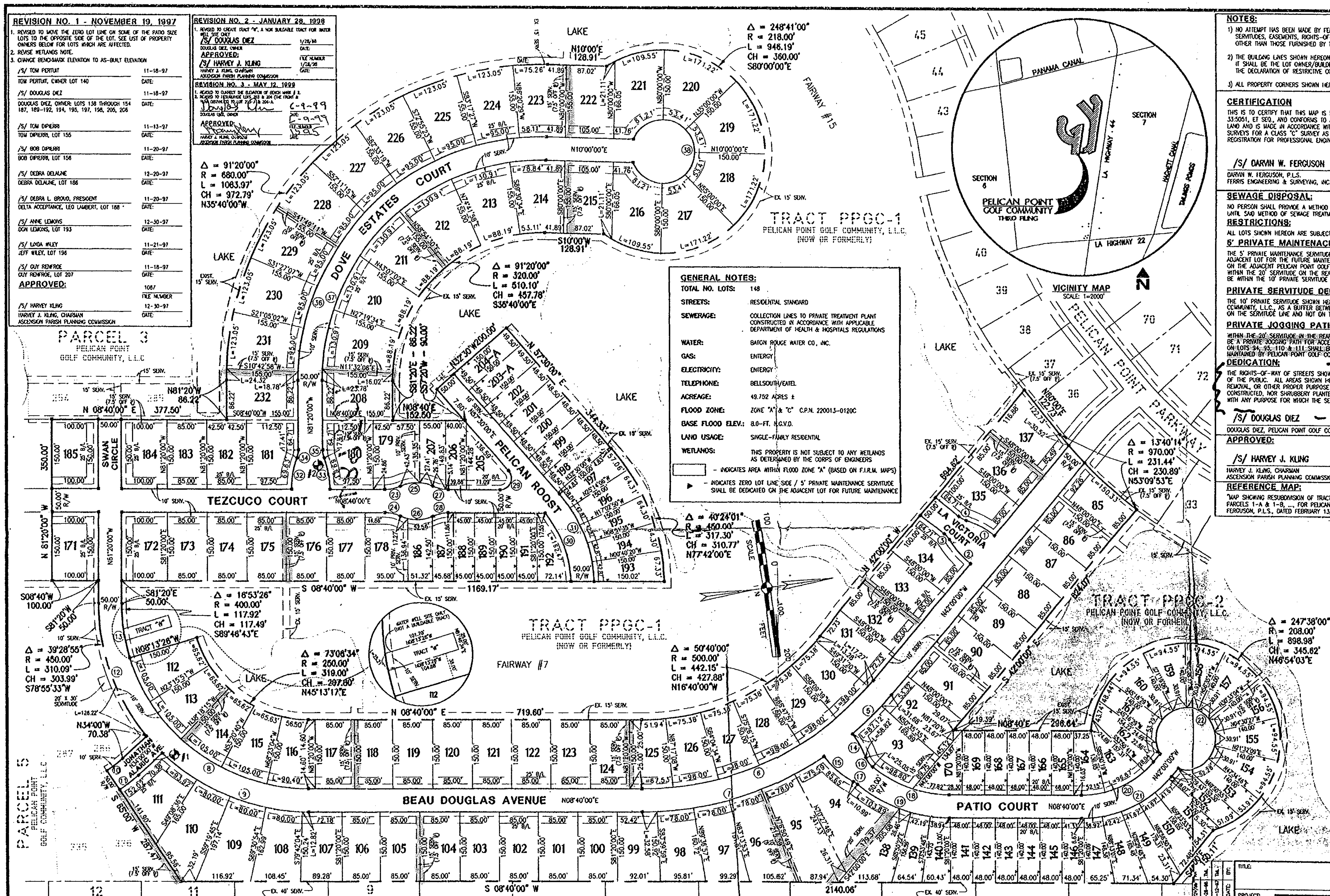
#439801



REVISION NO. 1 - NOVEMBER 19, 1997

1. REVISED TO MOVE THE ZERO LOT LINE ON SOME OF THE PATIO SIZE LOTS TO THE OPPOSITE SIDE OF THE LOT. SEE LIST OF PROPERTY OWNERS BELOW FOR LOTS WHICH ARE AFFECTED.
2. REVISE WETLANDS NOTE.
3. CHANGE BENCHMARK ELEVATION TO AS-BUILT ELEVATION

