCRETE CURB AND GUTTER.

MINIMUM SETBACKS:

FRONT YARD: 25 FEET UNLESS OTHERWISE INDICATED
 REAR YARD: 20 FEET AS INDICATED
 SIDE YARD: 5 FEET

SEWER: DENSITY COLLECTION LINES TO EXISTING COMMUNITY SEWER SYSTEM
 WATER: ADDITION WATER COMPANY
 ELECTRIC: ENERGY
 GAS: AMCO ENERGY
 TELEPHONE: BTEL
 CABLE TV: DCC
 HIGH SCHOOL: ST. ANNE HIGH
 MIDDLE SCHOOL: ST. ANNE MIDDLE
 ELEMENTARY SCHOOL: ST. ANNE PRIMARY

INDICATES TYPICAL 1/2" RISE PER SET IN CONCRETE



State of Louisiana, Parish of Ascension
 I, or hereby certify that the above and foregoing is a true and correct copy of the original as recorded in the Public Records Office of the Parish of Ascension, Louisiana, on the 24th day of June, 2005.
 [Signature]
 Notary Clerk & Recorder

INSTRUMENT 4 00612779
 FILED AND RECORDED
 REGISTRAR CLERK OF COURT
 1105 3RD ST
 MONROE, LA 70131
 06/24/05
 [Signature]
 NOTARY CLERK & RECORDER
 I HAVE BEEN TRUE COPY BY
 [Signature]
 06/24/05

CURVE DATA:

CURVE	LENGTH	PIVOT	TANGENT	CHORD	DIRECTION	DELTA
C1	124.45'	138.20'	66.72'	120.31'	S60°16'12"E	51°29'12"
C2	15.20'	20.00'	7.69'	15.20'	S89°04'20"E	17°29'04"
C3	20.75'	20.87'	10.45'	20.77'	S84°22'53"E	05°53'51"
C4	254.83'	228.00'	142.56'	241.77'	N0°49'46"E	64°02'19"
C5	174.04'	200.00'	89.54'	171.61'	S34°33'51"W	33°14'13"
C6	233.04'	250.00'	124.47'	200.21'	S32°33'51"W	35°14'05"
C7	190.83'	160.00'	88.66'	153.48'	S22°54'31"W	26°52'59"
C8	109.21'	110.00'	50.58'	104.78'	S22°54'31"W	56°52'59"
C9	101.81'	100.00'	51.00'	101.87'	S22°56'48"E	05°50'21"
C10	107.01'	100.00'	53.55'	106.96'	S22°56'48"E	05°50'21"
C11	105.52'	100.00'	53.17'	105.31'	S22°24'30"W	15°07'54"
C12	107.01'	100.00'	53.56'	106.66'	S22°12'53"W	17°21'58"

COMMON PROPERTY:
 THOSE AREAS NOT SPECIFICALLY DESIGNATED AS COMMON PROPERTY AND INTENDED TO BE MAINTAINED AND OCCUPIED BY THE HOMEOWNERS AND OCCUPANTS OF ROYAL LAKE ESTATES PARTS 1 & 2 FOR RECREATIONAL, SERVICE, AND OTHER RELATED ACTIVITIES, THE "COMMON PROPERTY" IS NOT HEREBY DESIGNATED FOR USE BY THE GENERAL PUBLIC AND THE PUBLIC IS NOT RESPONSIBLE FOR MAINTENANCE THEREOF. THE "COMMON PROPERTY" IS HEREBY DESIGNATED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS AND OCCUPANTS OF ROYAL LAKE ESTATES PARTS 1 & 2, WHO SHALL BE RESPONSIBLE FOR THE MAINTENANCE THEREOF.

RESTRICTIONS/NOTES:
 ALL LOTS ARE SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED AS AN INSTRUMENT ABOVE.

NOTES:
 1) NO ADVERTISE HAS BEEN MADE BY FERRIS ENGINEERING & SURVEYING, L.L.C. TO VERIFY THAT ACTUAL LEGAL OWNERSHIP, SURVIVAL, EXISTENCE, RIGHTS-OF-WAY, ETC. RESTRICTIONS, EASEMENTS OR EMBODIMENTS OF COVENANTS ENCOMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.
 2) ALL LOTS SHOWN HEREON HAVE THE MAXIMUM LOT SIZE AND LOT FRONTAGE FOR THEIR RESPECTIVE ZONING DISTRICTS AS SET FORTH BY THE ASCENSION PARISH DEVELOPMENT CODE.
 3) ALL PROPERTY COORDINATES SHOWN HEREON HAVE BEEN MONUMENTED WITH 1/2 INCH IRON PIPES UNLESS OTHERWISE INDICATED.

DETERMINED POINTS/MONUMENTS:
 THE BOUNDARIES AND MONUMENTS OF WHAT SHOWN HEREON AS NOT PREVIOUSLY INDICATED ARE HEREBY DESIGNATED TO THE PROPERTY SIZE OF THE MONUMENTS FOR PROPERTY PURPOSES. ALL AREAS SHOWN AS BOUNDARIES ARE DESIGNATED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SERVICE, RECREATION, OR OTHER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO TRAILS, SERVICE, OR OTHER PURPOSES MAY BE PLACED, AND SHALL ANY EASEMENT, TRAIL, STRUCTURE, OR IMPROVEMENT BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVICE OR RIGHT-OF-WAY AS SHOWN.

BOUNDARY DISPUTES:
 NO PERSON SHALL MAKE A RECORD OF SERVICE, EASEMENT, EJECTMENT OR AN APPROVED SURVEY INSTRUMENT, UNLESS THE METHOD OF SERVICE, EASEMENT AND EJECTMENT HAS BEEN APPROVED BY THE CLERK OF COURT OF ASCENSION PARISH, LOUISIANA.

AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER OR HIS REPRESENTATIVE TO GRADE EACH LOT SO THAT THE STORM DRAINAGE IMPROVEMENTS TO THE LOTS AND STORM DRAINAGE PLAN FOR ROYAL LAKE ESTATES PARTS 1 & 2, UNLESS OTHERWISE APPROVED BY THE ASCENSION PARISH DEPARTMENT OF PUBLIC WORKS.

RESTRICTIONS/NOTES:
 ALL LOTS ARE SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED AS AN INSTRUMENT ABOVE.

NOTES:
 1) NO ADVERTISE HAS BEEN MADE BY FERRIS ENGINEERING & SURVEYING, L.L.C. TO VERIFY THAT ACTUAL LEGAL OWNERSHIP, SURVIVAL, EXISTENCE, RIGHTS-OF-WAY, ETC. RESTRICTIONS, EASEMENTS OR EMBODIMENTS OF COVENANTS ENCOMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.
 2) ALL LOTS SHOWN HEREON HAVE THE MAXIMUM LOT SIZE AND LOT FRONTAGE FOR THEIR RESPECTIVE ZONING DISTRICTS AS SET FORTH BY THE ASCENSION PARISH DEVELOPMENT CODE.
 3) ALL PROPERTY COORDINATES SHOWN HEREON HAVE BEEN MONUMENTED WITH 1/2 INCH IRON PIPES UNLESS OTHERWISE INDICATED.

DETERMINED POINTS/MONUMENTS:
 THE BOUNDARIES AND MONUMENTS OF WHAT SHOWN HEREON AS NOT PREVIOUSLY INDICATED ARE HEREBY DESIGNATED TO THE PROPERTY SIZE OF THE MONUMENTS FOR PROPERTY PURPOSES. ALL AREAS SHOWN AS BOUNDARIES ARE DESIGNATED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SERVICE, RECREATION, OR OTHER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO TRAILS, SERVICE, OR OTHER PURPOSES MAY BE PLACED, AND SHALL ANY EASEMENT, TRAIL, STRUCTURE, OR IMPROVEMENT BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVICE OR RIGHT-OF-WAY AS SHOWN.

BOUNDARY DISPUTES:
 NO PERSON SHALL MAKE A RECORD OF SERVICE, EASEMENT, EJECTMENT OR AN APPROVED SURVEY INSTRUMENT, UNLESS THE METHOD OF SERVICE, EASEMENT AND EJECTMENT HAS BEEN APPROVED BY THE CLERK OF COURT OF ASCENSION PARISH, LOUISIANA.

AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER OR HIS REPRESENTATIVE TO GRADE EACH LOT SO THAT THE STORM DRAINAGE IMPROVEMENTS TO THE LOTS AND STORM DRAINAGE PLAN FOR ROYAL LAKE ESTATES PARTS 1 & 2, UNLESS OTHERWISE APPROVED BY THE ASCENSION PARISH DEPARTMENT OF PUBLIC WORKS.

PROPERTY LINE
 [Diagram showing property line with 5' setback and 1/2" utility service]

INSET 'A'
 SCALE: N.T.S.

REVISION: 07/12/2005
 REVISED TO RESUBMIT LOTS 746, 754, 755, TRACT PL, AND TRACT CC-3-2-1B-1 AND LOTS 746-A, 754-A, 755-A, TRACT PL, AND TRACT CC-3-2-1B-1-A.

APPROVED: [Signature] DATE: 07-20-05
 DOUGLAS DIEZ, OWNER REPRESENTATIVE
 PELICAN POINT PROPERTIES, L.L.C.

APPROVED: [Signature] DATE: 7-25-2005
 MARIAN JOHNSON-ABLES, CLERK
 ASCENSION PARISH PLANNING COMMISSION

ASCENSION PARISH PLANNING COMMISSION
 APPROVED: [Signature] DATE: 06/17/2005 FILE NO: 3283
 MARIAN JOHNSON-ABLES, CLERK
 ASCENSION PARISH PLANNING COMMISSION

CERTIFICATION:
 THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE LOUISIANA REVENUE STATUTES, BOOKS, ET AL., AND CONFORMS TO ALL FEDERAL REQUIREMENTS CONCERNING THE SUBDIVISION OF LAND AND TO THE HIGHEST STANDARDS FOR PROPERTY SURVEYING AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

APPROVED: [Signature] DATE: 06/16/2005
 DARYN W. FERGUSON, P.E.
 FERRIS ENGINEERING & SURVEYING, L.L.C.

STATE OF LOUISIANA
 DARYN W. FERGUSON
 REG. NO. 4624
 REGISTERED PROFESSIONAL LAND SURVEYOR

FINAL PLAT
 OF
PELICAN POINT
 Golf Community
 12TH FLUNG - ROYAL LAKE ESTATES, PART 1

DESCRIPTION: BEING A SUBDIVISION OF A PORTION OF TRACT 100-1 OF THE DONALDSON CLAY PLANTATION PROPERTY LOCATED IN SECTION 8 & 7, TOWNSHIP 10 SOUTH, RANGE 3 EAST, SOUTHWESTERN LAND DISTRICT OF LOUISIANA, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA.

OWNER: **PELICAN POINT PROPERTIES, L.L.C.**
 6300 CHAMPIONSHIP CT., NO. 201, GONZALES, LA 70737

FERRIS ENGINEERING & SURVEYING, L.L.C.
 11111 W. I-10, SUITE 100, METairie, LA 70002

DATE: 06/16/2005
 SHEET NO. 04-022
 DATE: 02/04/2005
 PROJECT NO: 04-022
 SHEET NO: 04-022

12/14
 Part I
 Original

DATE: 06/16/2005