CURVE TABLE

Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	47.12'	30.00'	S45°48'12"E	42.43'
C2	86.39'	55.00'	S45°48'12"E	77.78'
C3	192.21'	65.00'	S45°48'12"E	129.45'
C4	19.95'	65.00'	N58°16'26"E	19.87'
C5	53.40'	65.00'	S89°23'59"E	51.91'
C6	50.42'	65.00'	S43°38'32"E	49.17'
C7	50.97'	65.00'	S01°02'46"W	49.68'
C8	17.47'	65.00'	S31°12'41"W	17.42'
C9	27.08'	325.00'	S01°35'02"W	27.08'
C10	37.50'	450.01'	S01°35'07"W	37.49'
C11	82.44'	450.00'	S09°13'09"W	82.32'
C12	609.69'	450.01'	S38°00'38"W	564.12'
C13	78.26'	450.01'	S19°27'01"W	78.16'
C14	91.30'	450.01'	S30°14'41"W	91.15'
C15	91.30'	450.01'	S41°52'10"W	91.15'
C16	91.30'	450.01'	S53°29'39"W	91.15'
C17	91.30'	450.01'	S65°07'08"W	91.15'
C18	46.27'	450.01'	S73°52'38"W	46.25'
C19	33.42'	325.00'	S73°52'43"W	33.41'
C20	65.94'	325.00'	S65°07'12"W	65.83'
C21	65.94'	325.00'	S53°29'41"W	65.83'
C22	65.94'	325.00'	S41°52'11"W	65.83'
C23	65.94'	325.00'	S30°14'40"W	65.83'
C24	56.52'	325.00'	S19°26'58"W	56.45'
C25	353.71'	325.00'	S45°38'46"W	336.51'
C26	312.49'	1435.00'	S83°03'47"W	311.87'
C27	268.24'	1310.00'	S82°41'26"W	267.77'
C28	67.25'	1435.00'	S78°10'02"W	67.24'
C29	75.53'	1435.00'	S81°01'03"W	75.52'
C30	75.53'	1435.00'	S84°01'59"W	75.52'
C31	76.42'	1435.00'	S87°03'59"W	76.41'
C32	17.77'	1435.00'	S88°56'48"W	17.77'
C33	0.74'	1310.00'	S88°32'25"W	0.74'
C34	68.21'	1310.00'	S87°01'57"W	68.20'
C35	68.95'	1310.00'	S84°01'59"W	68.94'
C36	68.95'	1310.00'	S81°01'03"W	68.94'
C37	61.39'	1310.00'	S78°10'02"W	61.39'
C38	317.93'	1460.00'	S83°03'47"W	317.30'
C39	643.56'	475.00'	S38°00'38"W	595.45'
C40	323.38'	1485.00'	S83°03'47"W	322.74'
C41	22.47'	1485.00'	S88°52'05"W	22.47'
C42	69.42'	1485.00'	S87°05'43"W	69.41'
C43	69.07'	1485.00'	S84°25'26"W	69.06'
C44	69.07'	1485.00'	S81°45'32"W	69.06'
C45	69.07'	1485.00'	S79°05'38"W	69.06'
C46	24.28'	1485.00'	S77°17'35"W	24.28'
C47	12.60'	533.72'	S75°25'08"W	12.60'
C48	75.36'	533.72'	S80°08'26"W	75.30'
C49	24.98'	533.72'	S85°31'34"W	24.97'
C50	677.43'	500.00'	S38°00'38"W	626.79'
C51	112.94'	533.72'	S88°48'17"W	112.73'
C52	22.31'	500.00'	S75°32'47"W	22.31'
C53	67.31'	500.00'	S70°24'43"W	67.26'
C54	67.31'	500.00'	S62°41'57"W	67.26'
C55	67.31'	500.00'	S54°59'10"W	67.26'
C56	67.31'	500.00'	S47°16'24"W	67.26'
C57	67.31'	500.00'	S39°33'37"W	67.26'
C58	67.31'	500.00'	S31°50'51"W	67.26'
C59	67.31'	500.00'	S24°08'04"W	67.26'
C60	67.31'	500.00'	S16°25'18"W	67.26'
C61	67.31'	500.00'	S08°42'31"W	67.20'
C62	59.97'	630.20'	N34°02'55"E	59.95'
C63	49.06'	630.20'	N29°05'32"E	49.05'
C64	30.56'	433.72'	S28°52'49"W	30.56'
C65	88.66'	433.72'	S36°45'20"W	88.51'
C66	88.74'	433.72'	S48°28'25"W	88.59'
C67	88.42'	433.72'	S60°10'33"W	88.27'
C68	66.06'	433.72'	S70°22'46"W	65.99'
C69	109.03'	630.20'	N31°49'06"E	108.90'
C70	362.45'	433.72'	S50°48'08"W	352.00'
C71	142.61'	600.00'	N86°19'26"W	142.27'
C72	126.97'	600.00'	S80°48'17"W	126.73'
C73	417.84'	500.00'	S50°48'07"W	405.79'
C74	49.36'	500.00'	S02°01'28"W	49.34'

