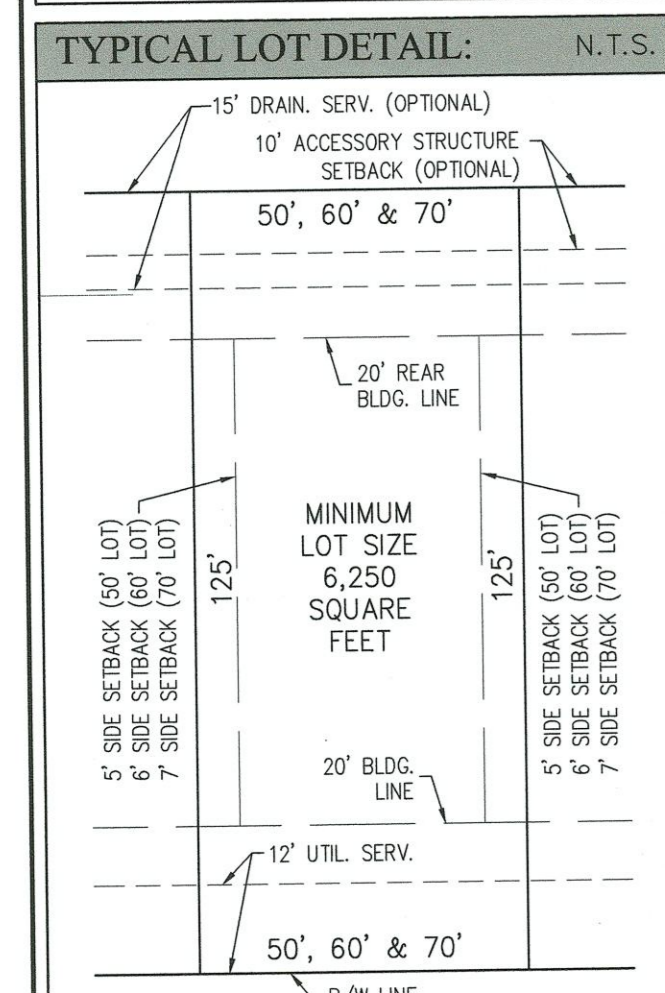


SITE DATA:

ZONING: RM (MEDIUM INTENSITY RESIDENTIAL)
 LAND USE: SINGLE FAMILY RESIDENTIAL
 LAND CHARACTERISTICS: PASTURE, WOODLAND, ETC.
 ACREAGE: 60.42± ACRES
 UP-LAND PARK AREA: 1.41 ACRES
 NO. OF LOTS: 69 RESIDENTIAL
 STREETS: STREETS TWENTY-SEVEN (27) FEET WIDE WITH THREE (3") INCHES OF ASPHALTIC CONCRETE WEARING COURSE ON A MINIMUM TEN (10") INCH SOIL CEMENT BASE WITH CONCRETE CURB AND GUTTER
 SEWER: GRAVITY COLLECTION LINE TO PROPOSED SEWER TREATMENT PLANT IN WOODLAND MANOR LOT "ST"
 WATER: ASCENSION WATER COMPANY
 ELECTRIC: ENTERGY
 GAS: ATMOS
 TELEPHONE: EATEL
 CABLE: EATEL/COX
 FLOOD ZONE: X & AE - PER FIRM 22005C0105E
 100 YR. B.F.E.: 11.0'-12.0' PER ASCENSION PARISH D.P.W.
 SCHOOL DISTRICTS: EAST ASCENSION HIGH SCHOOL, GONZALES MIDDLE SCHOOL, GW CARVER ELEMENTARY
 BUILDING SETBACKS: FRONT - 20'
 REAR - 20'
 SIDE - VARIES (SEE TYPICAL LOT DETAIL, THIS SHEET)
 REFERENCE BENCHMARK: BFRN 11.98 (ELEVATION = 13.7' NAVD 88)

GENERAL NOTES:

- NO ATTEMPT HAS BEEN MADE BY QUALITY ENGINEERING & SURVEYING, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVICITUDES, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES THAT MAY EXIST ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.
- ALL PROPERTY CORNERS SHOWN HEREON HAVE BEEN MONUMENTED WITH 1/2" IRON PIPES, UNLESS OTHERWISE NOTED.
- LOT AREAS AND LOT FRONTAGE MEET OR EXCEED THE MINIMUM REQUIREMENTS OF ZONING DISTRICT AS SET FORTH IN THE ASCENSION DEVELOPMENT CODE.
- BASIS OF BEARING: BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1702) NAD 83 AS DETERMINED BY GPS OBSERVATIONS.
- ADJACENT PROPERTY OWNER INFORMATION AS SHOWN HEREON WAS TAKEN FROM THE LATEST TAX ASSESSORS PROPERTY OWNERS MAP WHEN THIS PLAT WAS PREPARED.
- ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF OR SEWAGE TREATMENT PLANT EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER(S).
- SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.
- ONE CLASS "A" TREE TO BE PROVIDED PER LOT. TREES MUST BE PLANTED PRIOR TO C.O. BEING ISSUED FOR EACH LOT.
- INCHES OF TREES PRESERVED (126) X 2 = 252 = 0 INCHES OF REQUIRED TREES PLANTED IN PARK
- HE PARKS WILL BE OF A STAGE 1 REQUIREMENT AND WILL PROVIDE A WALKING TRAIL CONNECTION, SIGN, TREES, COMMON AREA, PARK SPACE, OPEN SPACE AND A POND. THE MAINTENANCE AND UPKEEP RESPONSIBILITIES WILL BE ON THE HOA.
- SIDEWALK MUST BE CONSTRUCTED PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED FOR EACH LOT.
- ALL SINGLE FAMILY RESIDENCES ARE REQUIRED TO PAY A TRANSPORTATION IMPACT FEE IN ACCORDANCE WITH THE ESTABLISHED ASCENSION PARISH ORDINANCES.
- A \$433.69 SEWER DEVELOPMENT FEE SHALL BE PAID AT THE TIME A BUILDING PERMIT IS REQUESTED FOR EACH LOT.



CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	39.27'	25.00'	25.00'	35.36'	90°00'00"
C2	194.72'	65.00'	889.17'	129.65'	171°38'17"
C3	317.75'	225.00'	191.88'	291.99'	80°54'50"
C4	431.64'	325.00'	254.36'	400.61'	76°05'45"
C5	365.23'	275.00'	215.22'	338.98'	76°05'45"
C6	247.14'	175.00'	149.24'	227.11'	80°54'50"
C7	88.97'	225.00'	45.07'	88.39'	22°39'18"
C8	70.22'	175.00'	35.59'	69.75'	22°59'25"
C9	35.83'	65.00'	18.39'	35.38'	31°35'13"
C10	42.68'	65.00'	22.14'	41.92'	37°37'22"
C11	40.53'	65.00'	20.95'	39.88'	35°43'36"
C12	41.46'	65.00'	21.46'	40.76'	36°32'50"
C13	34.21'	65.00'	17.51'	33.82'	30°09'16"
C14	116.57'	175.00'	60.54'	114.43'	38°10'00"
C15	122.23'	175.00'	63.73'	119.76'	40°01'11"
C16	8.33'	175.00'	4.17'	8.33'	2°43'40"
C17	95.53'	275.00'	48.25'	95.06'	19°54'16"
C18	86.43'	275.00'	43.57'	86.07'	18°00'26"
C19	86.43'	275.00'	43.57'	86.07'	18°00'26"
C20	90.22'	275.00'	45.52'	89.81'	18°47'47"
C21	6.63'	275.00'	3.31'	6.63'	1°22'49"
C22	51.73'	225.00'	25.98'	51.62'	13°10'24"
C23	55.24'	225.00'	27.76'	55.10'	14°04'01"
C24	55.24'	225.00'	27.76'	55.10'	14°04'01"
C25	55.24'	225.00'	27.76'	55.10'	14°04'01"
C26	55.24'	225.00'	27.76'	55.10'	14°04'01"
C27	45.05'	225.00'	22.60'	44.98'	11°28'23"
C28	10.44'	325.00'	5.22'	10.44'	1°50'27"
C29	56.59'	325.00'	28.37'	56.52'	9°58'38"
C30	56.59'	325.00'	28.37'	56.52'	9°58'38"
C31	56.59'	325.00'	28.37'	56.52'	9°58'38"
C32	56.59'	325.00'	28.37'	56.52'	9°58'38"
C33	56.59'	325.00'	28.37'	56.52'	9°58'38"
C34	56.59'	325.00'	28.37'	56.52'	9°58'38"
C35	56.59'	325.00'	28.37'	56.52'	9°58'38"
C36	25.05'	325.00'	12.53'	25.04'	4°24'55"
C37	16.68'	225.00'	8.34'	16.68'	4°14'52"
C38	72.28'	225.00'	36.46'	71.97'	18°24'26"

