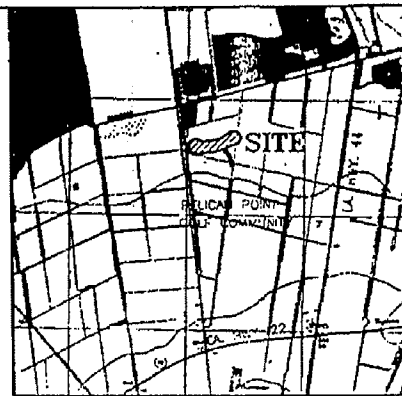


NORTH

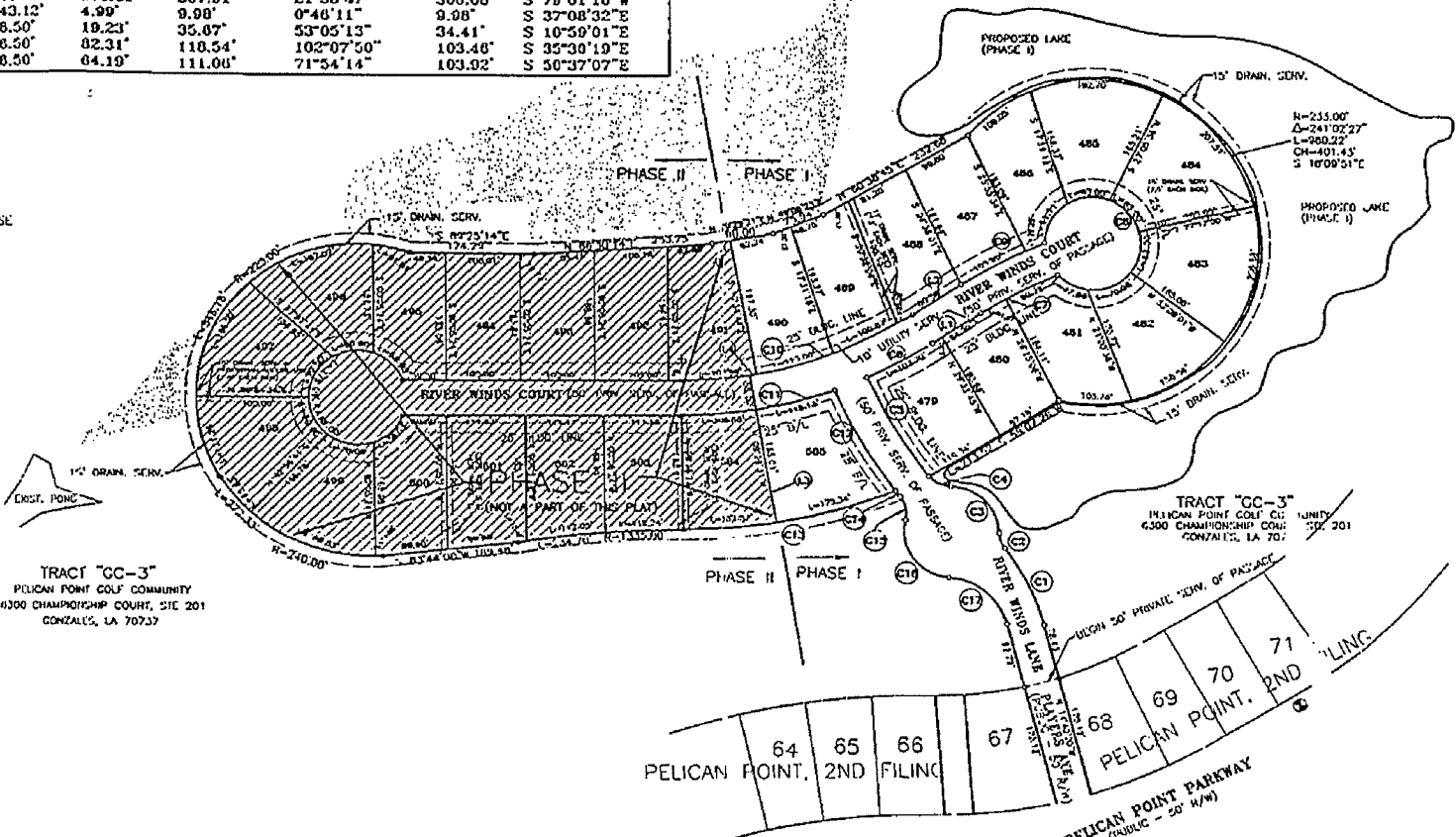
CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH. BEARING
C1	300.00'	81.84'	121.98'	23°17'40"	121.14'	N 26°19'06"W
C2	38.50'	13.50'	25.97'	38°39'22"	25.48'	N 18°38'17"W
C3	68.50'	07.32'	105.28'	90°42'10"	94.02'	N 44°39'45"W
C4	38.50'	18.90'	35.23'	52°25'48"	34.01'	N 63°48'00"W
C5	693.12'	82.71'	164.65'	13°30'38"	164.26'	N 30°48'47"W
C6	650.00'	51.98'	103.70'	9°08'28"	103.59'	N 61°23'32"E
C7	597.00'	61.58'	122.72'	11°40'40"	122.50'	N 62°42'38"E
C8	68.00'	26.89'	376.05'	316°51'16"	50.00'	N 21°12'15"W
C9	647.00'	68.82'	133.17'	11°47'35"	132.93'	S 62°43'05"W
C10	600.00'	178.32'	346.68'	33°06'15"	341.70'	S 73°21'51"W
C11	650.00'	111.30'	221.63'	19°32'11"	220.58'	N 80°08'33"E
C12	743.12'	84.19'	167.68'	12°55'37"	167.31'	S 30°17'38"E
C13	815.00'	154.81'	307.91'	21°38'47"	300.08'	S 79°01'10"W
C14	743.12'	4.99'	9.98'	0°46'11"	9.98'	S 37°08'32"E
C15	38.50'	19.23'	35.07'	53°05'13"	34.41'	S 10°59'01"E
C16	68.50'	82.31'	118.54'	102°07'50"	103.46'	S 35°30'19"E
C17	68.50'	64.19'	111.06'	71°34'14"	103.92'	S 50°37'07"E

