#535172

100 0 100 200 300
GRAPHIC SCALE – FEET

NORTH

REVISED 12-04-02 TO SHOW FLOOD ZONES

APPROVED: 2709 FILE NUMBER

JAMES E. ALTON, CHAIRMAN
ASCENSION PARISH PLANNING COMMISSION

1-29-2003 DATE

CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CHBEARING
C1	200.00'	71.34'	137.06'	39°15'53"	28°36'52"	134.39'	S 50°59'27" E
C2	150.00'	53.51'	102.80'	39°15'53"	38°11'50"	100.80'	N 50°59'27" W
C3	150.00'	69.37'	129.95'	49°38'14"	38°11'50"	125.92'	S 45°48'16" E
C4	200.00'	92.49'	173.27'	49°38'14"	28°38'52"	167.90'	N 45°48'16" W
C5	70.00'	—	324.93'	265°57'22"	81°51'04"	102.43'	N 66°27'04" E
C6	25.00'	25.00'	39.27'	90°00'00"	229°10'50"	35.36'	N 25°37'23" W
C7	125.00'	32.98'	64.48'	29°33'22"	45°50'12"	63.77'	S 06°12'27" E
C8	175.00'	49.39'	96.27'	31°31'14"	45°50'12"	95.06'	N 05°13'28" W

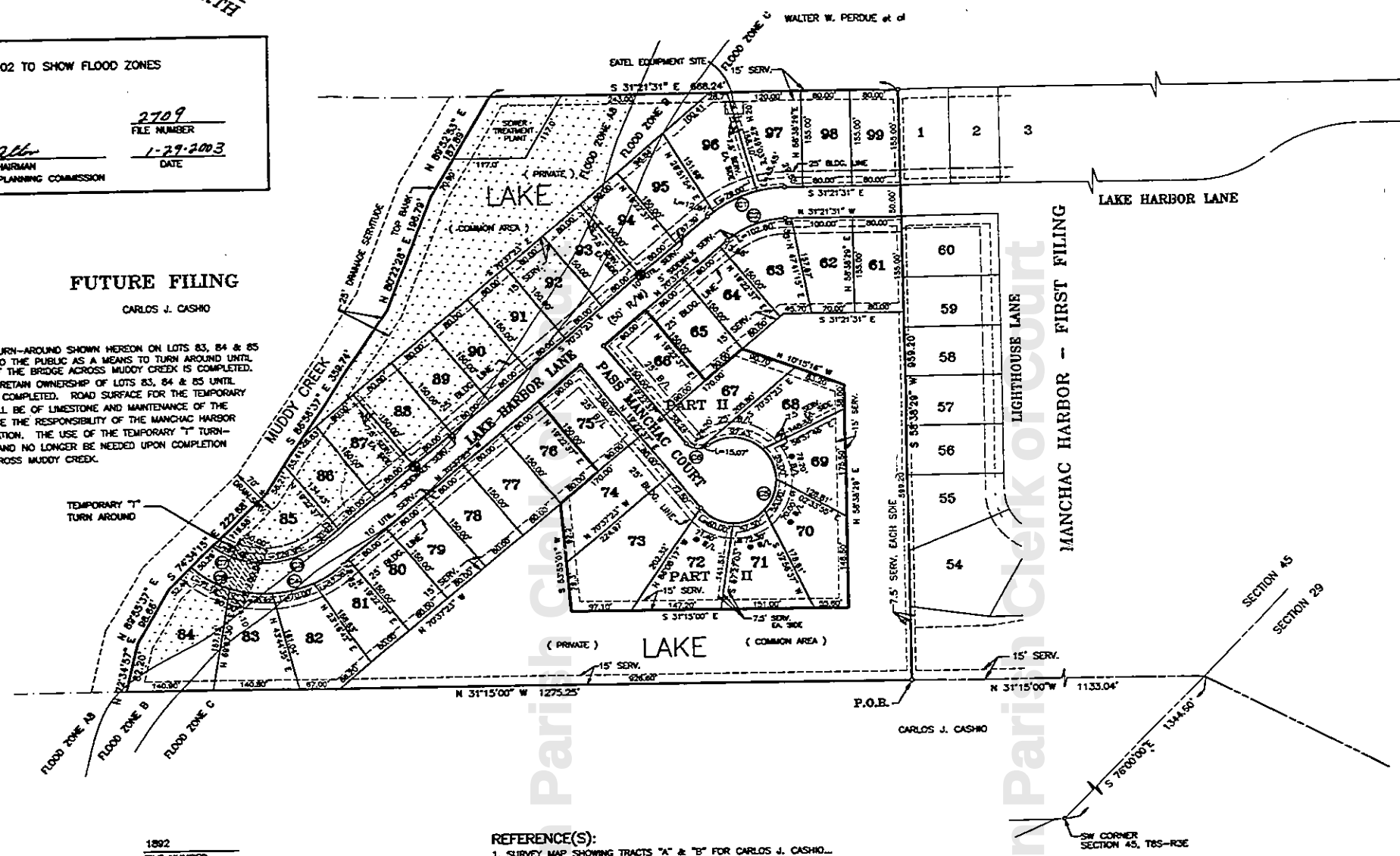
BENCH MARKS:

BM #4
SOUTHEAST BOLT ON DOUBLE CATCH BASIN ON FRONT OF LOTS 93 & 94
ELEV. 19.00 NGVD

BM #5
SOUTHEAST BOLT ON DOUBLE CATCH BASIN ON FRONT OF LOTS 67 & 68
ELEV. 19.20 NGVD

VICINITY MAP
SCALE: 1"=2000'

State Of Louisiana, Parish of Ascension
I do hereby certify that this plane and hanging was received, Filed and recorded at 10:00 ... and Cob ... This 30 day of Jan. 2003



FUTURE FILING

CARLOS J. CASHIO

NOTE:
THE TEMPORARY "T" TURN-AROUND SHOWN HEREON ON LOTS 83, 84 & 85 IS HEREBY GRANTED TO THE PUBLIC AS A MEANS TO TURN AROUND UNTIL THE CONSTRUCTION OF THE BRIDGE ACROSS MUDDY CREEK IS COMPLETED. THE DEVELOPER WILL RETAIN OWNERSHIP OF LOTS 83, 84 & 85 UNTIL AFTER THE BRIDGE IS COMPLETED. ROAD SURFACE FOR THE TEMPORARY "T" TURN-AROUND WILL BE OF LIMESTONE AND MAINTENANCE OF THE TURN-AROUND WILL BE THE RESPONSIBILITY OF THE MANCHAC HARBOR HOMEOWNERS ASSOCIATION. THE USE OF THE TEMPORARY "T" TURN-AROUND WILL CEASE AND NO LONGER BE NEEDED UPON COMPLETION OF THE BRIDGE TO CROSS MUDDY CREEK.

FILED AND RECORDED
INSTRUMENT NO. 535172
CERTIFIED TRUE COPY OF INSTRUMENT NO. 535172
2003 JAN 30 PM 3:11
CCB
BY ____ DY. CLERK
EX OFFICIO RECORDER

APPROVED: 1892 FILE NUMBER

SIGNED/ JAMES E. ALTON
CHAIRMAN
ASCENSION PARISH PLANNING COMMISSION

5-15-2002 DATE

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.

G.L. LESSARD, SR.
PROFESSIONAL LAND SURVEYOR
McLIN & ASSOCIATES, INC.

5/8/02 DATE

REFERENCE(S):
1. SURVEY MAP SHOWING TRACTS "A" & "B" 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. DARGLE, 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)

GENERAL NOTES:
WATER: ASCENSION WATER COMPANY, INC.
ELECTRICITY: DEMCO
GAS: LA. GAS COMPANY
TELEPHONE: EATEL
CABLE: COX COMMUNICATIONS
ZONING DISTRICT: RM
SEWAGE DISPOSAL: TREATMENT PLANT
STREETS: 50' R/W (3" ASPHALTIC CONC. OVER 10" SOIL CEMENT BASE; CURB and GUTTER)
FLOOD ZONE: "C", "B" & "A8" (FEMA FIRM PANEL #220013-0030 C; DATED 1-20-93)
TOTAL AREA: 21.083 AC.
TOTAL NO. LOTS: 39
SCHOOL DISTRICT:
PRAIRIEVILLE ELEMENTARY
GALVEZ MIDDLE
ST. AMANT HIGH

LAKES & COMMON AREAS WILL BE PRIVATELY MAINTAINED BY THE HOME OWNERS ASSOCIATION.

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.

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/CARLOS CASHIO, JR. 5/15/02
CASHIO REALTY VENTURES, L.L.C.

FINAL PLAT
OF
MANCHAC HARBOR
SECOND FILING, PART I & II
(BEING A PORTION of the WILLIAM L. WEBB ESTATE)

LOCATED IN SECTIONS 45, T8S–R3E
ASCENSION PARISH, LOUISIANA

FOR

CASHIO REALTY VENTURES, L.L.C.
37338 PERKINS ROAD
PRAIRIEVILLE, LOUISIANA 70769
(225)673-6060

McLin & Associates, Inc.
Engineering and Land Surveying
27343 FIRST ROAD LIVINGSTON, LA. 70754 (225)686-1444

CRD 980011 DWG 000055

Ascension Parish Clerk of Court