State Of Louisiana, Parish of Ascension

I, do hereby certify that the above and foregoing was received, Filed and Recorded on MCR ____ File No. ____ and CGB ____ this 6th day of July 2000

Clerk and Recorder

#519469

100 0 100 200 300
GRAPHIC SCALE - FEET

NORTH

APPROVED: 1458 FILE NUMBER
SIGNED/ JAMES C. ALTON 4-12-2000 DATE
JAMES ALTON, CHAIRMAN
ASCENSION PARISH PLANNING COMMISSION

REVISED: 7/18/00
TO ADD SERVITUDES TO LOTS 42,53,44,45, AND 29 AND 30. AND TO CHANGE SERVITUDES FROM 10' TO 7.5' ON LOTS 48,49, AND 36 AND 37.

APPROVED: 1909 FILE NUMBER
SIGNED/ JAMES C. ALTON 7-18-2000 DATE
JAMES ALTON, CHAIRMAN
ASCENSION PARISH PLANNING COMMISSION

BENCHMARKS
BM #1: PAINTED SOUTH RIM OF S.S.M.H. @ LOT 19 ELEVATION: 21.22
BM #2: PAINTED SOUTH RIM OF S.S.M.H. @ LOT 28 ELEVATION: 21.15
BM #3: PAINTED SOUTH RIM OF S.S.M.H. @ LOT 51 ELEVATION: 20.16

REFERENCE(S):
1. SURVEY MAP SHOWING TRACTS "A" & "D" FOR CARLOS J. CASHIO... BY ALEX THERIOT, JR., P.L.S. DATED 8-3-78
2. MAP SHOWING SURVEY OF THE WILLIAM L. WEBB ESTATE... BY A.G. MUNDINGER, P.L.S. DATED 1-3-50
3. SALE WITH MORTGAGE BY O'NEIL J. DAIGLE, JR. & RODNEY P. WOODS, JR. TO CARLOS J. CASHIO (MOB 83 PAGE 478) DATED 7-26-56

BASE BEARING:
N 31°15'00"W (BASED ON REF. #1)

VICINITY MAP
SCALE: 1"=2000'
SITE
LA. HWY. 42
LA. HWY. 44

WALTER W. PERDUE et al
TIMOTHY K. PERDUE
DARRYL G. BOURGOIS
WALTER W. PERDUE et al
CENTERLINE OF LA. DEPT. OF HIGHWAYS PIPELINE
RR ZONING
C1 ZONING
S 31°21'31"E 2100.40'
SEWER TREATMENT PLANT
LAKE HARBOR LANE (50' R/W)
LIGHTHOUSE LANE (50' R/W)
BEACON STREET
(COMMON AREA) LAKE
LAKE
(COMMON AREA)
CECIL H. BROUSSARD
BON LIEU SUB'D
MARSEILLES BLVD.
LA. HWY. 42
FUTURE FILING
CARLOS J. CASHIO
MUDDY CREEK
50' PRIVATE SERVITUDE OF ACCESS
25' ACCESS & DRAIN. SERV.
FUTURE FILING
CARLOS J. CASHIO
SECTION 45
SECTION 29
P.O.B.
CARLOS J. CASHIO
S 31°15'00"E 1334.42'
SW CORNER SECTION 45, T8S-R3E
N 31°15'00"W 673.24'
N 31°15'00"W 250.00'
15' SERV.
20' BLDG. LINE
10' UTIL. SERV.

COMMON AREA & ENTRANCE		
COURSE	BEARING	DISTANCE
A	N 06°13'13"W	162.02'
B	N 73°53'10"W	42.05'
C	N 31°15'00"W	143.04'
D	S 61°38'31"W	41.72'
E	S 28°52'23"E	74.02'
F	S 28°52'23"E	213.27'
G	S 12°54'08"E	102.56'

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C1	111.50'	31.74'	61.84'	31°46'30"	51°23'11"	61.05'	N 35°03'40"W

CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C1	70.00'	45.11'	80.15'	65°36'13"	81°51'05"	75.84'	S 45°27'30"E
C2	70.00'	31.58'	60.00'	49°06'38"	81°51'05"	58.18'	N 56°41'26"W
C3	70.00'	31.58'	60.00'	49°06'38"	81°51'05"	58.18'	N 07°34'47"W
C4	70.00'	31.58'	60.00'	49°06'38"	81°51'05"	58.18'	N 39°34'47"W
C5	70.00'	31.58'	60.00'	49°06'38"	81°51'05"	58.18'	N 89°13'13"E
C6	70.00'	15.23'	30.00'	24°33'18"	81°51'05"	29.77'	N 46°21'56"E
C7	175.50'	62.80'	120.76'	39°24'57"	32°41'03"	118.39'	N 82°29'45"E
C8	175.50'	6.28'	12.57'	4°06'08"	32°41'03"	12.55'	N 60°41'33"E
C9	225.50'	6.28'	12.55'	3°11'27"	25°25'51"	12.55'	S 60°41'33"W
C10	225.50'	34.20'	67.88'	17°15'44"	25°25'51"	67.63'	S 69°27'27"W
C11	225.50'	35.46'	70.55'	17°55'26"	25°25'51"	70.26'	S 87°03'12"W
C12	225.50'	10.24'	20.56'	5°13'42"	25°25'51"	20.56'	N 80°24'01"W
C13	75.00'	19.70'	37.08'	28°19'45"	76°23'40"	36.69'	S 73°55'49"W
C14	75.00'	31.71'	60.00'	45°50'12"	76°23'40"	58.41'	N 69°17'43"W
C15	75.00'	31.71'	60.00'	45°50'12"	76°23'40"	58.41'	N 23°27'31"W
C16	75.00'	31.71'	60.00'	45°50'12"	76°23'40"	58.41'	N 22°22'41"E
C17	75.00'	31.71'	60.00'	45°50'12"	76°23'40"	58.41'	N 68°13'53"E
C18	75.00'	31.71'	60.00'	45°50'12"	76°23'40"	58.41'	S 66°56'05"E
C19	75.00'	40.24'	77.70'	59°21'36"	76°23'40"	74.25'	S 13°21'02"E
C20	198.04'	84.03'	157.16'	45°27'59"	29°53'51"	153.08'	S 45°58'00"E
C21	245.50'	81.50'	157.69'	36°47'53"	23°20'36"	154.67'	S 49°46'44"E
C22	138.50'	50.00'	99.36'	41°05'58"	39°41'05"	94.09'	S 31°09'57"E
C23	161.50'	45.07'	89.56'	31°46'30"	35°28'36"	88.45'	S 35°03'40"E
C24	193.50'	54.00'	125.06'	37°02'04"	29°37'28"	122.89'	N 49°46'44"W
C25	244.04'	81.54'	157.78'	36°56'00"	23°28'40"	154.67'	N 49°50'00"W

