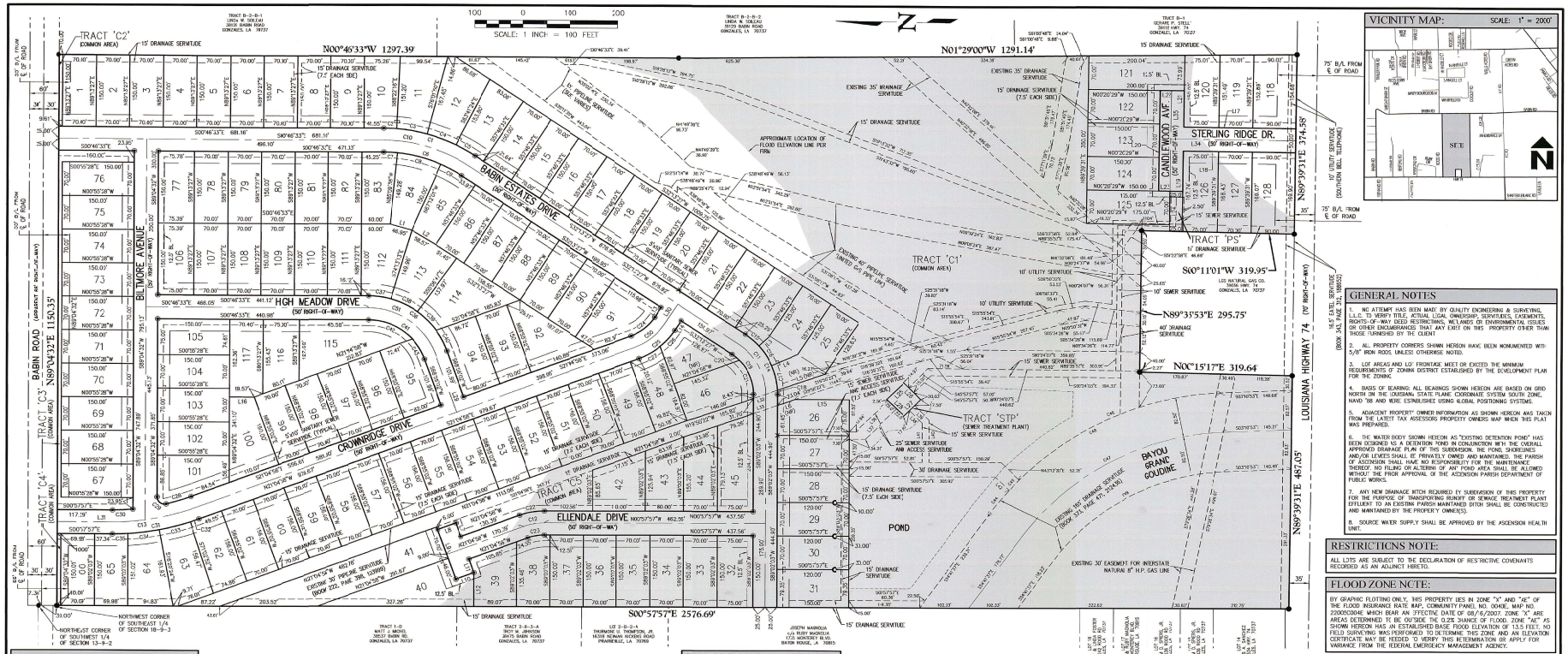


GENERAL NOTES

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 RESTRICTIONS, 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 5/8" IRON RODS, UNLESS OTHERWISE NOTED.

3. LOT AREAS AND LOT FRONTAGE MEET OR EXCEED THE MINIMUM REQUIREMENTS OF ZONING DISTRICT ESTABLISHED BY THE DEVELOPMENT PLAN FOR THE ZONING.

4. BASIS OF BEARING: ALL BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAVD '88 AND WERE ESTABLISHED USING GLOBAL POSITIONING SYSTEMS.