/S/ TOM PERTUIT — 11-18-97
TOM PERTUIT, OWNER LOT 140 — DATE

/S/ DOUGLAS DIEZ — 11-18-97
DOUGLAS DIEZ, OWNER: LOTS 138 THROUGH 154, 187, 189-192, 194, 195, 197, 198, 205, 206 — DATE

/S/ TOM DIPIERRI — 11-13-97
TOM DIPIERRI, LOT 155 — DATE

/S/ BOB DIPIERRI — 11-20-97
BOB DIPIERRI, LOT 156 — DATE

/S/ DEBRA DELAUNE — 12-20-97
DEBRA DELAUNE, LOT 186 — DATE

/S/ DEBRA L. BROUO, PRESIDENT — 11-20-97
DELTA ACCEPTANCE, LEO LAMBERT, LOT 188 — DATE

/S/ ANNE LEMONS — 12-30-97
DON LEMONS, LOT 193 — DATE

/S/ LINDA WILEY — 11-21-97
JEFF WILEY, LOT 196 — DATE

/S/ GUY RENFROE — 11-18-97
GUY RENFROE, LOT 207 — DATE

APPROVED:

1067
FILE NUMBER

/S/ HARVEY KLING — 12-30-97
HARVEY J. KLING, CHAIRMAN
ASCENSION PARISH PLANNING COMMISSION — DATE

REVISION NO. 2 - JANUARY 28, 1998

1. REVISED TO CREATE TRACT "W", A NON BUILDABLE TRACT FOR WATER WELL SITE ONLY

/S/ DOUGLAS DIEZ — 1/28/98
DOUGLAS DIEZ, OWNER — DATE

APPROVED:

/S/ HARVEY J. KLING — FILE NUMBER — 1/28/98
HARVEY J. KLING, CHAIRMAN
ASCENSION PARISH PLANNING COMMISSION — DATE

REVISION NO. 3 - MAY 12, 1999

1. REVISED TO CORRECT THE ELEVATION OF BENCH MARK # 2.
2. REVISED TO RESUBDIVIDE LOTS 203 & 204 (THE FRONT & REAR DISTANCES) TO LOT 203-A & 204-A.

Douglas Diez — 6-9-99
DOUGLAS DIEZ, OWNER — DATE 6-9-99

APPROVED:

Harvey J. Kling — FILE NUMBER 1595
HARVEY J. KLING, CHAIRMAN
ASCENSION PARISH PLANNING COMMISSION — DATE

GENERAL NOTES:

TOTAL NO. LOTS:	148
STREETS:	RESIDENTIAL STANDARD
SEWERAGE:	COLLECTION LINES TO PRIVATE TREATMENT PLANT CONSTRUCTED IN ACCORDANCE WITH APPLICABLE DEPARTMENT OF HEALTH & HOSPITALS REGULATIONS
WATER:	BATON ROUGE WATER CO, INC.
GAS:	ENTERGY
ELECTRICITY:	ENTERGY
TELEPHONE:	BELLSOUTH/EATEL
ACREAGE:	49.752 ACRES ±
FLOOD ZONE:	ZONE "A" & "C" C.P.N. 220013-0120C
BASE FLOOD ELEV.:	8.0-FT. N.G.V.D.
LAND USAGE:	SINGLE-FAMILY RESIDENTIAL
WETLANDS:	THIS PROPERTY IS NOT SUBJECT TO ANY WETLANDS AS DETERMINED BY THE CORPS OF ENGINEERS

