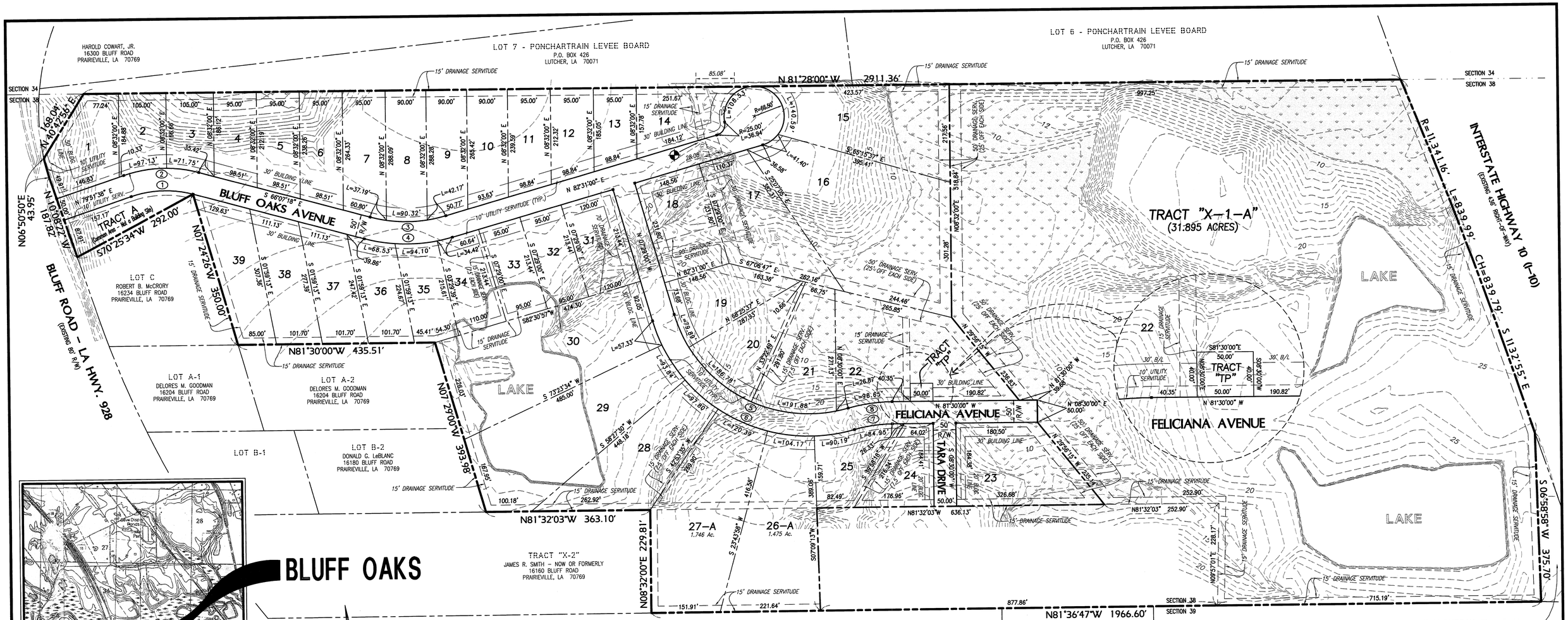
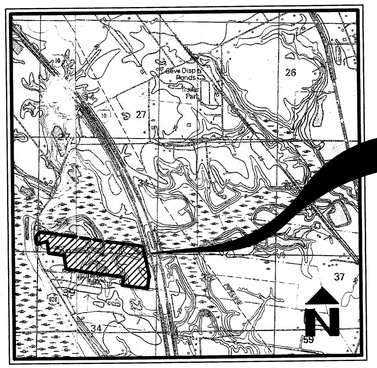


BLUFF OAKS



VICINITY MAP
1" = 2000'

SCALE 100 0 100 200 FEET

NOTES:

1. No attempt has been made by Ferris Engineering & Surveying, Inc. to verify title, actual legal ownership, servitudes, easements, rights-of-way or other encumbrances on the property other than those furnished by the owner or his representative.
2. The building lines shown hereon are in accordance with the minimum requirements of Ascension Parish Regulations. It shall be the lot owner/builder's responsibility to verify the correct building line for each lot as recorded in the Declaration of Restrictive Covenants field as an adjunct hereto.

CERTIFICATION:

This is to certify that this plat conforms to Louisiana Revised Statutes 33:5051 et seq. and conforms to all parish ordinances governing the subdivision of land and is made in accordance with the minimum standards for property boundary survey for a Class "C" Survey as established by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors.

STATE OF LOUISIANA
RONALD K. FERRIS
REG. No. 4437
REGISTERED PROFESSIONAL LAND SURVEYOR

/s/ RONALD K. FERRIS — 9 JUNE 1999
Ferris Engineering & Surveying, Inc. — Date

APPROVED:
Planning Commission
Parish of Ascension

/s/ HARVEY KLING — 6-23-99 — 1277
Harvey Kling, Chairman — Date — File Number:
Ascension Parish Planning Commission

BENCHMARK:

West bolt on catch basin on north side of Bluff Oaks Avenue in front of Lot 14. Elevation 20.20.

BASE BEARING:

All bearing shown hereon are relative to and referenced off of those shown on Reference Map #1 below.

REFERENCE MAP:

1) "Survey Map of Tract-D and a 16.01 Acre Tract of the Charles E. McInnis, Sr. Property . . .", by David B. Fazekas, P.L.S., dated 9/4/98.
2) "Map Showing Survey of the Robert B. McCrory Property . . .", by Ray D. Ivey, R.L.S., dated 11/26/80.
3) "Plat Showing Land Occupied by Robert B. McCrory and Previous Owner . . .", by William A. Wintz, Jr., dated 7/19/76.
4) Right-of-Way Map of State Project No. 450-11-06 by Barnard & Burk, Howard, Needles, Tammen & Bergendoff, dated 7/14/69.