100 0 100 200

SCALE: 1"=100'

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:

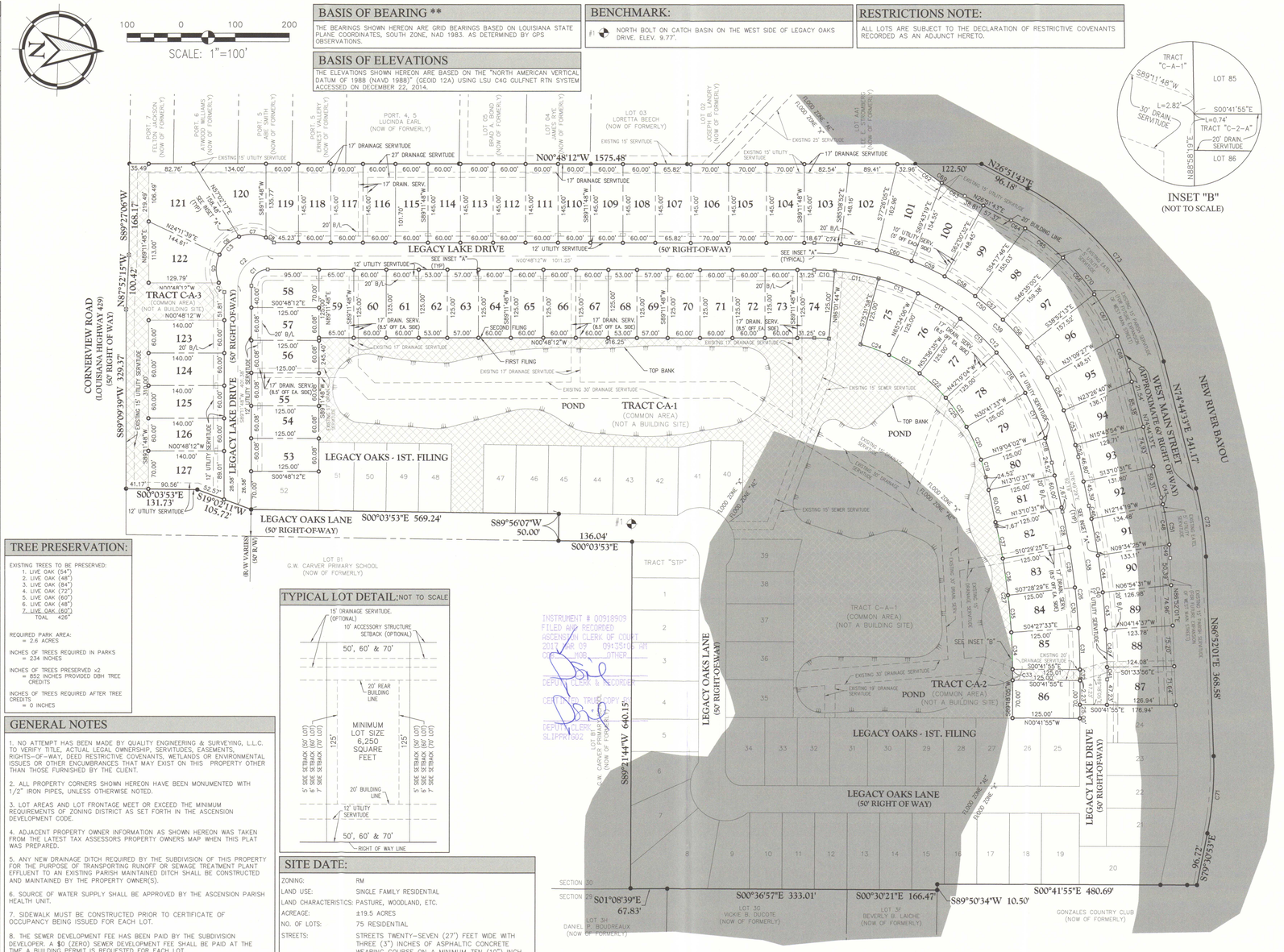
#1 NORTH BOLT ON CATCH BASIN ON THE WEST SIDE OF LEGACY OAKS DRIVE. ELEV. 9.77'.

