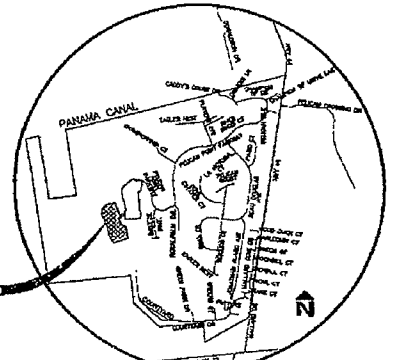
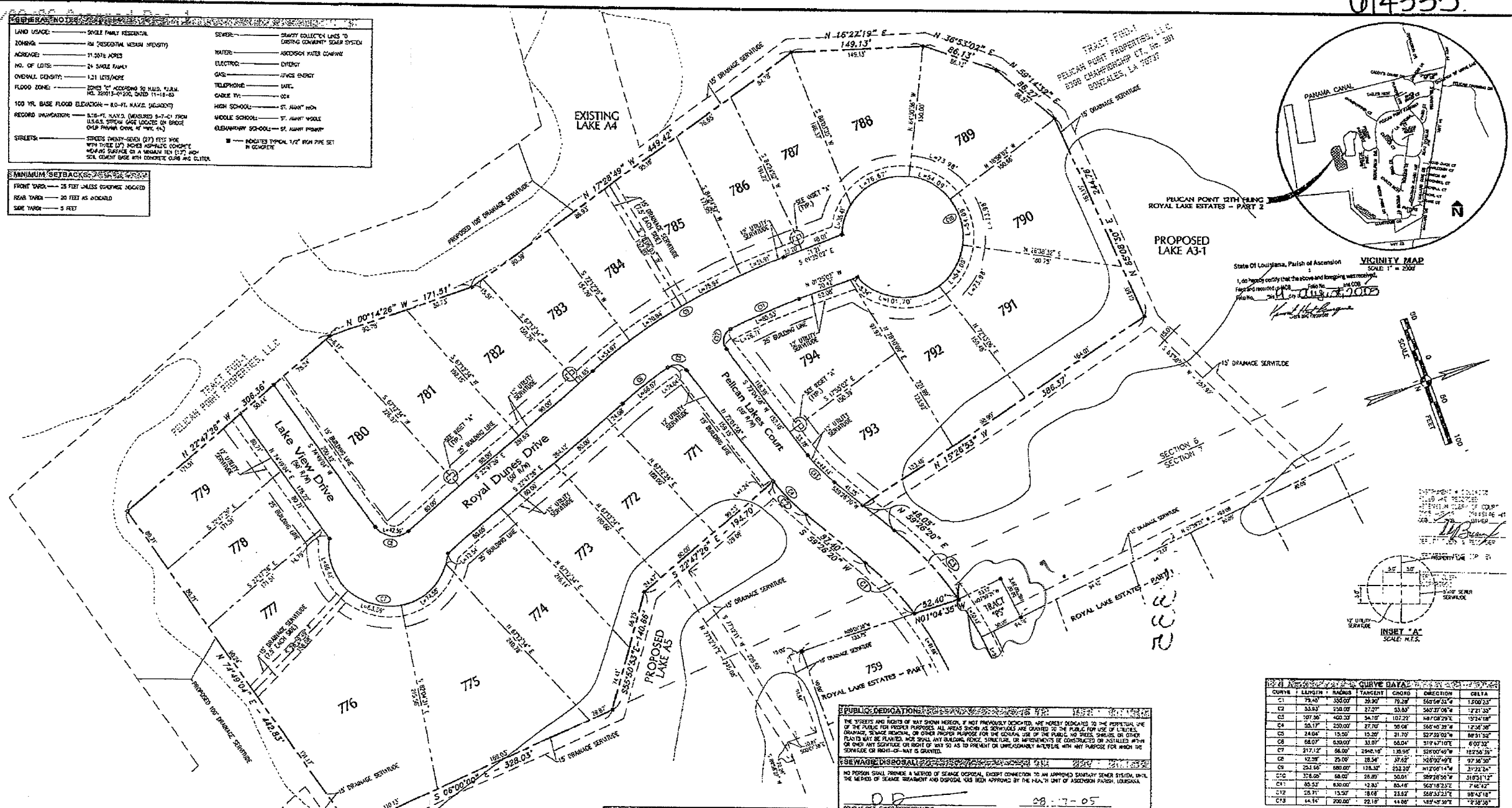


