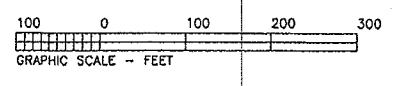
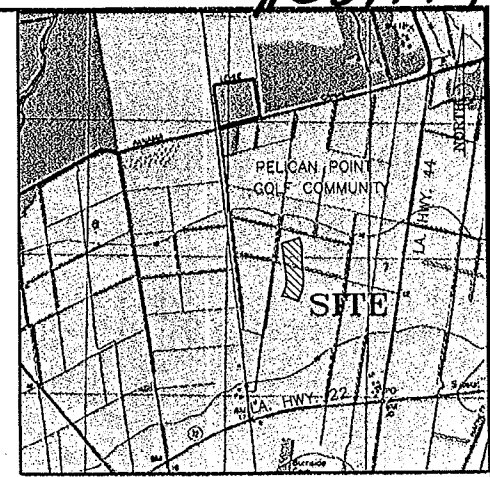


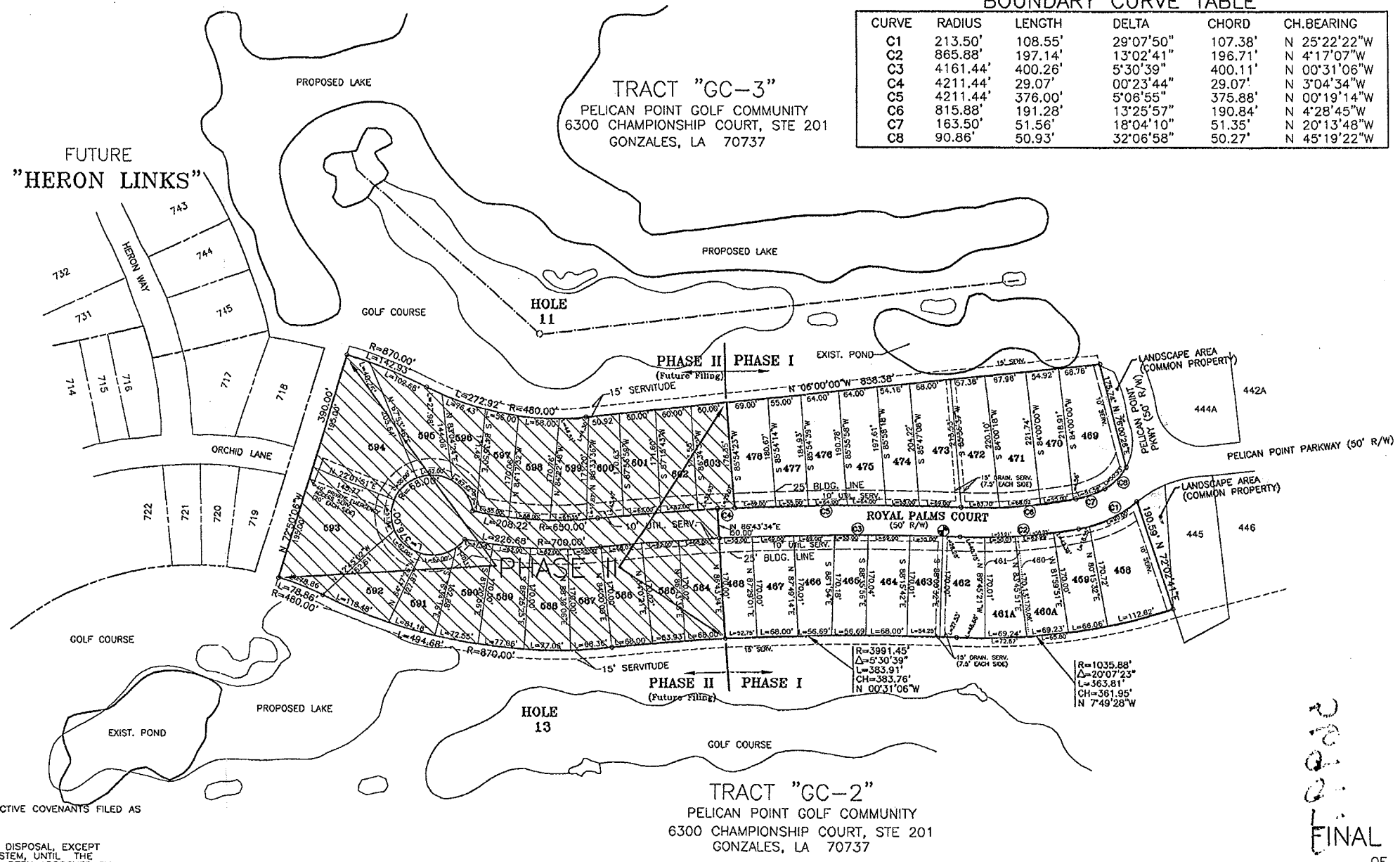
#569977



CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C1	213.50'	108.55'	29°07'50"	107.38'	N 25°22'22"W
C2	865.88'	197.14'	13°02'41"	196.71'	N 4°17'07"W
C3	4161.44'	400.26'	5°30'39"	400.11'	N 00°31'06"W
C4	4211.44'	29.07'	00°23'44"	29.07'	N 3°04'34"W
C5	4211.44'	376.00'	5°06'55"	375.88'	N 00°19'14"W
C6	815.88'	191.28'	13°25'57"	190.84'	N 4°28'45"W
C7	163.50'	51.56'	18°04'10"	51.35'	N 20°13'48"W
C8	90.86'	50.93'	32°06'58"	50.27'	N 45°19'22"W



VICINITY MAP SCALE: 1"=2000'



FUTURE "THE GROVE" PELICAN POINT GOLF COMMUNITY 6300 CHAMPIONSHIP COURT, STE 201 GONZALES, LA 70737

"THE GARDENS" PELICAN POINT 7th FILING State of Louisiana, Parish of Ascension I do hereby certify that the above and foregoing was received, filed and recorded in MFB File No. 2116 Date of Filing 2/25/04

APPROVED: 2116 FILE NUMBER SIGNED/ JAMES E. ALTON 8-14-2002 DATE JAMES E. ALTON, CHAIRMAN ASCENSION PARISH PLANNING COMMISSION REVISED: 2-25-2004 TO REVISE THE BOUNDARY LINE AND DIMENSIONS BETWEEN LOTS 460 AND 461 AND RENAME THESE LOTS 460A AND 461A. APPROVED: 3572 FILE NUMBER CHESTER MARTIN, JR., CHAIRMAN ASCENSION PARISH PLANNING COMMISSION DATE 2-25-04

RESTRICTIONS: ALL LOTS ARE SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS FILED AS AN ADJUNCT HERETO.

SEWAGE DISPOSAL: NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE STATE BOARD OF HEALTH.

DEDICATION: THE STREET AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN 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 TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT OF WAY IS GRANTED.

SIGNED/ DOUGLAS DIEZ 8-07-02 DATE DOUGLAS DIEZ PELICAN POINT GOLF COMMUNITY, L.L.C.

GENERAL NOTES: ZONING DISTRICT: RM - RESIDENTIAL: MEDIUM INTENSITY 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 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: 6.592 ACRES (PHASE 1) TOTAL NUMBER LOTS: 21

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 CONALDSON 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).

MINIMUM YARD SETBACKS FRONT - 25' REAR - 20' SIDE - 5'

FINAL PLAT OF PELICAN POINT GOLF COMMUNITY A LARGE SCALE DEVELOPMENT EIGHTH FILING (ROYAL PALM ESTATES) (PHASE 1)

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

DATE: 2/25/04



G.L. Lessard, Sr. 2-25-04 DATE G.L. LESSARD, SR. PROFESSIONAL LAND SURVEYOR McIN & ASSOCIATES, INC.

Replaced 4 w/ one 2/25/04

8/25/04 PL DVI