



CURVE LENGTH			CURVE LENGTH		
CURVE	LENGTH	RADIUS	CURVE	LENGTH	RADIUS
C1	30.58	30.00	C27	64.48	75.00
C2	56.82	75.00	C28	68.56	75.00
C3	60.00	75.00	C29	59.21	25.00
C4	60.00	75.00	C30	23.05	25.00
C5	60.00	75.00	C31	72.86	25.00
C6	60.00	75.00	C32	72.86	25.00
C7	60.00	75.00	C33	72.86	25.00
C8	36.55	30.00	C34	75.00	25.00
C9	66.00	175.00	C35	28.89	25.00
C10	61.88	175.00	C36	20.90	175.00
C11	13.24	625.00	C37	25.09	175.00
C12	75.00	625.00	C38	100.00	175.00
C13	75.00	625.00	C39	25.08	175.00
C14	14.47	625.00	C40	75.00	175.00
C15	75.00	625.00	C41	75.00	175.00
C16	75.00	625.00	C42	75.79	25.00
C17	75.00	625.00	C43	31.21	25.00
C18	5.56	625.00	C44	75.00	625.00
C19	14.06	175.00	C45	52.56	625.00
C20	11.71	175.00	C46	38.00	175.00
C21	11.71	175.00	C47	38.00	175.00
C22	30.09	175.00	C48	47.30	37.50
C23	30.79	75.00	C49	42.50	37.50
C24	60.00	75.00	C50	125.00	37.50
C25	20.24	75.00	C51	30.00	37.50
C26	60.00	75.00	C52	141.73	37.50
			C53	133.6	37.50

BENCH MARK DISK STAMPED A-22
LOCATED 25' NORTH OF CENTERLINE OF LA 42 &
1/4' EAST OF CENTERLINE OF C. BROUSSARD ROAD.
ELEVATION: 24.05' (NGVD 29).

BENCHMARK:

BM #1 - TOP OF WEST BOLT ON CATCH BASIN, NORTH
SIDE OF LAKE HARDER LAKE AT UDS 165/166.
ELEV. 19,244 MGD.

BM #2 - TOP OF WEST BOLT ON CATCH BASIN, NORTH
SIDE OF LAKE HARDER LAKE AT UDS 190/191.
ELEV. 21,110 MGD.

BM #3 - TOP OF WEST BOLT ON CATCH BASIN, NORTH
SIDE OF SQUALL LAKE AT UDS 773/774.
ELEV. 20,851 MGD.

BM #4 - TOP OF NORTH BOLT ON CATCH BASIN, EAST
SIDE OF LAKE HARDER LAKE AT UDS 197/198.
ELEV. 20,444 MGD.

FINAL PLAT
OF
MANCHAC HARBOR
FOURTH FILING
(BEING A PORTION OF THE WILLIAM L. WEBB ESTATE)
LOCATED IN SECTION 45, T8S-R3E
ASCENSION PARISH, LOUISIANA
FOR
MANCHAC HARBOR PARTNERS, L.L.C.

P.O. BOX 80838
BATON ROUGE, LA 70898
(225) 612-3517

GENERAL NOTES:
 ZONING DISTRICT:
 LAND USAGE:
 STREETS:
 SEWAGE DISPOSAL:
 WATER:
 ELECTRICITY:
 GAS:
 TELEPHONE:
 CABLE:
 FLOOD ZONE:
 TOTAL AREA:
 TOTAL NO. LOTS:
 RM
 SINGLE FAMILY RESIDENTIAL
 PUBLIC-30' R/W (27' WIDE WITH CURB & GUTTER)
 ASPHALTIC CONC. OVER TO SOIL CEMENT BASE
 COLLECTION LINES TO APPROVED COMMUNITY SYSTEM
 WASTEWATER TREATMENT OF LA. INC. (SEWER SYSTEM
 ASCENSION WATER COMPANY, INC.
 DEMCO
 LA. GAS COMPANY
 ETTEL
 COX COMMUNICATIONS, INC.
 "A" & "C" (FEMA FIRM PANEL #22013-0030-C, DATED 1-20-93)
 100 YR ELEVATION (BRE): 20.0
 39.222 ACRES
 72 LOTS
 ALL LOT AREAS AND LOT FRONTAGE MEET OR EXCEED MINIMUM REQUIREMENTS OF ZONING DISTRICT
 SET 1/2" IRON PIPES AT ALL PROPERTY CORNERS AND POINTS OF INTERSECTION
 PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOC.
 PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOC.
 SUBDIVISION
 BARB D. RACHOL
 (OWN OR FIDELITY)
 3534 WAGON ST.
 PHOENIXVILLE LA. 70769
 LOT 9

ALL LOTS ARE SUBJECT TO DECLARATION OF RESTRICTIVE COVENANTS FILED AS AN ADDENDUM HERETO.

RESTRICTIONS:

PUBLIC DEDICATION:

THE RIGHTS OF WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED TO THE PUBLIC, ARE HEREBY DEDICATED TO THE PUBLIC FOR THE 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 SUBSIDERY PLANTED, WITHIN THE LIMITS OF ANY SEWANTIDE SO AS TO UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SEWANTIDE WAS GRANTED.

SEWAGE:

NO PERSON SHALL PROVIDE A METHOD OF SEWAGEDISPOSAL, EXCEPT CONNECTION TO AN APPROVED SEWANT, SEWER SYSTEM, OR TO THE METHOD OF DISPOSAL THEREOF, HAS BEEN APPROVED BY THE ASCENSION PARISH HEALTH UNIT.

PRIVATE DEDICATION (LARGE COMMON AREA):

THE LOTS SHOWN HEREON ARE HEREBY DEDICATED FOR RECREATIONAL AND DRAINAGE PURPOSES FOR THE COMMON USE AND ENJOYMENT OF THE ADJUTING LOT OWNERS OF MANCHAC HARBOR SUBDIVISION AND IS NOT DEDICATED FOR THE GENERAL USE OF THE PUBLIC. MAINTENANCE OF THE LAKE AND COLUMBIAN-ASBES SHOWN HEREON WILL BE BY THE MANCHAC HARBOR HOMEOWNERS ASSOCIATION, INC. OF THE MANCHAC HARBOR SUBDIVISION AND IS NOT THE RESPONSIBILITY OF THE PARISH OF ASCENSION.

MANCHAC HARBOR PARTNERS, L.L.C.
BRENT A. NETTLES, MEMBER

DATE 8/15/2006

3935
FILE NUMBER
B-14-06
DATE

CHAIRMAN
ASCENSION PARISH PLANNING COMMISSION

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVENUE STATUTES 33:5031 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 MANCHAC HARBOR PARTNERS FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO OTHER PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CORPORA TO REFLECT SAME.

LETTER A, MAP A, R
PROFESSIONAL LAND SURVEYOR
MCLEIN & ASSOCIATES, INC.

DATE 8/15/06

A circular professional seal for Lester A. Melin, Jr., a Registered Professional Land Surveyor in the State of Louisiana. The seal features the text "STATE OF LOUISIANA" at the top, "REGISTERED PROFESSIONAL LAND SURVEYOR" around the bottom, and "LESTER A. MELIN, JR." and "REG. NO. 4470" in the center. A small emblem is also present in the center.


McLin & Associates, Inc.
Engineering and Land Surveying
1704 N. ELSTON ST. 5 CONEY IS. CH. NORTH (225) 444-7771