- INDICATES AREA WITHIN FLOOD ZONE "A" (BASED ON F.I.R.M. MAPS)
- INDICATES ZERO LOT LINE SIDE / 5' PRIVATE MAINTENANCE SERVITUDE SHALL BE DEDICATED ON THE ADJACENT LOT FOR FUTURE MAINTENANCE

NOTES:

1) NO ATTEMPT HAS BEEN MADE BY FERRIS ENGINEERING & SURVEYING, INC. TO VERIFY TITLE, ACTUAL 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 STATUES 33:5051, ET SEQ., AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING 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.

/S/ DARVIN W. FERGUSON — 5/27/97
DARVIN W. FERGUSON, P.L.S.
FERRIS ENGINEERING & SURVEYING, INC. — DATE

STATE OF LOUISIANA
DARVIN W. FERGUSON
REG. No. 4624
REGISTERED PROFESSIONAL LAND SURVEYOR

SEWAGE DISPOSAL:

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL SAID 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.

5' PRIVATE MAINTENACE SERVITUDE DEDICATION:

THE 5' PRIVATE MAINTENANCE SERVITUDE SHOWN HEREON ADJACENT TO THE ZERO LOT LINES SHALL BE DEDICATED IN FAVOR OF THE ADJACENT LOT FOR THE FUTURE MAINTENANCE OF HIS ZERO LOT LINE WALL. THE 5' MAINTENANCE SERVITUDE FOR LOT 204 SHALL BE ON THE ADJACENT PELICAN POINT GOLF COMMUNITY,L.L.C. COMMON PROPERTY. THE 5' MAINTENANCE SERVITUDE FOR LOT 138 SHALL BE WITHIN THE 20' SERVITUDE ON THE REAR OF LOTS 94 & 95. THE 5' PRIVATE MAINTENANCE SERVITUDE FOR LOTS 188 & 207 SHALL BE WITHIN THE 10' PRIVATE SERVITUDE ALONG THE SIDE OF LOTS 178 & 179.

PRIVATE SERVITUDE DEDICATION:

THE 10' PRIVATE SERVITUDE SHOWN HEREON ADJACENT TO LOTS 178 & 179 SHALL BE MAINTAINED BY PELICAN POINT GOLF COMMUNITY, L.L.C., AS A BUFFER BETWEEN THE ADJACENT PATIO HOMES. THE SIDE FENCES ON LOTS 178 & 179 SHALL BE PLACED ON THE SERVITUDE LINE AND NOT ON THE PROPERTY LINE.

PRIVATE JOGGING PATH / BICYCLE PATH:

WITHIN THE 20' SERVITUDE IN THE REAR OF LOTS 94 & 95 AND WITHIN THE 15' SERVITUDE IN THE REAR OF LOTS 110 & 111 SHALL BE A PRIVATE JOGGING PATH FOR ACCESS TO THE COMMUNITY BY THE HOMES FRONTING ON LA HIGHWAY 44. THE REAR FENCES ON LOTS 94, 95, 110 & 111 SHALL BE PLACED ON THE SERVITUDE LINE AND NOT THE PROPERTY LINE. THIS AREA SHALL BE MAINTAINED BY PELICAN POINT GOLF COMMUNITY,L.L.C.

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 SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, 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 SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.

/S/ DOUGLAS DIEZ — 5/27/97
DOUGLAS DIEZ, PELICAN POINT GOLF COMMUNITY, L.L.C. — DATE

APPROVED:

/S/ HARVEY J. KLING — 5/27/97 — 804
HARVEY J. KLING, CHAIRMAN
ASCENSION PARISH PLANNING COMMISSION — DATE — FILE NUMBER

I do hereby certify that the above and foregoing ... filed and recorded in MOB ... Folio No. 1007 this 14 day of June ... Clerk and Recorder

REFERENCE MAP:

