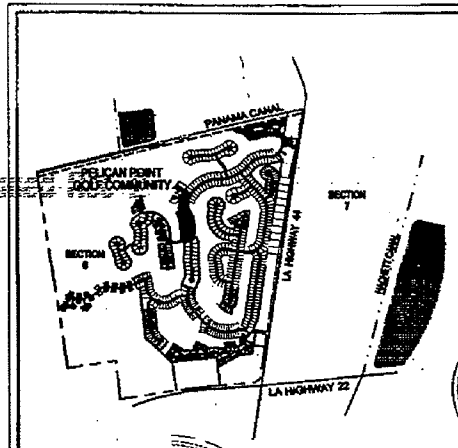


#519471



**LOT FILL CONSTRUCTION NOTE:**  
PRIOR 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 SOIL FOR FILL MATERIAL. APPLIED ENGINEERING SERVICES, LLC NOR THE DEVELOPER OF PELICAN POINT GOLF COMMUNITY, LLC DO NOT WARRANT SOIL CONDITIONS NOR GUARANTEE COMPACTION ON ANY BUILDING SITE. EACH LOT OWNER / BUILDER SHOULD SECURE THE SERVICES OF A GEOTECHNICAL PROFESSIONAL FOR THESE WARRANTIES AND / OR GUARANTEES.

**BENCHMARK:**  
IN FRONT OF LOT 484, NORTH EAST BOLT ON CATCH BARR ON THE WEST SIDE OF PELICAN POINT PARKWAY ELEVATION 8.02 FT. (1988 DATUM).

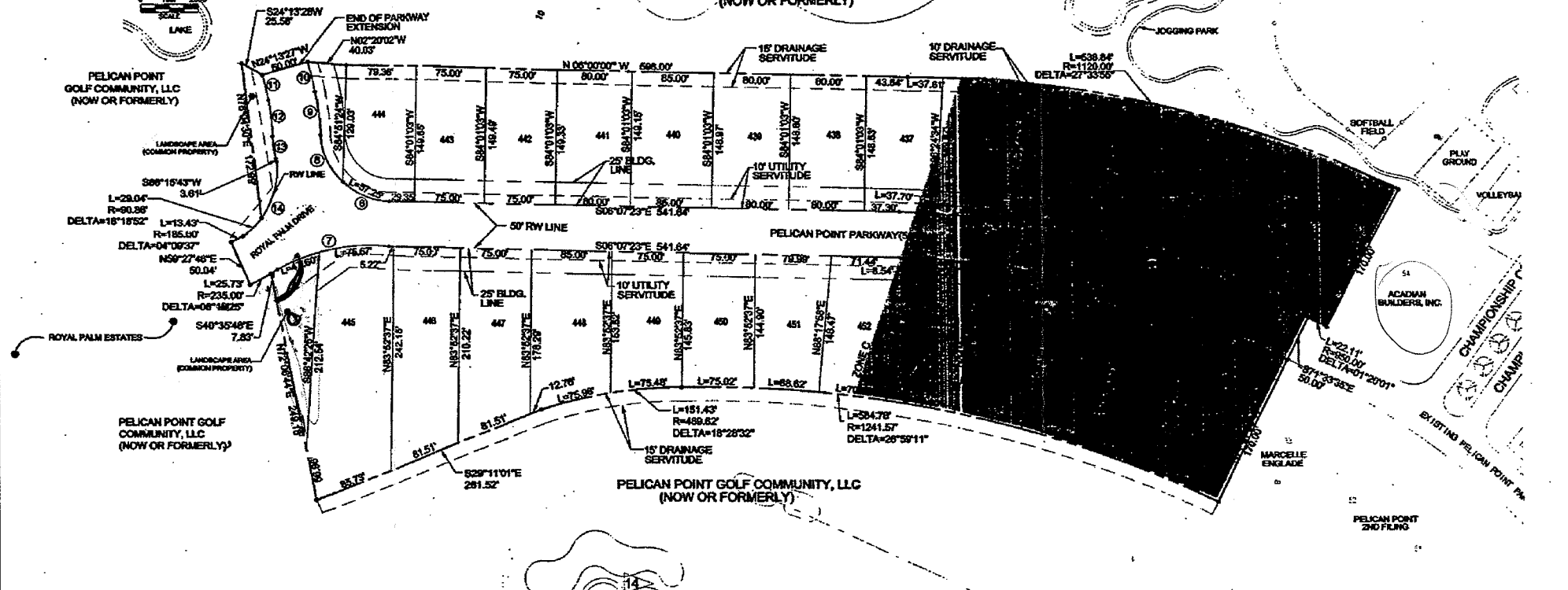
**REFERENCE BENCH MARK:**  
NATIONAL GEODETIC SURVEY (N.G.S.) BENCHMARK "L 102 1884" - ELEVATION 16.83 FT. (1988 DATUM)

**REFERENCE MAP:**  
LUP SHOWING REVISION OF TRACT PROC-2 OF THE DONALD CLARK PLANTATION PROPERTY INTO TRACTS GC-1, GC-2, E GC-3 AND PARCELS PL-1, PL-2 & GM, FOR PELICAN POINT GOLF COMMUNITY, LLC BY PERROS ENGINEERING & SURVEYING, INC., SARVIN W. FERROUSI, P.L.S. DATED NOVEMBER 14, 2000.