LEGEND

- FLOOD ZONE "A", PER FIRM
- AREA OF RECREATION
- FOUND 1/2" IRON PIPE (UNLESS CALLED OUT)
- SET 1/2" IRON ROD
- SET 1/2" IRON ROD AT PC AND END POINT OF CURVES

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C39	78.54'	50.00'	50.00'	70.71'	90°00'00"
C40	282.44'	200.00'	170.56'	259.55'	80°54'50"
C41	398.44'	300.00'	234.79'	369.79'	76°05'45"
C42	80.25'	200.00'	40.67'	79.71'	22°59'25"

REFERENCE PLAT:

- MAP SHOWING THE DIVISION OF A 57.74 AC. TRACT OF LAND INTO TRACTS M-1 AND M-2, BY R.L. BENNETT, DATED AUGUST 31, 2006. (PC # 3962).
- FINAL PLAT OF WOODLAND MANOR - FIRST FILING, BY QUALITY ENGINEERING & SURVEYING, L.L.C. DATED 3-24-2016. (MAP # 8939367)

BASIS OF BEARING **

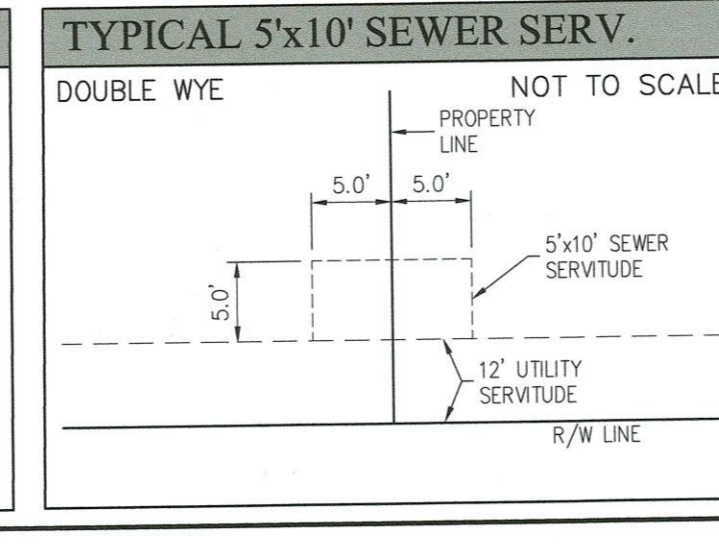
THE BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON LOUISIANA STATE PLANE COORDINATES, SOUTH ZONE, NAD 1983. AS DETERMINED BY GPS OBSERVATIONS.

BENCHMARK:

- NORTHEAST BOLT ON CATCH BASIN BETWEEN LOTS 65 & 66, SUPERIOR WOOD AVENUE, ELEV. 11.29'.
- NORTHEAST BOLT ON CATCH BASIN BETWEEN LOTS 19 & 20, SUPERIOR WOOD AVENUE, ELEV. 11.27'.