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

6. THE WATER BODY SHOWN HEREON AS "EXISTING DETENTION POND" HAS BEEN DESIGNED AS A DETENTION POND IN CONJUNCTION WITH THE OVERALL APPROVED DRAINAGE PLAN OF THIS SUBDIVISION. THE POND, SHORELINES AND/OR LEVEES SHALL BE PRIVATELY OWNED AND MAINTAINED. THE PARISH OF ASCENSION SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE THEREOF. NO FILLING OR ALTERING OF ANY POND AREA SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ASCENSION PARISH DEPARTMENT OF PUBLIC WORKS.

7. ANY NEW DRAINAGE WITCH REQUIRED BY 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).

8. SOURCE WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION HEALTH UNIT.

RESTRICTIONS NOTE:

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

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE "X" AND "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 0040E, MAP NO. 22005C0040E WHICH BEAR AN EFFECTIVE DATE OF 05/16/2007. ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE OF FLOOD. ZONE "AE" AS SHOWN HEREON HAS AN ESTABLISHED BASE FLOOD ELEVATION OF 13.5 FEET. 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.

APPROVED:

ASCENSION PARISH PLANNING COMMISSION

5064
FILE NO.

Donald B. Sing
CHAIRMAN
ASCENSION PARISH PLANNING COMMISSION

3-5-2013
DATE

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	201.59'	350.00'	N15°43'27"E	198.81'	33°00'00"
C2	27.39'	350.00'	N1°27'59"E	27.38'	4°29'03"
C3	64.28'	350.00'	N8°58'11"E	64.19'	10°31'21"
C4	64.21	350.00'	N19°29'11"E	64.12'	10°30'39"
C5	45.71	350.00'	N28°28'59"E	45.68'	7°28'57"
C6	172.71'	300.00'	N15°43'27"E	170.41'	33°00'00"
C7	29.40	300.00'	N2°01'55"E	29.39'	5°36'55"
C8	94.04	300.00'	N13°49'16"E	93.66'	17°57'33"
C9	49.35	300.00'	N27°30'43"E	49.29'	9°25'28"
C10	187.15'	325.00'	N15°43'27"E	184.61'	33°00'00"
C11	123.94'	125.00'	N60°37'45"E	119.93'	56°48'36"
C12	43.89	125.00'	S11°01'27"E	43.66'	20°07'02"
C13	175.55'	504.00'	N11°01'28"W	174.65'	20°07'02"
C14	148.77'	156.00'	N60°37'45"E	142.71'	56°48'36"
C15	37.52	156.00'	N39°23'27"E	37.43'	14°19'59"
C16	49.51	156.00'	N56°00'48"E	49.29'	18°54'44"
C17	53.11'	156.00'	N75°36'45"E	52.83'	20°17'09"
C18	8.58'	156.00'	N87°25'41"E	8.58'	3°16'44"
C19	99.15	100.00'	N60°37'45"E	95.14'	56°48'36"
C20	19.75	100.00'	N37°52'54"E	19.72'	11°18'54"
C21	79.40	100.00'	N66°17'12"E	77.33'	45°29'42"
C22	52.67	150.00'	N11°01'27"W	52.40'	20°07'02"
C23	35.11'	100.00'	N11°01'28"W	34.93'	20°07'01"
C24	64.04	100.00'	S39°25'46"E	62.95'	36°41'35"
C25	96.08	150.00'	S39°25'46"E	94.43'	36°41'35"
C26	45.21'	150.00'	S49°08'28"E	45.04'	17°16'14"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C27	50.85'	150.00'	S33°47'39"E	50.61'	19°25'21"
C28	54.49'	475.00'	S17°47'47"E	54.46'	6°34'22"
C29	27.12'	15.00'	S37°16'58"W	23.57'	103°35'08"
C30	42.77'	475.00'	S33°43'5"E	42.76'	5°09'32"
C31	184.33'	525.00'	S11°01'28"E	183.39'	20°07'01"
C32	19.59'	525.00'	S2°01'03"E	19.59'	2°07'50"
C33	66.82'	525.00'	S11°18'22"E	66.77'	7°17'32"
C34	65.33'	525.00'	S8°05'42"E	65.29'	7°07'48"
C35	32.66'	525.00'	S2°44'52"E	32.65'	3°33'51"
C36	212.86'	175.00'	N3°04'14"E	199.98'	69°41'35"
C37	46.96'	175.00'	N65°4'43"E	46.82'	15°22'31"
C38	61.96'	175.00'	N24°44'36"E	61.68'	20°17'14"
C39	55.30'	175.00'	N42°56'24"E	55.07'	18°06'22"
C40	48.64'	175.00'	N65°57'18"E	48.48'	15°55'27"
C41	52.05'	125.00'	N3°04'14"E	142.44'	69°41'35"
C42	02.77'	125.00'	N22°46'35"E	99.93'	47°06'16"
C43	49.28'	125.00'	N57°37'22"E	48.95'	22°35'19"
C44	69.12'	632.54'	N51°33'47"W	69.05'	6°15'40"
C45	30.00'	632.54'	N47°04'24"W	30.01'	2°43'04"
C46	469.53'	632.54'	N24°26'53"W	458.43'	42°31'59"
C47	494.48'	550.06'	S22°56'15"E	478.80'	51°30'44"
C48	568.65'	632.54'	S22°56'15"E	549.69'	51°30'44"
C49	420.31'	467.54'	S22°56'15"E	406.30'	51°30'44"
C50	90.05'	125.00'	N39°25'46"W	78.69'	36°41'35"
C51	182.46'	150.00'	S34°04'14"W	171.41'	69°41'35"