**BASE BEARING:**  
S82°06'27"W 451.7', AS SHOWN ON THE REFERENCE MAP.

**NOTE:**  
1) NO ATTEMPT HAS BEEN MADE BY APPLIED ENGINEERING SERVICES, LLC 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.  
**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.  
**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 GOLF COMMUNITY, LLC FOR RECREATIONAL, RECREATIONAL, AND OTHER RELATED ACTIVITIES. THE "COMMON PROPERTY" IS NOT HEREBY DEDICATED FOR USE BY THE GENERAL PUBLIC AND THE PUBLIC SHALL BE RESPONSIBLE FOR MAINTENANCE THEREOF. THE "COMMON PROPERTY" IS, HOWEVER, DEDICATED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS AND OCCUPANTS OF THE COMMON, WHO SHALL BE RESPONSIBLE FOR THE MAINTENANCE THEREOF.  
**DEDICATION:**  
THE RIGHTS-OF-WAY 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 UTILITY, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO BUILDINGS, STRUCTURES, OR FENCES 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.

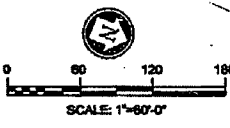
**SITE MAP**



- GENERAL NOTES:**
1. WATER: ASCENSION WATER COMPANY
  2. ELECTRICAL: ENTENGY
  3. SEWAGE TREATMENT: COMMUNITY SYSTEM
  4. STREETS: PUBLIC STREET STANDARD WITH 50 P.O.M., 5" ASPHALT, 10" LIMESTONE BASE, AND 12" COMPACTED LIME STABILIZED SUB-GRADE WITH AN INTEGRATED CONCRETE CURB AND OUTER.
  5. ZONING: RM (LARGE SCALE DEVELOPMENT)
  6. BASE FLOOD: BASE FLOOD ELEVATION IN THIS AREA IS 8.0 HUND ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP 220101001002 FOR ASCENSION PARISH. THIS PROPERTY LIES IN ZONE A AND C.
  7. SCHOOL DISTRICT: ST. AMANT SCHOOL
  8. NUMBER OF LOTS: 25 LOTS
  9. LOT 431 HAS BEEN ELIMINATED FROM THE SEQUENTIAL LOT NUMBERING SYSTEM FOR THE APPROVED MASTER PLAN.

**RIGHT-OF-WAY CURVE DATA**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	137.16'	5.15'	2.57'	5.15'	S18°20'22"W 02°08'59"	
2	1411.51'	186.75'	96.54'	196.59'	S14°28'50"W 07°58'12"	
3	1481.57'	136.58'	69.44'	108.42'	S14°20'47"W 07°47'04"	
4	802.96'	232.32'	116.88'	231.51'	S02°09'56"W 18°34'37"	
5	852.96'	246.78'	124.28'	245.92'	S02°09'56"W 18°34'37"	
6	75.02'	57.29'	30.10'	55.87'	S15°44'16"W 43°43'17"	
7	189.78'	123.28'	63.90'	121.12'	S19°10'17"E 37°19'05"	
8	75.02'	57.29'	30.10'	55.87'	S69°27'33"W 43°43'17"	
9	300.00'	48.74'	24.42'	48.69'	S78°39'56"W 09°18'32"	
10	337.41'	33.60'	18.81'	33.58'	S69°08'47"W 05°42'19"	
11	288.50'	28.18'	14.09'	28.15'	N69°12'56"E 05°35'31"	
12	250.00'	40.62'	20.30'	40.57'	N76°39'58"E 09°18'32"	
13	125.02'	20.32'	12.66'	20.19'	N75°32'16"E 11°33'52"	
14	90.96'	65.97'	34.51'	64.53'	S62°10'40"E 41°35'46"	



FINAL PLAT FOR PELICAN POINT SEVENTH FILING  
**PELICAN POINT, 7th 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, T10S, R3E, SEC. EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LA. FOR

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

**DOUGLAS O. JONES**  
 DOUGLAS O. JONES, PELICAN POINT GOLF COMMUNITY, LLC  
 DATE: 06-26-02

**James E. Decoteau**  
 JAMES E. DECOTEAU, P.L.S.  
 APPLIED ENGINEERING SERVICES, LLC  
 DATE: 06/26/02

**James E. Decoteau**  
 JAMES E. DECOTEAU, CHAIRMAN  
 ASCENSION PARISH PLANNING COMMISSION  
 DATE: 6-26-2002  
 FILE NUMBER: 2232

**LEGEND**

INDICATES ZONE A AS SHOWN ON F.I.R.M. MAPS.

2	INCREASED SIZE OF LOTS 445 - 449	06/04/02
1	REVISED LOT 457	04/17/02
No.	Revisions / Submissions	Date

**THE GARDENS PELICAN POINT** 7th FILING #519471

Applied Engineering Services, LLC.

**FINAL PLAT**

1 OF 1

MAY 20, 2002

7th Filing  
 Current  
 Original