"MAP SHOWING RESUBDIVISION OF TRACT PP OF THE DONALDSON CLARK PLANTATION PROPERTY INTO TRACTS PP-1, M, OP, RT, S-1, PARCELS 1-A & 1-B, ..., FOR PELICAN POINT GOLF COMMUNITY, L.L.C.", BY FERRIS ENGINEERING & SURVEYING, INC., DARVIN W. FERGUSON, P.L.S., DATED FEBRUARY 13, 1997, LATEST REVISION DATED APRIL 23, 1997. → 390017

RIGHT-OF-WAY CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	200.00'	69.63'	35.17'	69.28'	N38°01'33"E	19°56'54"
2	200.00'	69.63'	35.17'	69.28'	N57°58'27"E	19°56'54"
3	50.00'	17.41'	8.79'	17.32'	S57°58'27"W	19°56'54"
4	50.00'	17.41'	8.79'	17.32'	N38°01'33"E	19°56'54"
5	700.00'	118.80'	59.54'	118.66'	N37°08'16"W	09°43'27"
6	650.00'	574.80'	307.72'	556.25'	S16°40'00"E	50°40'00"
7	700.00'	420.16'	216.62'	413.88'	S08°31'44"E	34°23'27"
8	400.00'	510.40'	296.58'	476.47'	S45°13'17"W	73°06'34"
9	450.00'	346.74'	182.49'	338.23'	S30°44'27"W	44°08'55"
10	250.00'	44.16'	22.14'	44.11'	N28°56'21"W	10°07'17"
11	300.00'	52.02'	26.07'	51.95'	S29°01'58"E	09°56'04"
12	450.00'	310.09'	161.49'	303.99'	S78°55'33"W	39°28'55"
13	400.00'	117.92'	59.39'	117.49'	N89°46'43"W	16°53'26"
14	200.00'	58.82'	29.62'	58.61'	S69°25'32"W	16°51'03"
15	200.00'	85.65'	43.49'	85.00'	S48°43'52"W	24°32'17"
16	50.00'	25.05'	12.79'	24.79'	S63°29'53"W	28°42'20"
17	50.00'	10.99'	5.52'	10.97'	N42°45'31"E	12°35'35"
18	250.00'	176.62'	92.18'	172.97'	N28°54'22"E	40°28'43"
19	300.00'	211.47'	110.34'	207.12'	N28°51'39"E	40°23'18"
20	200.00'	176.86'	94.68'	171.15'	N16°40'00"W	50°40'00"
21	250.00'	221.08'	118.35'	213.94'	S16°40'00"E	50°40'00"
22	68.00'	376.06'	26.88'	50.00'	S48°00'00"W	316°51'32"
23	80.00'	34.92'	17.74'	34.64'	N03°50'14"W	25°00'28"
24	80.00'	34.92'	17.74'	34.64'	N21°10'14"E	25°00'28"
25	80.00'	69.84'	37.32'	67.64'	N08°40'00"E	50°00'56"
26	80.00'	69.84'	37.32'	67.64'	S08°40'00"W	50°00'56"
27	80.00'	34.92'	17.74'	34.64'	N21°10'14"E	25°00'28"
28	80.00'	34.92'	17.74'	34.64'	S03°50'14"E	25°00'28"
29	25.00'	57.23'	55.07'	45.53'	N56°55'00"W	131°10'00"
30	250.00'	162.47'	84.22'	159.62'	N78°40'11"E	37°14'05"
31	300.00'	209.53'	109.24'	205.30'	N77°30'31"E	40°01'01"
32	200.00'	69.63'	35.17'	69.28'	N71°21'33"W	19°56'54"
33	200.00'	69.63'	35.17'	69.28'	N88°41'33"E	19°56'54"
34	50.00'	17.41'	8.79'	17.32'	S71°21'33"E	19°56'54"
35	50.00'	17.41'	8.79'	17.32'	N88°41'33"E	19°56'54"
36	525.00'	836.89'	537.36'	751.05'	N35°40'00"W	91°20'00"
37	475.00'	757.18'	486.18'	679.52'	N35°40'00"W	91°20'00"
38	68.00'	376.06'	26.88'	50.00'	S80°00'00"E	316°51'32"