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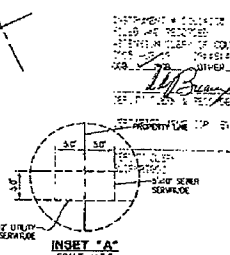
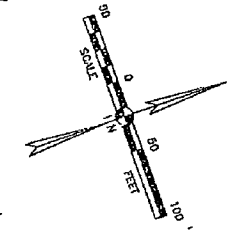
- LAND USE:** SINGLE FAMILY RESIDENTIAL
- ZONING:** RM (RESIDENTIAL MEDIUM DENSITY)
- ADDITIONS:** 11,507.6 ACRES
- NO. OF LOTS:** 24 SINGLE FAMILY
- OVERALL DENSITY:** 1.21 LOTS/ACRE
- FLOOD ZONE:** ZONES "C" ACCORDING TO NAD 83, FLD. NO. 28973-01-200, DATED 11-18-83
- 100 YR. BASE FLOOD ELEVATION:** 83'-01" (NAVD. DATUM)
- RECORD INFORMATION:** 8.26-FT. NAVD. (MEASURED 5-7-01 FROM BULLOCK STREAM GAGE LOCATED ON BRIDGE OVER PANAMA CANAL AT "MILE 14")
- STREETS:** STREETS TWENTY-SEVEN (27) FEET WIDE WITH THIRTY (30) INCH ASPHALT CONCRETE WEAR SURFACE OF A MINIMUM 10% (1.5%) SLOPE. SIDEWALKS SHALL BE CONCRETE CURBS AND CURBS.
- SEWER:** SANITARY COLLECTION LINES TO EXISTING COMBINED SEWER SYSTEM
- WATER:** ARKANSAS WATER COMPANY
- ELECTRIC:** ENERGY
- GAS:** JETCO ENERGY
- TELEPHONE:** LUMBER
- CABLE TV:** COMCAST
- HIGH SCHOOL:** ST. ANNE'S HIGH
- MIDDLE SCHOOL:** ST. ANNE'S MIDDLE
- ELEMENTARY SCHOOL:** ST. ANNE'S ELEMENTARY

- MINIMUM SETBACKS:**
- FRONT YARD — 25 FEET UNLESS OTHERWISE SPECIFIED
- REAR YARD — 20 FEET AS INDICATED
- SIDE YARD — 5 FEET



State Of Louisiana, Parish of Ascension  
 I, the undersigned, being a duly qualified and licensed Professional Engineer, do hereby certify that the above and foregoing information, together with the plans, specifications, and reports thereon, are true and correct to the best of my knowledge and belief.

*Handwritten Signature*  
 DATE: 08/17/05



**BENCHMARKS:**

1) WEST CORNER OF CROWN DRIVE ON SOUTH SIDE OF PELICAN POINT PARKWAY 13 FEET SOUTH EAST OF CURB RAIL, ELEVATION 82.5 FEET

ADDITIONAL BENCHMARKS WILL BE ADDED AFTER THE SUBMISSION CONSTRUCTION IS COMPLETE. THE FINAL PLAT WILL BE REVISION AT THAT TIME TO REFLECT THE NEW BENCHMARK LOCATOR.

**BASEIS FOR ELEVATIONS:**

NATIONAL GEODESIC SURVEY (NAD 83) DATUM — ELEVATION 1985-FT NAVD. (1985 DATUM)

**REFERENCING MAPS:**

1) MAP SHOWING REVISIONS OF THE REMAINDER OF PARCELS 11-1-2-3-3, PARCELS 00-3-1-1-1-1 AND 00-3-1-2-8 OF THE COVADON CLARK PLANTATION PROPERTY (I.E.A. PELICAN POINT GOLF COMMUNITY) AND PARCELS 110-1 AND TRACTS 00-3-1-1-1-A AND 00-3-1-1-1-B-1 FOR PELICAN POINT PROPERTIES, L.L.C. BY DAVID W. FERRIS, P.L.L.C., DATED 05/14/04, 2004. LAST REVISION JANUARY 12, 2005.

**BASE BEARINGS:**

ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE BEARINGS SHOWN ON REFERENCE MAP NO. 1 LISTED HEREON.

**RESTRICTIONS/NOTES:**

ALL LOTS ARE SUBJECT TO THE DECLARATION OF RESTRICTIONS RECORDED AS AN AGAINST HEREIN.

**COMMON PROPERTY:**

THOSE AREAS NOT SPECIFICALLY DESIGNATED AS LOTS ARE HEREBY DESIGNATED AS COMMON PROPERTY AND DESIGNATED TO THE HOMEOWNERS AND OCCUPANTS OF ROYAL LAKE ESTATES PARTS 1 & 2 FOR RECREATION, SERVICES, 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. NO ONE SHALL BE RESPONSIBLE FOR THE MAINTENANCE THEREOF.

