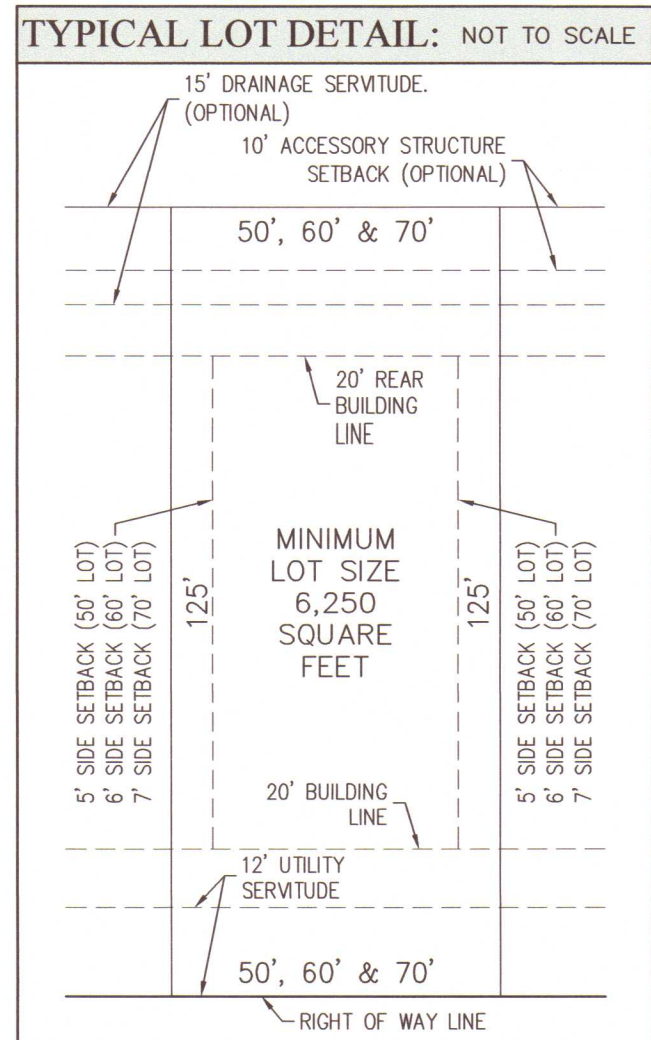


CURVE TABLE:				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	191.56'	65.00'	S44°38'55"W	129.39'
C2	63.78'	65.00'	S11°40'06"E	61.25'
C3	42.79'	65.00'	S35°18'17"W	42.03'
C4	33.29'	65.00'	S68°50'23"W	32.93'
C5	51.69'	65.00'	N73°42'17"W	50.34'
C6	46.82'	30.00'	S44°38'55"W	42.21'
C7	47.16'	30.00'	N44°19'54"E	42.45'
C8	192.28'	65.00'	N44°19'54"E	129.45'
C9	32.67'	65.00'	S65°19'10"E	32.32'
C10	57.75'	65.00'	N74°49'58"E	55.87'
C11	45.88'	65.00'	N29°09'36"E	44.94'
C12	55.99'	65.00'	N15°44'16"W	54.27'
C13	353.71'	325.00'	S45°38'46"W	336.51'
C14	268.24'	1310.00'	S82°41'26"W	267.77'
C15	109.03'	630.20'	N31°49'06"E	108.90'
C16	417.84'	500.00'	S50°48'08"W	405.79'
C17	362.45'	433.72'	S50°48'08"W	352.00'
C18	126.97'	600.00'	S80°48'17"W	126.73'
C19	112.94'	533.72'	S80°48'17"W	112.73'
C20	32.93'	533.71'	N81°16'58"W	32.92'
C21	60.21'	533.71'	N86°16'56"W	60.18'
C23	126.85'	533.71'	N86°19'27"W	126.55'
C24	142.61'	600.00'	N86°19'26"W	142.27'
C25	27.08'	325.00'	S01°35'02"W	27.08'
C26	82.44'	450.00'	S09°13'09"W	82.32'
C27	85.84'	55.00'	S44°38'55"W	77.39'
C28	86.45'	55.00'	N44°19'54"E	77.82'