LINE TABLE		
COURSE	BEARING	DISTANCE
1	S 31°15'00"E	82.16'
2	N 58°45'00"E	5.00'
3	N 31°15'00"W	20.00'

REVISED: 9-06-2000
TO SHOW CORRECT DIMENSIONS ON THE FRONT AND REAR PROPERTY LINES OF LOT 40 AND LOT 47

APPROVED: 1963 FILE NUMBER
JAMES C. ALTON, CHAIRMAN 9-6-2000 DATE
ASCENSION PARISH PLANNING COMMISSION

STATE OF LOUISIANA
G.L. LEBEARD, SR.
REG. No. 4963
REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFICATION:
THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 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 CASHIO REALTY VENTURES, L.L.C. FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

9-06-00
G.L. LEBEARD, SR. DATE
PROFESSIONAL LAND SURVEYOR
McLIN SURVEYING COMPANY

LAKE COMMON AREA DEDICATION:
THE AREA SHOWN ON THIS PLAT AND DESIGNATED AS LAKE and/or COMMON AREA IS HEREBY DEDICATED FOR RECREATIONAL AND DRAINAGE PURPOSES FOR THE COMMON USE AND ENJOYMENT OF THE ABUTTING LOT OWNERS OF MANCHAC HARBOR SUBDIVISION AND IS NOT DEDICATED FOR THE GENERAL USE OF THE PUBLIC. MAINTENANCE OF THE LAKE AND COMMON AREAS SHOWN HEREON WILL BE BY THE MANCHAC HARBOR HOMEOWNERS ASSOCIATION, INC. OF MANCHAC HARBOR SUBDIVISION AND IS NOT THE RESPONSIBILITY OF THE PARISH OF ASCENSION.

PRIVATE DEDICATION:
"THE PRIVATE SERVITUDE OF PASSAGE SHOWN HEREON IS HEREBY DEDICATED AS A MEANS OF ACCESS TO TREATMENT PLANT SITE and FUTURE DEVELOPMENT. 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."

SEWAGE DISPOSAL:
NO PERSON SHALL PROVIDE 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 STATE BOARD OF HEALTH.

DEDICATION:
THE STREET 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 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 SERVITUDE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT OF WAY IS GRANTED.

SIGNED/JOE CASHIO 7-19-2000
CASHIO REALTY VENTURES, L.L.C. DATE

GENERAL NOTES:
ZONING DISTRICT: CH & RM
WATER: ASCENSION WATER COMPANY, INC.
ELECTRICITY: Dixieco
GAS: LA. GAS COMPANY
TELEPHONE: CATEL
CABLE: TCI
SEWAGE DISPOSAL: TREATMENT PLANT
STREETS: 50' R/W (3" ASPHALTIC CONC. OVER 10" SOIL CEMENT BASE: CURB and GUTTER)
FLOOD ZONE: "C" (FIRMA FIRM PANEL #220013-0030/0035-C; DATED 1-20-93)
TOTAL AREA: 21.665 AC.
TOTAL NO. LOTS: 60
SCHOOL DISTRICT:
OAK GROVE ELEMENTARY
ST. AMANT HIGH

REVISED: JULY 06, 2000
TO RESUBDIVIDE LOTS 46 & 47 INTO LOTS 46-A & 47-A

7/6/00
CASHIO REALTY VENTURES, L.L.C.

NOTE:
THIS ONE INSTRUMENT AS EXCHANGE OF PROPERTY BETWEEN ADJACENT PROPERTY OWNERS AND DO NOT CREATE ANY ADDITIONAL SITES AND WERE CREATED BY THIS RESUBDIVISION

APPROVED: 2521 FILE NUMBER
JAMES C. ALTON, CHAIRMAN 7-5-2000 DATE
ASCENSION PARISH PLANNING COMMISSION

FINAL PLAT
OF
MANCHAC HARBOR
FIRST FILING
(BEING A PORTION of the WILLIAM L. WEBB ESTATE)

LOCATED IN SECTIONS 29 & 45, T8S-R3E
ASCENSION PARISH, LOUISIANA
FOR
CASHIO REALTY VENTURES, L.L.C.
37336 PERKINS ROAD
PRAIRIEVILLE, LOUISIANA 70769
(225)673-6060

McLIN SURVEYING COMPANY
SURVEYORS and ENGINEERS
10014 AIRLINE HWY #15
PRAIRIEVILLE, LOUISIANA 70769
(225) 622-1852

SLIDE 969

Ascension Parish Clerk of Court