

#504919

**NOTES:**

- 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.
- 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.
- 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 33:501, 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.

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

**/S/DARVIN W. FERGUSON** 5-27-97  
 DATE

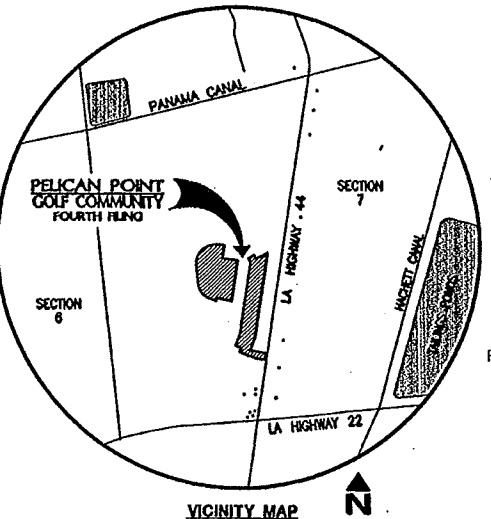
**SEWAGE DISPOSAL:**  
 NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNLESS SAID METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF ASCENSION PARISH.

**RESTRICTIONS:**  
 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 SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. STRUCTURE, OR FENCE SHALL NOT 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** 5-27-97 015  
 HARVEY J. KLING, CHAIRMAN DATE FILE NUMBER  
 ASCENSION PARISH PLANNING COMMISSION



**TRACT GC-2**  
 PELICAN POINT GOLF COMMUNITY, L.L.C.  
 (NOW OR FORMERLY)

**RIGHT-OF-WAY CURVE DATA**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	200.00'	49.00'	24.50'	48.87'	N74°43'15"W	14°02'10"
2	200.00'	49.00'	24.50'	48.87'	S88°45'25"E	14°02'10"
3	200.00'	42.92'	21.39'	42.54'	S73°48'27"E	12°12'54"
4	200.00'	60.75'	30.81'	60.52'	S87°04'23"E	17°24'15"
5	625.00'	195.55'	98.58'	194.75'	S70°58'58"E	17°58'38"
6	575.00'	164.44'	82.78'	163.88'	S70°10'42"E	16°23'08"
7	375.00'	98.23'	49.40'	97.94'	N69°29'21"W	15°00'28"
8	425.00'	28.11'	14.06'	28.10'	S63°52'48"E	03°47'21"
9	425.00'	33.19'	16.60'	33.18'	N74°45'21"W	04°28'28"
10	775.00'	164.84'	82.73'	164.53'	S14°45'36"W	12°11'11"
11	825.00'	175.47'	88.07'	175.14'	S14°45'36"W	12°11'11"
12	250.00'	142.82'	73.42'	140.89'	N07°41'58"W	32°43'58"
13	300.00'	171.39'	88.10'	169.08'	N07°41'58"W	32°43'58"
14	250.00'	468.69'	333.85'	395.79'	S48°20'00"W	104°40'00"
15	300.00'	548.03'	388.62'	474.95'	S48°20'00"W	104°40'00"
16	200.00'	262.98'	154.39'	244.43'	S43°40'00"E	75°20'00"
17	250.00'	328.70'	192.99'	305.53'	S43°40'00"E	75°20'00"
18	50.00'	65.74'	38.60'	61.11'	N43°40'00"W	75°20'00"
19	100.00'	182.68'	129.54'	158.32'	S48°20'00"W	104°40'00"

**REVISION 2: NOVEMBER 15, 2000**

- REVISED TO SHOW PREVIOUS REVOCATION OF A PORTION OF PELICAN POINT PARKWAY.
- REVISED TO SHOW RESUBDIVISION OF LOT 269 INTO LOT 269-A.
- REVISED CURVE DATA CHART TO REFLECT REVISED R/W AT INTERSECTION OF PELICAN POINT PARKWAY AND JONATHAN ALARIC AVENUE.
- REVISED ADJACENT PARCEL DESIGNATIONS TO REFLECT PREVIOUS RESUBDIVISIONS AND REVISIONS.
- REVISED TO SHOW 20' TEMPORARY PRIVATE EMERGENCY ACCESS SERVITUDE (DEDICATED & DIMENSIONED ON SEPARATE DOCUMENT).

**APPROVED:**  
*James E. Alton* 11-29-2000  
 JAMES E. ALTON, CHAIRMAN DATE  
 ASCENSION PARISH PLANNING COMMISSION FILE NO. 2021