RESTRICTIONS:

All lots are subject to Declaration of Restrictive covenants filed as an adjunct hereto.

COMMON AREA:

Those areas designated as "Common Area" are hereby dedicated to the property owners and occupants of Bluff Oaks Subdivision for recreation, servitudes, and other related activities. The "Common Area" is NOT hereby dedicated for use by the general public and the public is not responsible for the maintenance thereof. Property owners and occupants of Bluffs Oaks Subdivision are solely responsible for the maintenance thereof.

DEDICATION:

The 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 servitudes are granted to the public for use of utilities, drainage, sewage removal, or other proper purposes 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.

SEWERAGE:

No person shall provide or install a method of sewage treatment and disposal other than connection to an approved sanitary sewer system until the method of sewage treatment and disposal has been approved by the Ascension Parish Health Department.

/s/ GEORGE ROBINSON — 6-8-99
George Robinson — Date

GENERAL NOTES:

LAND USE:	SINGLE FAMILY RESIDENTIAL
ZONING:	MEDIUM INTENSITY RESIDENTIAL
STREETS:	LOCAL STREET STANDARDS – 3-IN. ASPHALT w/ 10-IN. SOIL CEMENT BASE AND CONCRETE CURB AND GUTTER
SEWER:	GRAVITY COLLECTION LINES TO COMMUNITY TREATMENT PLANT
WATER:	PARISH WATER CO.
TELEPHONE:	EATEL
ELECTRIC:	ENTERGY
GAS:	ENTERGY
CATV:	TCI OF LOUISIANA
FLOOD ZONE:	ZONES "A" & "C"
B.F.E.:	12-FT. N.G.V.D.
ACREAGE:	60.788 ACRES ±
NO. OF LOTS:	39 LOTS
WETLANDS:	A WETLANDS DETERMINATION WAS PERFORMED ON THE SUBJECT PROPERTY AND ONLY THE AREAS INDICATED AS WETLANDS FALL UNDER THE JURISDICTION OF THE US ARMY CORPS OF ENGINEERS. THE LIMITS OF THE WETLAND AREAS HAVE BEEN SUPPLIED BY THE US ARMY CORPS OF ENGINEERS.

REVISION NO. 1: FEBRUARY 7, 2001

REVISED TRACT X-1-A AND LOTS 26-A & 27-A AS PER "MAP SHOWING RESUBDIVIDION OF TRACT X-1 AND LOTS 26 & 27 OF BLUFF OAKS INTO TRACT X-1-A AND LOTS 26-A & 27-A BY FERRIS ENGINEERING & SURVEYING, INC., DATED 2/99;

REVISED 100 YEAR FLOOD PLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY LETTER OF MAP AMENDMENT CASE NO. 00-06-1614A AND UPDATED THE B.F.E. FROM 10-FT N.G.V.D. TO 12-FT. N.G.V.D.

REVISION APPROVED:

James E Alton — 2-7-2001 — 2083
James Alton, Chairman — Date — File Number:
Ascension Parish Planning Commission

RIGHT-OF-WAY CURVE DATA TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
1	233.95	138.90	34°01'04"	71.56	136.87	N83°07'50"W
2	283.95	168.58	34°01'04"	86.86	166.12	N83°07'50"W
3	310.00	169.68	31°21'42"	87.03	167.57	S81°48'09"E
4	360.00	197.05	31°21'42"	101.06	194.60	S81°48'09"E
5	310.00	485.42	89°43'04"	308.48	437.33	S52°20'32"E
6	360.00	563.71	89°43'04"	358.23	507.86	S52°20'32"E
7	310.00	84.95	15°42'04"	42.74	84.69	N89°21'02"W
8	360.00	98.65	15°42'04"	49.64	98.34	N89°21'02"W

– INDICATES APPROXIMATE AREA LOCATED WITHIN 100-YR. FLOOD PLAIN (ZONE A)

– INDICATES APPROXIMATE WETLANDS AREA AS DETERMINED BY THE CORPS OF ENGINEERS

THE PRELIMINARY PLAT FOR THIS SUBDIVISION WAS APPROVED AS "BLUFF OAKS PLANTATION"

TITLE: **FINAL PLAT**

PROJECT: **BLUFF OAKS**
FIRST FILING

DESCRIPTION: BEING A SUBDIVISION OF TRACT D AND A 15.16 ACRE PORTION OF THE ORIGINAL ROBERT B. McCRORY PROPERTY, LOCATED IN SECTION 38, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SOUTHEASTERN LAND DISTRICT OF LOUISIANA, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA

CLIENT: **GEORGE ROBINSON**
5422 GALERIA DRIVE, BATON ROUGE, LOUISIANA 70816

FERRIS ENGINEERING & SURVEYING, INC.
CIVIL ENGINEERS · LAND SURVEYORS · LAND PLANNING · MUNICIPAL/HIGHWAY
11854 BRICKSOME AVENUE – BATON ROUGE, LOUISIANA 70816 / PH(504) 292-6838 – FAX(504) 292-0441

NO.	REVISION	DATE:	BY:

DRAWN BY: DHM	CADFILE: PLAT-1ST-REV1	DATE: 2/2001	PROJECT NO: 98-87	DWG NO.: 99-F-0005

L:\Subdivisions\dwg\Bluff Oaks\plat-1st-REV1.dwg 02/07/2001 02:40:36 PM CST