GENERAL NOTES

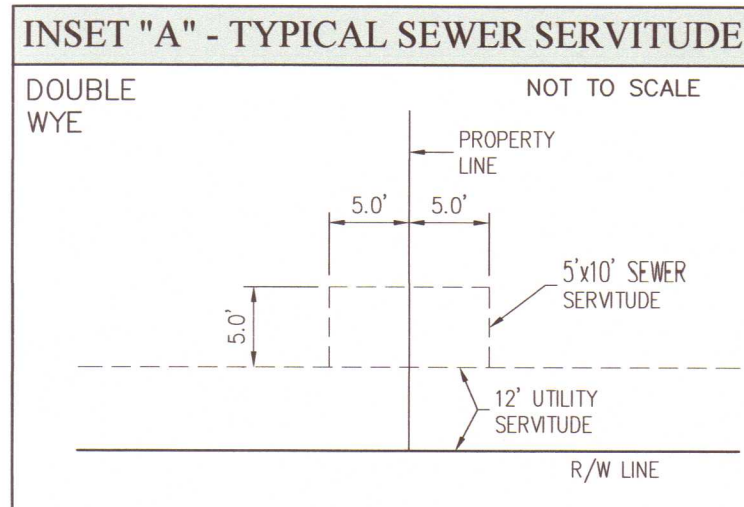
- NO ATTEMPT HAS BEEN MADE BY QUALITY ENGINEERING & SURVEYING, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES THAT MAY EXIST ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.
- ALL 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.
- 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.
- SIDEWALK MUST BE CONSTRUCTED PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED FOR EACH LOT.
- THE SEWER DEVELOPMENT FEE HAS BEEN PAID BY THE SUBDIVISION DEVELOPER. A \$0 (ZERO) SEWER DEVELOPMENT FEE SHALL BE PAID AT THE TIME A BUILDING PERMIT IS REQUESTED FOR EACH LOT.
- LOTS 20 THRU 24 WILL NOT HAVE DIRECT ACCESS TO WEST MAIN STREET.
- ALL SINGLE FAMILY RESIDENCES ARE REQUIRED TO PAY A TRANSPORTATION IMPACT FEE IN ACCORDANCE WITH THE ESTABLISHED ASCENSION PARISH ORDINANCES.

SITE DATE:

ZONING: RM
 LAND USE: SINGLE FAMILY RESIDENTIAL
 LAND CHARACTERISTICS: PASTURE, WOODLAND, ETC.
 ACREAGE: 444.353 ACRES (42.3 NET DEVELOPABLE AREA)
 NO. OF LOTS: 52 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 SANITARY SEWER TREATMENT PLANT TO BE DONATED TO ASCENSION PARISH
 WATER: ASCENSION WATER COMPANY
 ELECTRIC: ENTENERGY
 GAS: ATMOS ENERGY LOUISIANA
 TELEPHONE: EATEL
 CABLE: EATEL/COX
 FLOOD ZONE: "AE" & "X" - PER FEMA FIRM PANEL 22005C0105E
 100 YEAR BASE FLOOD ELEVATION: 10.6'
 SCHOOL DISTRICTS: EAST ASCENSION HIGH SCHOOL, CENTRAL MIDDLE SCHOOL, CENTRAL PRIMARY SCHOOL
 BUILDING SETBACKS: FRONT - 20 FEET, REAR - 20 FEET, SIDE - VARIES (SEE TYPICAL LOT DETAIL)

LINE TABLE		
Line	Direction	Distance
L1	N35°50'02"W	31.71'
L2	N00°38'16"W	59.69'
L3	N00°38'16"W	63.08'
L4	N44°11'48"E	55.74'
L5	N00°48'12"W	52.29'
L6	N00°48'12"W	46.07'
L7	N45°48'12"W	14.75'
L8	S89°11'48"W	46.23'
L9	S89°11'48"W	52.45'
L10	N44°11'48"E	43.25'
L11	S89°11'48"W	81.65'
L12	S89°11'48"W	81.58'
L13	S86°01'44"E	51.91'
L14	S10°29'25"E	80.41'
L15	S10°29'25"E	82.37'
L16	N05°11'01"W	36.16'
L17	N19°36'13"E	57.04'
L19	N19°36'13"E	43.59'
L20	N89°18'05"E	60.99'
L21	N89°18'05"E	59.50'
L22	N05°11'01"W	58.17'

LEGEND	
	APPROXIMATE LOCATION OF FLOOD ZONE "A", PER FEMA FIRM MAP
	AREA OF RECREATION
	FOUND 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
	SET 1/2" IRON ROD
	SET 1/2" IRON ROD AT POINTS OF CURVATURE & TANGENCY
	FOUND RIGHT OF WAY MONUMENT



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 MINIMUM STANDARDS FOR BOUNDARY SURVEYS FOR CLASS C SURVEY AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46: LXI, CHAPTER 25 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 PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT THE SAME.