REFERENCE MAPS:

1. MAP SHOWING RESUBDIVISION OF TRACT 2-B-2 & 2-B-3 OF THE W.R. CROSBY PROPERTY AND A 2.989 AC. TRACT OF THE THURMAN THOMPSON, JR. PROPERTY INTO TRACT 2-B-2-A AND TRACT 2-B-3-A FOR TROY JOHNSON BY MOLIN SURVEYING AND DATED 11-2-99. RECORDED IN THE OFFICIAL RECORDS OF THE ASCENSION PARISH CLERK OF COURT AS ENTRY NO. 490481

2. MAP OF MAGNOLIA PLACE FOR JOSEPH MAGNOLIA BY CHAS A. COOPER DATED DEC. 11, 1957. RECORDED IN THE OFFICIAL RECORDS OF THE ASCENSION PARISH CLERK OF COURT AS ENTRY NO. 125631

LINE TABLE

LINE	LENGTH	BEARING
L1	46.95'	S14°41'29"W
L2	58.57'	S30°14'35"W
L3	30.62'	N43°26'34"W
L4	59.25'	N24°31'50"W
L5	104.24'	S19°50'22"E
L6	38.61'	S19°50'22"E
L7	30.00'	S63°55'02"W
L8	40.00'	S21°04'58"E
L9	110.00'	N68°55'02"E
L10	40.00'	N21°04'58"W
L11	30.00'	S63°55'02"W
L12	70.88'	S89°02'03"W
L13	24.35'	N57°46'33"W
L14	24.35'	N57°46'33"W

LINE TABLE

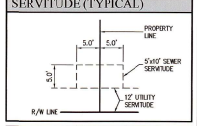
LINE	LENGTH	BEARING
L15	113.47'	S00°57'57"E
L16	51.63'	N00°55'28"W
L17	235.00'	N00°20'29"W
L18	235.00'	S00°20'29"E
L19	82.99'	N89°39'31"E
L20	210.00'	S89°39'31"W
L21	76.01'	N89°39'31"E
L22	50.00'	N00°20'29"W
L23	50.00'	S00°20'29"E
L24	82.53'	S89°39'31"W
L25	50.00'	N45°57'57"W
L26	50.00'	N44°02'03"E
L27	50.00'	S45°57'57"E
L28	50.00'	S44°02'03"W