**GENERAL NOTES:**

TOTAL NO. LOTS: 104

**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:** ENERGY

**ELECTRICITY:** ENERGY

**TELEPHONE:** BELLSOUTH/EXTEL

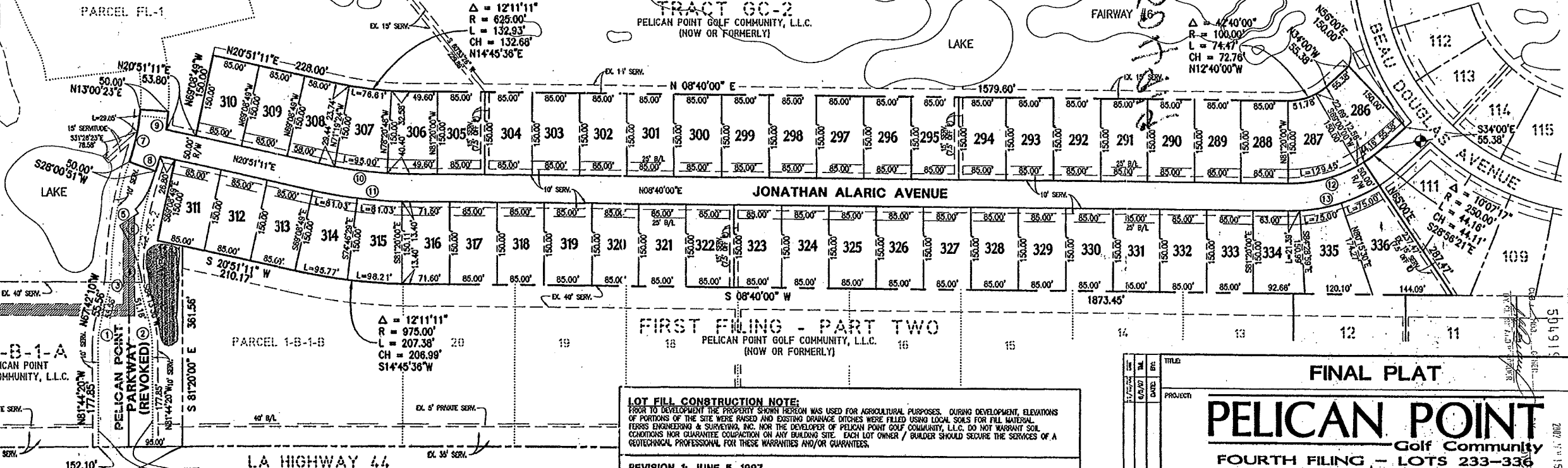
**ACREAGE:** 40.428 ACRES ±

**FLOOD ZONE:** ZONE "C" C.P.N. 220013-01200

**BASE FLOOD ELEV.:** 8.0-FT. N.G.V.D.

**LAND USAGE:** SINGLE-FAMILY RESIDENTIAL

**WETLANDS:** DETERMINATION PERFORMED IN 1991 BY THE DEPARTMENT OF NATURAL RESOURCES CONSERVATION SERVICE. PROPERTY IS CLASSIFIED AS "PRIOR CONVERTED - PC" AND IS NOT UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS. NOT SUBJECT TO WETLANDS.



**REFERENCE MAP:**  
 MAP SHOWING RESUBDIVISION OF TRACT OP OF THE DONALDSON CLARK PLANTATION PROPERTY INTO TRACTS PP-1, M, OR, RP, 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.

**BASE BEARING:**  
 S 08°40'00" W, BEING THE PROPERTY LINE COMMON TO PARCEL 5 AND PARCEL 1-B, AS SHOWN ON REFERENCE MAP.

**BENCHMARK:**  
 TOP OF 1/2-IN. IRON PIPE SET IN CONCRETE LOCATED AT THE INTERSECTION OF THE SOUTHERN R/W LINE OF BEAU DOUGLAS AVENUE AND THE EASTERN R/W LINE OF JONATHAN ALARIC AVENUE - ELEVATION 8.00-FT. N.A.V.D. (1988 DATUM)

**REFERENCE BENCHMARK:**  
 NATIONAL GEODETIC SURVEY (N.G.S.) BENCHMARK 7, 192 1964' - ELEVATION 19.53-FT. N.A.V.D. (1988 DATUM)

**LOT FILL CONSTRUCTION NOTE:**  
 PRIOR TO DEVELOPMENT OF 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. FERRIS ENGINEERING & SURVEYING, INC. NOR THE DEVELOPER OF PELICAN POINT GOLF COMMUNITY, L.L.C. DO NOT WARRANT SOIL CONDITIONS NOR GUARANTEE COMPACTON ON ANY BUILDING SITE. EACH LOT OWNER / BUILDER SHOULD SECURE THE SERVICES OF A GEOTECHNICAL PROFESSIONAL FOR THESE WARRANTIES AND/OR GUARANTEES.

**REVISION 1: JUNE 5, 1997**  
 (1) REVISED TO CORRECT TWO LOTS WHICH WERE ASSIGNED THE SAME NUMBER, LOT 264 ADJACENT TO LOT 266 IS NOW LOT 265, (2) TO ADD FILL CONSTRUCTION NOTE.

**/S/DOUGLAS DIEZ** 06-06-97  
 DOUGLAS DIEZ, PELICAN POINT GOLF COMMUNITY, L.L.C. DATE  
 Filed and recorded in MOP File No. 15 day of June 2002

**APPROVED:**  
**/S/HARVEY J. KLING** 06-06-97 863  
 HARVEY J. KLING, CHAIRMAN DATE FILE NUMBER  
 ASCENSION PARISH PLANNING COMMISSION

**FINAL PLAT**

**PELICAN POINT**  
 Golf Community  
 FOURTH FILING - Lots 233-336

DESCRIPTION: BEING A SUBDIVISION OF A PORTION OF PARCEL 3 AND PARCEL 5 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 BROOKSOME AVENUE - BATON ROUGE, LOUISIANA 70816 / PH:(504) 292-6838 - FAX:(504) 292-0141

DRAWN BY: BUR  
 CHECKED: PP4-NOV00  
 DATE: 8/97  
 PROJECT NO: 88-198  
 DWG NO: 87-F-004