RESTRICTIONS NOTE:

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

BASIS OF ELEVATIONS

THE ELEVATIONS SHOWN HEREON ARE BASED ON THE "NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988)" (GEOID 12A) USING LSU C4G GULFNET RTN SYSTEM ACCESSED ON DECEMBER 22, 2014.



TREE PRESERVATION:

EXISTING TREES TO BE PRESERVED:
1. LIVE OAK (54")
2. LIVE OAK (48")
3. LIVE OAK (84")
4. LIVE OAK (72")
5. LIVE OAK (60")
6. LIVE OAK (48")
7. LIVE OAK (60")
TOAL 426"

REQUIRED PARK AREA:
= 2.6 ACRES

INCHES OF TREES REQUIRED IN PARKS
= 234 INCHES

INCHES OF TREES PRESERVED x2
= 852 INCHES PROVIDED DBH TREE CREDITS

INCHES OF TREES REQUIRED AFTER TREE CREDITS
= 0 INCHES

GENERAL NOTES

1. NO ATTEMPT HAS BEEN MADE BY QUALITY ENGINEERING & SURVEYING, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIVE COVENANTS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES THAT MAY EXIST ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

2. ALL PROPERTY CORNERS SHOWN HEREON HAVE BEEN MONUMENTED WITH 1/2" IRON PIPES, UNLESS OTHERWISE NOTED.

3. LOT AREAS AND LOT FRONTAGE MEET OR EXCEED THE MINIMUM REQUIREMENTS OF ZONING DISTRICT AS SET FORTH IN THE ASCENSION DEVELOPMENT CODE.

4. ADJACENT PROPERTY OWNER INFORMATION AS SHOWN HEREON WAS TAKEN FROM THE LATEST TAX ASSESSORS PROPERTY OWNERS MAP WHEN THIS PLAT WAS PREPARED.

5. 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).

6. SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.

7. SIDEWALK MUST BE CONSTRUCTED PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED FOR EACH LOT.

8. 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.

9. ALL SINGLE FAMILY RESIDENCES ARE REQUIRED TO PAY A TRANSPORTATION IMPACT FEE IN ACCORDANCE WITH THE ESTABLISHED ASCENSION PARISH ORDINANCES.

10. LOTS 87 THRU 101 WILL NOT HAVE DIRECT ACCESS TO WEST MAIN STREET AND LOTS 121 THRU 127 WILL NOT HAVE DIRECT ACCESS TO CORNERVIEW ROAD.

11. 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.

12. ONE CLASS "A" TREE TO BE PROVIDED PER LOT. TREES MUST BE PLANTED PRIOR TO C.O. BEING ISSUED FOR EACH LOT.

13. PRIVATE PARK SPACE WILL BE IDENTIFIED WITH SIGNAGE AND MAINTENANCE WILL BE BY THE HOA.

14. ALL STRUCTURES SHALL BE CONSTRUCTED A MINIMUM OF ONE FOOT ABOVE FEMA BFE AND TOP ELEVATION OF NEAREST ADJACENT SANITARY SEWER MANHOLE ON THE SEWER COLLECTION SYSTEM SERVICING THE PROPOSED STRUCTURE.

TYPICAL LOT DETAIL: NOT TO SCALE

SITE DATE:

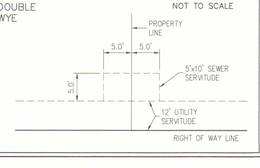
ZONING:	RM
LAND USE:	SINGLE FAMILY RESIDENTIAL
LAND CHARACTERISTICS:	PASTURE, WOODLAND, ETC.
ACREAGE:	±19.5 ACRES
NO. OF LOTS:	75 RESIDENTIAL
STREETS:	STREETS TWENTY-SEVEN (27') FEET WIDE WITH THREE (3") INCHES OF ASPHALTIC CONCRETE WEARING COURSE ON A MINIMUM TEN (10") INCH SOIL CEMENT BASE WITH CONCRETE CURB AND GUTTER
SEWER:	GRAVITY COLLECTION LINE TO SANITARY SEWER TREATMENT PLANT TO BE DONATED TO ASCENSION PARISH
WATER:	ASCENSION WATER COMPANY
ELECTRIC:	ENTERGY
GAS:	ATMOS ENERGY LOUISIANA
TELEPHONE:	EATEL
CABLE:	EATEL/COX
FLOOD ZONE:	"AE" & "X" – PER FEMA FIRM PANEL 22005C0105E
100 YEAR BFE:	10.6'
SCHOOL DISTRICTS:	EAST ASCENSION HIGH SCHOOL GONZALES MIDDLE SCHOOL G.W. CARVER PRIMARY SCHOOL
BUILDING SETBACKS:	FRONT – 20 FEET REAR – 20 FEET SIDE – VARIES (SEE TYPICAL LOT DETAIL)