ZERO LOT LINE HOUSING:

IS DEFINED AS SINGLE FAMILY DETACHED HOUSING AND SHALL HAVE ONLY ONE (1) SIDE YARD. THE ZERO LOT LINE MUST BE DESIGNATED ON THE APPROVED SUBDIVISION PLAT. THE EXTERIOR WALL CONSTRUCTED ON THE ZERO LOT LINE SHALL BE A ONE (1) HOUR FIRE UL RATED WALL WITH NO OPENINGS. A FIVE (5) FOOT PRIVATE MAINTENANCE EASEMENT SHALL BE PROVIDED ON THE LOT ADJACENT TO THE ZERO LOT LINE FOR MAINTENANCE OF THE ZERO LOT LINE WALL. THIS SHALL BE NOTED ON THE APPROVED SUBDIVISION PLAT.

DEFINITIONS:

PRIVATE OUTDOOR LIVING SPACES:

THE ZERO LOT LINE UNIT SHALL BE DESIGNED TO INTEGRATE INTERIOR AND EXTERIOR LIVING AREAS. THE CONFIGURATION OF THE EXTERIOR WALLS OF THE UNIT SHALL DEFINE AND ENCLOSE OUTDOOR LIVING AREAS.

PRIVATE OPEN SPACES:

OPEN SPACE INTENDED FOR THE PRIVATE USE OF EACH INDIVIDUAL DWELLING UNIT SHOULD BE SO LOCATED AND DESIGNED AS TO MAXIMIZE ITS UTILITY TO THE DWELLING UNIT IT SERVES AND MAXIMIZE ITS PRIVACY, ESPECIALLY IN RELATION TO ADJACENT DWELLING UNIT.

INTERIOR SIDE YARD:

THE DWELLING UNIT "ZERO" SIDE MUST BE PLACED ON THE PROPERTY LINE WITH A ZERO (0) SETBACK, AND THE DWELLING UNIT SETBACK ON THE OTHER INTERIOR SIDE PROPERTY LINE SHALL BE A MINIMUM OF FIVE (5) FEET (LESS THAN TEN (10) FEET SHALL BE A ONE (1) HOUR FIRE UL RATED WALL WITH NOT MORE THAN 20% OF UNPROTECTED OPENINGS) EXCLUDING THE CONNECTING ELEMENTS SUCH AS FENCES, WALLS AND TRELLISES. NO STRUCTURE, WITH THE EXCEPTION OF FENCES, SHALL BE PLACED WITHIN THE FIVE (5) FOOT MAINTENANCE EASEMENT FOR MAINTENANCE OF THE ZERO LOT LINE WALL. THIS SHALL BE NOTED ON THE APPROVED SUBDIVISION PLAT.
ACCESSORY BUILDINGS AND STRUCTURES SHALL OBSERVE SETBACK REQUIREMENTS AS OTHERWISE PROVIDED IN THE CODE.

OPENINGS PROHIBITED ON THE ZERO LOT LINE SIDE:

THE WALL OF THE DWELLING LOCATED ON THE ZERO LOT LINE SHALL HAVE NO WINDOWS, DOORS, AIR-CONDITIONING UNITS, OR ANY OTHER TYPE OF OPENINGS. THE FOLLOWING EXCEPTIONS MAY BE APPLIED:

A. ATRIUMS OR COURTS SHALL BE PERMITTED ON THE ZERO LOT SIDE WHEN THE COURT OR ATRIUM IS ENCLOSED BY THREE (3) WALLS OF THE DWELLING UNIT AND A SOLID ONE (1) HOUR UL RATED WALL OF AT LEAST EIGHT (8) FEET IN HEIGHT PROVIDED ON THE ZERO LOT LINE. SAID WALL SHALL BE CONSTRUCTED OF THE SAME MATERIAL AND FIRE RATING AS EXTERIOR WALLS OF THE UNIT.