ADJACENT LOT OWNERSHIP:

5	LOT 38-40 BETTY J. PENO 39315 COONTRAP ROAD GONZALES, LA 70737	9	LOT 26-28 BERLYN P. LANDAICHE 39315 COONTRAP ROAD GONZALES, LA 70737
6	LOT 35-37 CHAD M. MEDINE 14236 CALICE STREET GONZALES, LA 70737	10	BEVERLY P. PENO 39315 COONTRAP ROAD GONZALES, LA 70737
7	LOT 32-34 RONALD E. PENO 41197 BLACK BAYOU ROAD GONZALES, LA 70737		
8	LOT 29-31 GERALD A. PENO 41179 BLACK BAYOU ROAD GONZALES, LA 70737		



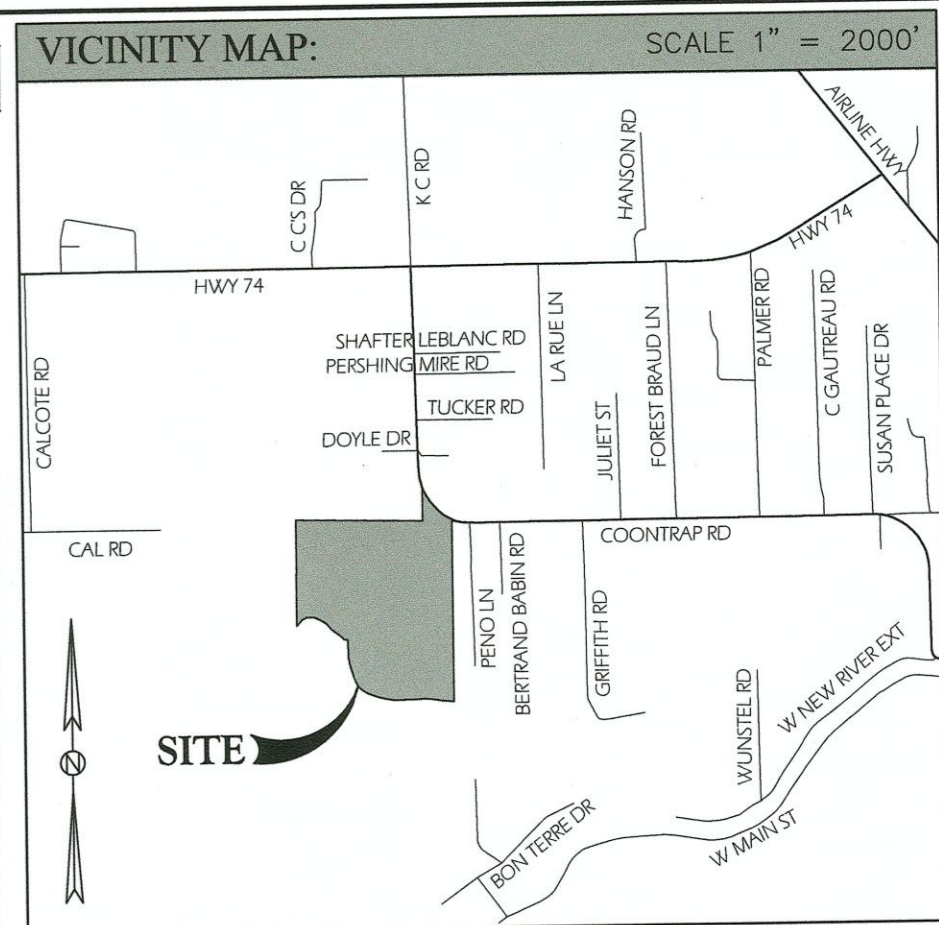
CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS PLAT IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS C SURVEY AND IT WAS THE INTENT TO SUBDIVIDE THIS SURVEYED TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR HIS REQUIRED SUBDIVISION OF THIS PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT THE SAME.