LINE TABLE

LINE	LENGTH	BEARING
L29	26.99'	S68°55'02"W
L30	69.36'	N57°46'33"W
L31	17.31'	N00°57'57"W
L32	12.58'	S19°50'22"E
L33	12.84'	S19°50'22"E
L34	160.00'	N00°20'29"W
L35	110.00'	S89°39'31"W
L36	14.39'	N45°57'57"W
L37	10.61'	S45°57'57"E
L38	57.00'	S44°02'03"W
L39	63.21'	S44°02'03"W
L40	38.09'	S89°02'03"W
L41	31.87'	S89°02'03"W
L42	10.24'	N43°12'20"E

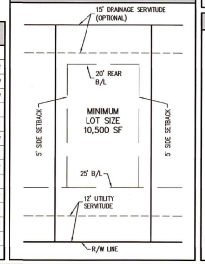
DOUBLE WYE SEWER SERVITUDE (TYPICAL)

N.T.S.



TYPICAL LOT

N.T.S.



LEGEND

	FLOOD ZONE "AE"
●	FOUND 1/2" IRON PIPE
○	SET 5/8" IRON ROD
◉	SET 5/8" IRON ROD IN CONCRETE
X	SET "X" IN CONCRETE
(NR)	NOT RADIAL
B/L	BUILDING LINE
R/W	RIGHT-OF-WAY

SURVEYOR CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUES 33:5051 ET SEQ. 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 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 PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT THE SAME.

02/01/2013
DATE

ALFRED J. KESLER
PROFESSIONAL LAND SURVEYOR #5051

STATE OF LOUISIANA
ALFRED J. KESLER
REG. No. 5051
REGISTERED PROFESSIONAL
LAND SURVEYOR

GENERAL NOTES

ZONING:	RM (MEDIUM INTENSITY RESIDENTIAL)
LAND USE:	SINGLE FAMILY RESIDENTIAL
ACREAGE:	66.010 ACRES
NO. OF LOTS:	128 RESIDENTIAL
STREETS:	STREETS TWENTY-SEVEN (27') FEET WIDE WITH THREE (3") INCHES OF ASPHALTIC CONCRETE BEARING COURSE ON A MINIMUM TEN (10") INCH SOIL CEMENT BASE WITH CONCRETE CURB AND GUTTER
SEWER:	GRAVITY COLLECTION LINE TO PROPOSED TREATMENT PLANT
WATER:	ASCENSION WATER COMPANY
ELECTRIC/GAS:	ENTERGY/ATMOS
TELEPHONE:	EATEL
CABLE:	EATEL
100 YR. B.F.E.:	13.5 PER ASCENSION PARISH DEPARTMENT OF PUBLIC WORKS
SCHOOL DISTRICTS:	DUPLESS PRIMARY DUTCHTOWN MIDDLE DUTCHTOWN HIGH
BUILDING SETBACKS:	FRONT – 25' REAR – 20' SIDE – 5'
REFERENCE BENCHMARK:	ASCENSION PARISH BENCHMARK "APG-2039-1035" DIVEN ELEV.=12.5' NAVD 88

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 LOCAL HEALTH UNIT AUTHORITY.

PUBLIC DEDICATION

THE PUBLIC STREETS 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 PUBLIC 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 PUBLIC SERVITUDE OR RIGHT OF WAY AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

KEVIN NGUYEN
AMERICA HOMELAND, L.L.C.

2/1/13
DATE

TITLE: FINAL PLAT

PROJECT:

MOSSY OAKS SUBDIVISION

DESCRIPTION:

BEING A SUBDIVISION OF THE LAURI S. NELSON PROPERTY LOCATED IN SECTION 18, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA.

CLIENT:

AMERICA HOMELAND, L.L.C.
P.O. BOX 80296
BATON ROUGE, LOUISIANA 70898

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

Project No.:	10-012	Date:	FEBRUARY 2013	Drawn By:	DHM

DWG Path: P:\10-012 mossy oaks\dwg\FINAL PLAT\10-012 FINAL PLAT.dwg