**GRADING INSTRUCTIONS:**

NO PART OF THE HOUSE CONSTRUCTION SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER OR HIS REPRESENTATIVE TO GRADE EACH LOT TO MEET THE STORM DRAINAGE DRAINAGE TO THE APPROVED SYSTEM GRADING PLAN FOR ROYAL LAKE ESTATES PARTS 1 & 2 UNLESS OTHERWISE APPROVED BY THE ASCENSION PARISH DEPARTMENT OF PUBLIC WORKS.

**DETENTION POND NOTES:**

THE WATER POND SHOWN HEREON AS LOTS 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**PUBLIC DEDICATIONS:**

THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR TRAVEL PURPOSES. ALL AREAS SHOWN AS DRIVEWAYS ARE DEDICATED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWER, OR OTHER PROPER PURPOSE FOR THE COMMON USE OF THE PUBLIC. NO TREES, CURBS, OR OTHER PLANTS MAY BE PLANTED NOR SHALL ANY STRUCTURE, STRUCTURE, OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY DRIVEWAY OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE USE THEREOF FOR WHICH THE DRIVEWAY OR RIGHT-OF-WAY IS GRANTED.

**SEWERAGE DISPOSAL:**

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

DATE: 08-17-05

**APPROVED:**

*Handwritten Signature*  
 DATE: 8-18-2005 FILE NO: 3253

**CERTIFICATION:**

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOUISIANA REVISION STATUTE, 17:550, ET SEQ., AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

*Handwritten Signature: Ronald K. Ferris*  
 DATE: 8-17-05

RONALD K. FERRIS, P.L.L.C.  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 REG. NO. 4437

| STATION | CHORD  | ANGLE  | TANGENT | RADIUS | LENGTH  | CHORD  | DEFLECTION | DELTA  |
|---------|--------|--------|---------|--------|---------|--------|------------|--------|
| C1      | 75.40  | 330.00 | 25.30   | 78.20  | 540.57  | 52.50  | 1.500      | 23.00  |
| C2      | 53.87  | 230.00 | 27.00   | 53.87  | 340.37  | 36.00  | 1.200      | 18.00  |
| C3      | 107.54 | 420.00 | 34.00   | 107.54 | 680.74  | 72.00  | 2.400      | 36.00  |
| C4      | 53.77  | 230.00 | 27.00   | 53.77  | 340.37  | 36.00  | 1.200      | 18.00  |
| C5      | 24.04  | 115.00 | 13.50   | 24.04  | 152.18  | 18.00  | 0.600      | 9.00   |
| C6      | 48.07  | 230.00 | 27.00   | 48.07  | 304.36  | 36.00  | 1.200      | 18.00  |
| C7      | 217.12 | 86.00  | 214.10  | 1.850  | 3280.49 | 182.50 | 5.475      | 328.00 |
| C8      | 12.50  | 25.00  | 25.00   | 12.50  | 156.25  | 15.62  | 0.469      | 29.26  |
| C9      | 25.00  | 50.00  | 50.00   | 25.00  | 312.50  | 31.25  | 0.938      | 58.52  |
| C10     | 37.50  | 75.00  | 75.00   | 37.50  | 468.75  | 46.88  | 1.406      | 87.78  |
| C11     | 50.00  | 100.00 | 100.00  | 50.00  | 625.00  | 62.50  | 1.875      | 117.04 |
| C12     | 62.50  | 125.00 | 125.00  | 62.50  | 781.25  | 78.12  | 2.344      | 146.42 |
| C13     | 75.00  | 150.00 | 150.00  | 75.00  | 937.50  | 93.75  | 2.812      | 175.70 |

*Handwritten:* Filing 12 II Original

**FINAL PLAT**

**PELICAN POINT**  
 12TH FLUNG - ROYAL LAKE ESTATES, PART 2

BEING A SUBDIVISION OF A PORTION OF TRACT FED-1 OF THE COVADON CLARK PLANTATION PROPERTY LOCATED IN SECTION 8 & 7, TOWNSHIP 10 SOUTH, RANGE 3 EAST, SOUTHEASTERN LAND DISTRICT OF LOUISIANA, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA

**PELICAN POINT PROPERTIES, L.L.C.**  
 5300 CHAMPAGNE CT., NO. 201, CORZALES, LA 70737

**FERRIS ENGINEERING & SURVEYING, L.L.C.**  
 1100 W. BAYOU BLVD., SUITE 100, METairie, LA 70002

L:\01-022 ROYAL LAKE ESTATES\01-022 FIN. PLAT.dwg 1/11/2005 3:20:53 PM CST