

"THE GARDENS"
PELICAN POINT 7th FILING

608643

APPROVED: *[Signature]* 2116
CHAIRMAN FILE NUMBER
ASCENSION PARISH PLANNING COMMISSION 6-17-2005
DATE

TRACT "GC-2"
PELICAN POINT GOLF COMMUNITY
6300 CHAMPIONSHIP COURT, STE 201
GONZALES, LA 70737

FINAL PLAT
OF
PELICAN POINT
GOLF COMMUNITY
A LARGE SCALE DEVELOPMENT
EIGHTH FILING
(ROYAL PALM ESTATES)
(PHASE 2)

LOCATED IN SECTION 7, T10S-R3E,
SOUTHEAST LAND DISTRICT
EAST OF MISSISSIPPI RIVER
ASCENSION PARISH, LOUISIANA
FOR

PELICAN POINT GOLF COMMUNITY, L.L.C.
6300 CHAMPIONSHIP COURT, STE 201
GONZALES, LA 70737
(225)746-0192

GENERAL NOTES:

ZONING DISTRICT: RM - RESIDENTIAL: MEDIUM INTENSITY
LOT AREAS AND FRONTAGES MEET OR EXCEED MIN. REQUIREMENTS OF THIS ZONING DISTRICT.

LAND USE: SINGLE FAMILY RESIDENTIAL

STREETS: PUBLIC - 27' WIDE WITH CURB & GUTTER
3" ASPHALTIC CONCRETE ON 10" SOIL-CEMENT BASE (50' R/W)

WATER: ASCENSION WATER COMPANY

SEWER: COLLECTION LINES TO COMMUNITY TREATMENT PLANT
(LOCATED NORTH OF INTERSECTION OF PELICAN POINT PARKWAY
AND LA HWY 44 AT ENTRANCE TO PELICAN POINT SUB'D)

ELECTRIC: ENTERGY

GAS: LOUISIANA GAS

TELEPHONE: BELLSOUTH

CABLEVISION: COX COMMUNICATIONS

SCHOOL DISTRICT: ST. AMANT SCHOOL DISTRICT

FLOOD ZONE: "C" (C.P.N. 220013-0120-C; 1-20-93)

ACREAGE: 6.333 ACRES (Phase 2)

TOTAL NUMBER LOTS (Phase 2): 20

MONUMENTATION: SET 1/2" I.P. AT ALL LOT CORNERS, STREET INTERSECTIONS,
SUBDIVISION BOUNDARIES AND ALL ANGLE POINTS.

MINIMUM YARD SETBACKS

- FRONT — 25'
- REAR — 20'
- SIDE — 5'

REFERENCE(S):

1. MAP SHOWING FINAL PLAT OF PELICAN POINT SECOND FILING BY DARVIN W. FERGUSON, P.L.S. DATED 4/10/97.
2. MAP SHOWING RESUBDIVISION OF TRACT PPGC-2-A OF THE DONALDSON CLARK PLANTATION PROPERTY INTO PARCELS FL-1, FL-2 & GM AND TRACTS GC-1, GC-2 & GC-3 FOR PELICAN POINT GOLF COMMUNITY, L.L.C. BY DARVIN W. FERGUSON, P.L.S. DATED 11-15-00.

BASE BEARING:

N 14°40'00"W (BASED ON REF #1, WEST BOUNDARY LINE OF LOT 68, PELICAN POINT 2nd FILING).

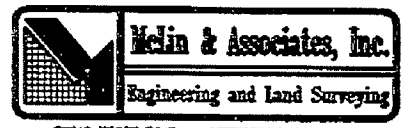
REFERENCE BENCHMARK:
NATIONAL GEODETIC SURVEY (N.G.S.) BENCHMARK "L 192 1964"
- ELEVATION 19.53-FT. N.A.V.D. (1988 DATUM).

BENCHMARK:
IN FRONT OF LOTS 462 & 463. N.W. BOLT ON CATCH BASIN ON THE EAST SIDE OF ROYAL PALM COURT. ELEVATION 9.65 FT. N.A.V.D. (1988 DATUM).

INSTRUMENT # 00608643
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ASCENSION CLERK OF CO
2005 JUN 27 11:07
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8th Filing II

DATE: 5/19/05



27345 PINEST ROAD LIVINGSTON, LA 70754
(225) 686-1444

2010018
Royal Palm 2nd Filing Final Plat