B. FIRE RATED AND UL APPROVED GLASS (OR GLASS BLOCKS) MAY BE USED, PROVIDED GLAZING IS OBSCURE IN VISIBILITY. THE OPENING SHALL NOT EXCEED EIGHT (8) SQUARE FEET IN AREA.

C. OPEN PORCHES ARE PERMITTED ON THE ZERO LOT LINE SIDE PROVIDED NO OPENINGS FACING TOWARD THE ZERO LOT LINE ARE CONSTRUCTED WITHIN FIFTEEN (15) FEET OF THE ZERO LOT LINE. AND EIGHT (8) FOOT ONE (1) HOUR FIRE RATED WALL SHALL BE CONSTRUCTED ON THE ZERO LOT LINE WHERE OPENINGS ARE LESS THAN FIFTEEN (15) FEET FROM THE ZERO LOT LINE AND FACING THAT LINE.

D. OPEN CARPORTS ARE PERMITTED ON ZERO LOT LINE SIDE PROVIDED THE SUPPORT POST AND BEAMS ARE ONE (1) HOUR UL FIRE RATED. ANY ACCESSORY STORAGE WALLS ON THE ZERO LOT LINE MUST BE ONE (1) HOUR UL FIRE RATED.

BASE BEARING:

S 08°40'00" W, BEING THE PROPERTY LINE COMMON TO PARCEL 3 AND PARCEL 1-A, AS SHOWN ON REFERENCE MAP.

BENCHMARK:

#1 NORTH EAST BOLT SET ON CATCH BASIN ON SIDE OF LOT 111 AT CORNER OF BEAU DOUGLAS AVE. AND JONATHAN ALARIC AVE. ELEVATION 9.18-FT N.A.V.D. (1988 DATUM)

#2 NORTH EAST BOLT SET ON CATCH BASIN ON SIDE OF LOT 180 AT INTERSECTION OF TEZCUCO COURT AND DOVE ESTATES COURT ELEVATION 9.44-FT N.A.V.D. (1988 DATUM)

REFERENCE BENCHMARK:

NATIONAL GEODETIC SURVEY (N.G.S.) BENCHMARK "L 192 1964" - ELEVATION 19.53-FT N.A.V.D. (1988 DATUM)

REVISION	DATE	BY
1. REVISED TO MOVE ZERO LOT LINE SIDES ON SOME PATIO SIZE LOTS, REVISE WETLANDS NOTE, & CHANGE BENCHMARK TO AS-BUILT ELEVATION	11-12-97	T.M.
2. REVISED TO CREATE TRACT W FOR WATER WELL SITE	1-28-98	T.M.
3. REVISED TO CORRECT BENCH MARK #2 TO ELEVATION 9.44	5/24/99	

TITLE: **FINAL PLAT**

PROJECT: **PELICAN POINT** Golf Community
THIRD FILING - LOTS 85-232

DESCRIPTION: BEING A SUBDIVISION OF A PORTION OF PARCEL 3 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 CORNERVIEW, SUITE 16, GONZALES, LOUISIANA 70737

FERRIS ENGINEERING & SURVEYING, INC.
CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNING • MUNICIPAL/HIGHWAY
11854 BRICKSOME AVENUE - BATON ROUGE, LOUISIANA 70816 PH(504) 292-6838 - FAX(504) 292-0441

DRAWN BY: RJR	CADFILE: FPLAT	5/97	PROJECT NO: 96-198	DWG NO.:

CONVEYANCE BOOK 708 PAGE 707

CERTIFIED TRUE COPY OF INSTRUMENT FILED FOR RECORD — CLERK OF COURT — #439801

3rd Filing 5/97
CURRENT original