REVISED: JANUARY 10, 2017
 PLAT WAS SIGNED BY DANIEL J. POCHÉ, P.L.S., ON AUGUST 8, 2016.
 THIS PLAT IS SHOWING THE CORRECT TOPOGRAPHY, SOUTH RANGE 3 EAST, ADDED FEMA LOMA INFORMATION TO THE FLOOD ZONE NOTES AND REVISED THE SEWER DEDICATION NOTE. THIS PLAT WILL SUPERCEDE THE PLAT RECORDED AT INSTRUMENT NUMBER 8939367.

DANIEL J. POCHÉ
 License No. 5068
 PROFESSIONAL LAND SURVEYOR

DATE: 11/10/2017



FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE "X" AND "AE" OF THE FLOOD INSURANCE RATE MAP, PANEL 22005C0105E, DATED 8-16-2007. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

AS PER FEMA LOMA CASE NO.: 17-06-0163A, DATED NOVEMBER 30, 2016, A PORTION OF LOTS 83 THROUGH 113, HAVE BEEN REMOVED FROM THE FLOOD ZONE "AE" AND CHANGED TO "X".

RESTRICTIONS NOTE:

ALL LOTS ARE SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED AS AN ADJUNCT HERETO.

LANDOWNER/OFFICER CERTIFICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OR LEGAL OFFICER OF THE PROPERTY PLATTED HEREON ON THE DATE SIGNED.

SEWAGE DISPOSAL NOTE

THE SEWER SYSTEM, INCLUDING BUT NOT LIMITED TO, ALL TREATMENT SYSTEM(S), PUMP(S), LIFT STATION(S), COLLECTION LINES TO THE SYSTEM, BOTH ONSITE AND OFFSITE, AND THE USER OF SAID IMPROVEMENTS, ARE HEREBY DEDICATED TO THE PARISH OF ASCENSION. THE PARISH OF ASCENSION IS ALSO HEREBY GRANTED A PERMANENT SERVICITUDE OF ACCESS AND USE OVER THE IMMOVABLE PROPERTY UPON COLLECTION LINES DEDICATED ABOVE ARE LOCATED FOR NECESSARY MAINTENANCE OR IMPROVEMENTS. SAID SERVICITUDE IS TO BE CONSIDERED TRANSFERABLE AND HERITABLE AND SHALL BE ENFORCEABLE AGAINST ANY AND ALL SUCCESSORS OR ASSIGNS OF THE PROPERTY OWNER.

PUBLIC 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 AS SERVICITUDES ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWERAGE REMOVAL, AND OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED, WITHIN THE LIMITS OF ANY SERVICITUDE SO AS TO UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH SERVICITUDE WAS GRANTED.

KEVIN NGUYEN
 DATE: AUGUST 8, 2016

MATTHEW PRYOR
 DATE: AUGUST 24, 2016

APPROVED:

ASCENSION PARISH PLANNING COMMISSION

FILE NO. 6259
 DATE: AUGUST 24, 2016

APPROVED:

ASCENSION PARISH PLANNING COMMISSION

(REVISED 1/10/2017)
 FILE NO. 6322
 DATE: 1/27/17

TITLE: FINAL PLAT

PROJECT: WOODLAND MANOR SECOND FILING

DESCRIPTION: LOCATED IN SECTION 19, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SOUTHEASTERN LAND DISTRICT, ASCENSION PARISH, LOUISIANA

CLIENT: AMERICA HOMELAND, L.L.C.
 P.O. BOX 80296
 BATON ROUGE, LA 70898

QUALITY
 Engineering & Surveying, LLC
 18350 Hwy 42 Port Vincent, LA 70267
 TEL: 225-698-1600 FAX: 225-698-3367
 www.QESLA.com

Project No: 13-051 Date: AUGUST 2016 Drawn By: DHM
 DWG Path: P:\13-051 Woodland Manor\Engineering\Plats\FINAL PLAT - SECOND FILING\13-051 FINAL PLAT-2nd - Rev.dwg