Daniel J. Poché, P.L.S.
 PROFESSIONAL LAND SURVEYOR #5066
 DATE: 9/23/16

BENCHMARK:

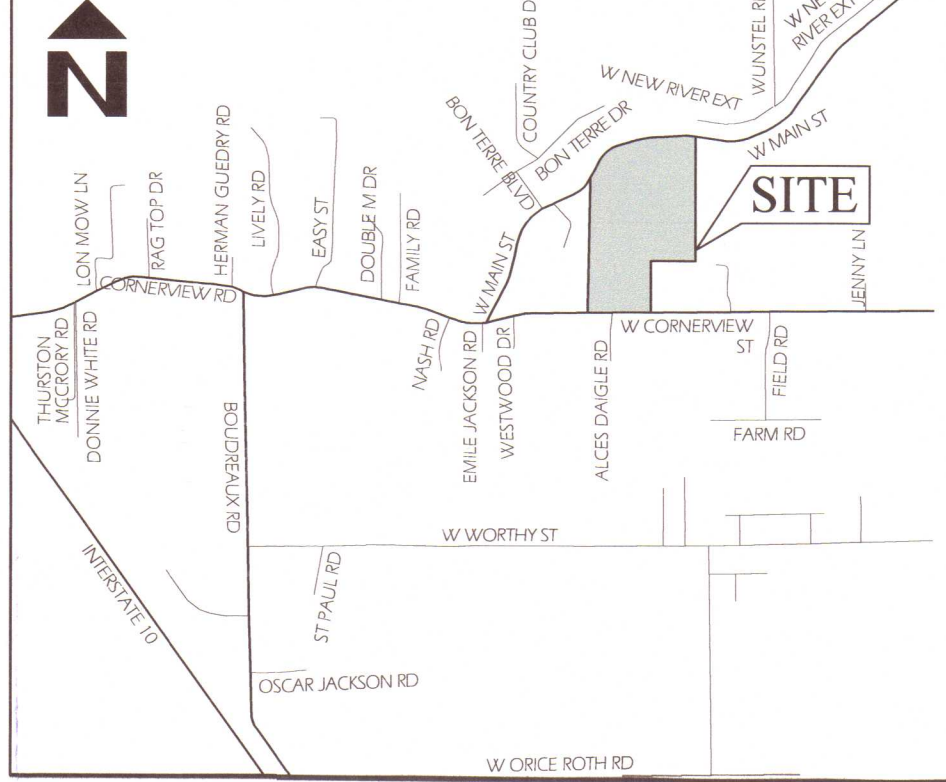
#1 NORTH BOLT ON CATCH BASIN ON THE WEST SIDE OF LEGACY OAKS DRIVE. ELEV. 9.77'

TREES AND PARKS NOTES:

- 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 (426) X 2 = 852
 = 0 INCHES OF REQUIRED TREES PLANTED IN PARK

907054
 INSTRUMENT # 00007054
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 ASCENSION CLERK OF COURT
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 COB. # 00007054
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VICINITY MAP



FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES "AE & X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 220013, MAP NUMBERS 22005C0105E AND 22005C0105E WHICH BEARS AN EFFECTIVE DATE OF 08/16/2007, AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA. 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. BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAN ADMINISTRATOR BEFORE ANY DESIGN OR CONSTRUCTION.

REFERENCE MAP:

- ALTA/ACSM LAND TITLE SURVEY OF TRACT "A", BY QUALITY ENGINEERING & SURVEYING, LLC, DATED DECEMBER 22, 2014.
- MAP SHOWING SUBDIVISION OF A 59.24 ACRE PROTION OF THE GONZALES COUNTRY CLUB PROPERTY INTO TRACTS "A" & "B", BY DAVID B. FAZEKAS, P.L.S., DATED 2/3/2011 AND RECORDED IN THE OFFICIAL RECORDS OF THE ASCENSION PARISH CLERK OF COURT AS FILE NO. 769013.

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.

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
 NO PERSON SHALL PROVIDE OR INSTALL 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 HEALTH UNIT OF ASCENSION PARISH.

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 SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE 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 SERVITUDE SO AS TO UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH SERVITUDE WAS GRANTED.

ADAM KRUIZ - D.R. KRUIZ, INC. - GULF COAST
 DATE: 9-13-16

APPROVED:

ASCENSION PARISH PLANNING COMMISSION
 CHAIRMAN
 ASCENSION PARISH PLANNING COMMISSION
 DATE: 9/23/16

FINAL PLAT

LEGACY OAKS

FIRST FILING

DESCRIPTION: LOCATED IN SECTIONS 48 & 49, TOWNSHIP 8 SOUTH, RANGE 3 EAST, AND SECTIONS 37 & 38, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA

CLIENT: D.R. HORTON, INC. - GULF COAST
 7696 VINCENT ROAD
 DENHAM SPRINGS, LOUISIANA 70726



Project No.: 14-152 Date: MARCH 2016 Drawn By: CDP
 DWG No.: P:\14-152 Legacy Oaks Subdivision\Drawings\Engineering\Plats\14-152 FINAL PLAT\14-152 FINAL PLAT Rev.dwg