LEGEND

- APPROXIMATE LOCATION OF FLOOD ZONE "AE", 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

INSET "A" - TYPICAL SEWER SERVITUDE

DOUBLE WYE — NOT TO SCALE

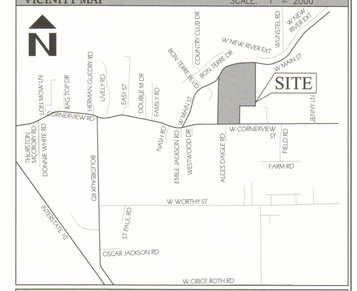


INSET "B"

(NOT TO SCALE)

VICINITY MAP

SCALE: 1" = 2000'



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 22005C0110E 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 (BFE) IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAIN ADMINISTRATOR BEFORE ANY DESIGN OR CONSTRUCTION.

REFERENCE PLATS:

(A) FINAL PLAT OF LEGACY OAKS SUBDIVISION – FIRST FILING, BY QUALITY ENGINEERING & SURVEYING, LLC, DATED 9/13/2016 AND RECORDED IN THE OFFICIAL RECORDS OF THE ASCENSION PARISH CLERK OF COURT AS FILE NO. 907054.

(B) MAP SHOWING SUBDIVISION OF A 59.24 ACRE PROTION OF THE GONZALES COUNTRY CLUB PROPERTY INTO TRACTS "A" & "B", BY DAVID B. FAZEKAS, PLS, DATED 2/3/2011 AND RECORDED IN THE OFFICIAL RECORDS OF THE ASCENSION PARISH CLERK OF COURT AS FILE NO. 769013.

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. 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 SERVITUDE OF ACCESS AND USE OVER THE IMMOVABLE PROPERTY UPON WHICH ANY PORTION OF THE TREATMENT SYSTEM(S), PUMP(S), LIFT STATION(S), AND COLLECTION LINES DEDICATED ABOVE ARE LOCATED FOR NECESSARY MAINTENANCE OR IMPROVEMENTS. SAID SERVITUDE 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 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.

COMMON AREA DEDICATION

THOSE AREA DESIGNATED HEREON AS COMMON AREA & POND AREA ARE TO BE DEDICATED TO THE HOMEOWNERS AND OCCUPANTS OF LEGACY OAKS SUBDIVISION ASSOCIATION FOR RECREATION, SERVITUDE AND OTHER RELATED ACTIVITIES. THE COMMON AREA ARE NOT TO BE DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE TO BE DEDICATED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS AND OCCUPANTS OF LEGACY OAKS SUBDIVISION, OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS SHALL BE BY LEGACY OAKS ASSOCIATION. DWP IS NOT RESPONSIBLE FOR MAINTENANCE OR UPKEEP OF ANY COMMON AREA, POND, OR SHORELINE.

ADAM KURZ – D.R. HORTON, INC. – GULF COAST — DATE 3-2-17

APPROVED:

ASCENSION PARISH PLANNING COMMISSION

CHAIRMAN
ASCENSION PARISH PLANNING COMMISSION

FILE NUMBER 6307

DATE 3/8/17

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUES 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 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. POCHE', P.L.S.
PROFESSIONAL LAND SURVEYOR #5066

DANIEL J. POCHE' License No. 5066 PROFESSIONAL LAND SURVEYOR

3/1/2017
DATE

TITLE:

FINAL PLAT
LEGACY OAKS SUBDIVISION
SECOND FILING

DESCRIPTION:

LOCATED IN SECTION 30, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SOUTH EAST LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA

CLIENT:

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

QUALITY Engineering & Surveying, LLC
18350 Hwy 42 Port Vincent, LA 70726
TEL 225-698-1600 FAX 225-698-3367
www.QESLA.com

Project No.:	14–152	Date:	JUNE 2016	Drawn By:	CDP

DWG Path: P:\14-152 Legacy Oaks Subdivision\Drawings\Engineering\Plats\14-152 – 02 FINAL PLAT – SECOND FILING\14-152 – 02 FINAL PLAT (11-1-16).dwg