LINE	BEARING	DISTANCE
L1	N 50°49'18"E	80.59'
L2	N 58°49'18"E	80.58'



VICINITY MAP  
SCALE: 1"=2000'

**GENERAL NOTES:**  
 ZONING DISTRICT: RM - RESIDENTIAL MEDIUM INTENSITY  
 LAND USE: SINGLE FAMILY RESIDENTIAL  
 STREETS: 27' WIDE WITH CURB & GUTTER  
 PRIVATE - 6" PORTLAND CEMENT CONCRETE ON COMPACTED BASE  
 WATER: ASCENSION WATER COMPANY  
 SEWER: COLLECTION LINES TO COMMUNITY TREATMENT PLANT  
 ELECTRIC: ENTERGY  
 GAS: LOUISIANA GAS  
 TELEPHONE: BELLSOUTH  
 CABLEVISION: TCI  
 SCHOOL DISTRICT: ST. AMANT SCHOOL DISTRICT  
 FLOOD ZONE: "C" (C.P.N. 220013-0120-C; 1-20-93)  
 BASE FLOOD ELEVATION - 8.0'  
 ACREAGE: 7.482 AC.  
 TOTAL NUMBER LOTS: 13 (Phase I)  
 (PHASE I - 13 LOTS)  
 (PHASE II - 14 LOTS)  
**MINIMUM YARD SETBACKS**  
 FRONT - 25'  
 REAR - 20'  
 SIDE - 5'



APPROVED: \_\_\_\_\_  
 DATE: \_\_\_\_\_

WETLANDS TO REMAIN

TRACT "CC-3"  
 PELICAN POINT GOLF COMMUNITY  
 6300 CHAMPIONSHIP COURT, SITE 201  
 GONZALES, LA 70737

REFERENCE BENCHMARK:  
 NATIONAL GEODETIC SURVEY (N.G.S.) BENCHMARK 7, 192 1064"  
 - ELEVATION 19.53'-FT. N.A.S.D. (1988 DATUM)

BENCHMARK:  
 IN FRONT OF LOT 71, EAST BOLT ON CATCH BASIN ON THE  
 NORTH SIDE OF PELICAN POINT PARKWAY, ELEVATION 8.85 FT.  
 N.A.S.D. (1988 DATUM)

**PRIVATE DEDICATION:**  
 "THE PRIVATE SERVITUDE OF ACCESS SHOWN HEREON IS HEREBY DEDICATED AS A MEANS OF ACCESS TO LOTS 479-490 & LOT 505. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER THIS PRIVATE SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED. THE PARISH OF ASCENSION HAS NO RESPONSIBILITY FOR THE MAINTENANCE OF THIS PRIVATE DRIVEWAY SERVITUDE."

**RESTRICTIONS:**  
 ALL LOTS ARE SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS FILED AS AN ANNEXED INSTRUMENT.

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

**DEDICATION:**  
 THE PRIVATE SERVITUDE OF ACCESS SHOWN HEREON IS HEREBY DEDICATED AS A MEANS OF ACCESS TO LOTS 479-490 & LOT 505. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER THIS PRIVATE SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED. THE PARISH OF ASCENSION HAS NO RESPONSIBILITY FOR THE MAINTENANCE OF THIS PRIVATE DRIVEWAY SERVITUDE."

- REFERENCE(S):**
- MAP SHOWING FINAL PLAT OF PELICAN POINT SECOND FILING BY DARRIN W. FERGUSON, P.L.S. DATED 1/10/97.
  - MAP SHOWING RESUBDIVISION OF TRACT PHOENIX-2-A OF THE DONALDSON CLARK PLANTATION PROPERTY INTO PARCELS PL-1, PL-2 & CA AND TRACTS CC-1, CC-2 & CC-3 FOR PELICAN POINT GOLF COMMUNITY, L.L.C. BY DARRIN W. FERGUSON, P.L.S. DATED 11-10-00.

FINAL PLAT  
 OF  
**PELICAN POINT  
 GOLF COMMUNITY**  
 A LARGE SCALE DEVELOPMENT  
 (RIVER WINDS ESTATES)  
 NINTH FILING-PHASE I  
 (LOTS 479 THRU 490 & LOT 505)  
 LOCATED IN SECTION / T10S-R3E  
 ASCENSION PARISH, LOUISIANA  
 FOR  
**PELICAN POINT GOLF COMMUNITY, L.L.C.**  
 6300 CHAMPIONSHIP COURT #201  
 GONZALES, LA 70737  
 (225)746-0192



**CERTIFICATION:**  
 THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:501 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO PELICAN POINT GOLF COMMUNITY, L.L.C. THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CLIENT TO REFLECT SAME.

C.L. Lillard, Sr.  
 PROFESSIONAL LAND SURVEYOR  
 McLin & Associates, Inc.  
 DATE: 6/6/02

Douglas Dale  
 DOUGLAS DALE  
 PELICAN POINT GOLF COMMUNITY, L.L.C.  
 DATE: 06-11-02

**BASE BEARING:**  
 N 17°00'00" (BASED ON LOT #1, WEST BOUNDARY LINE OF LOT 68, PELICAN POINT 2ND FILING)



#518017

518079  
 9/15/02  
 Original