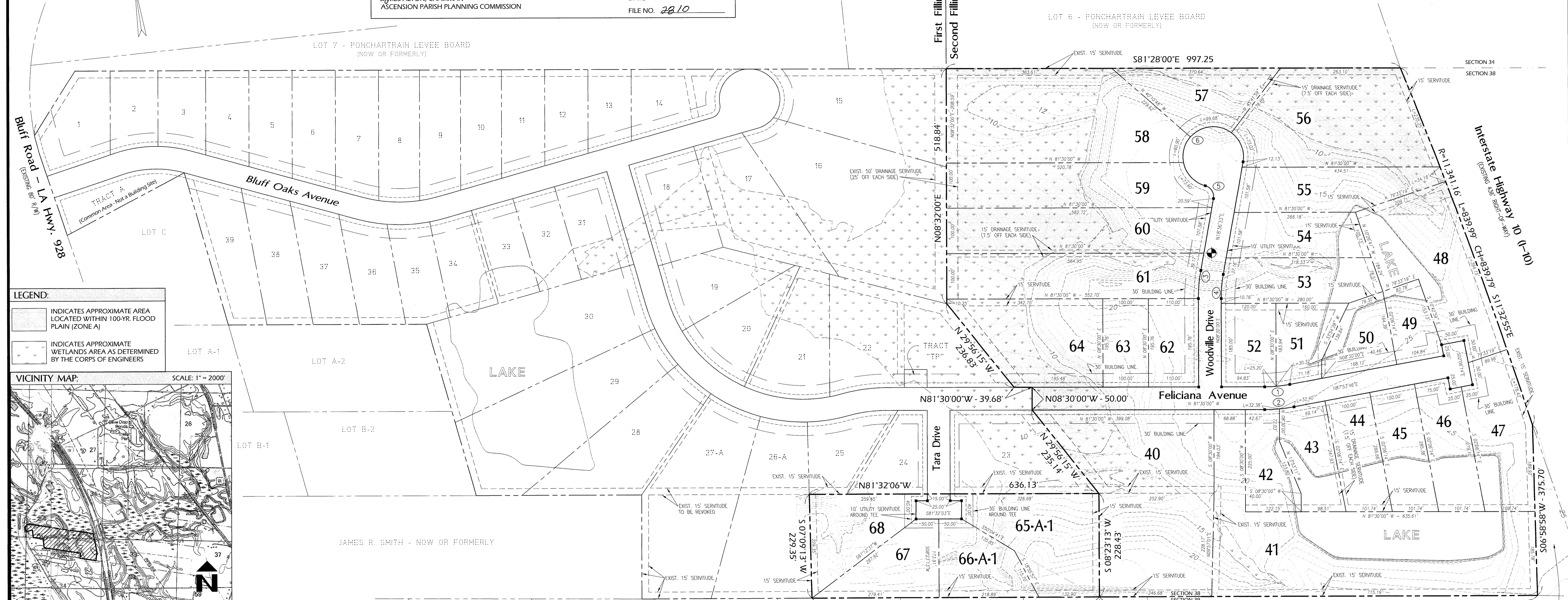


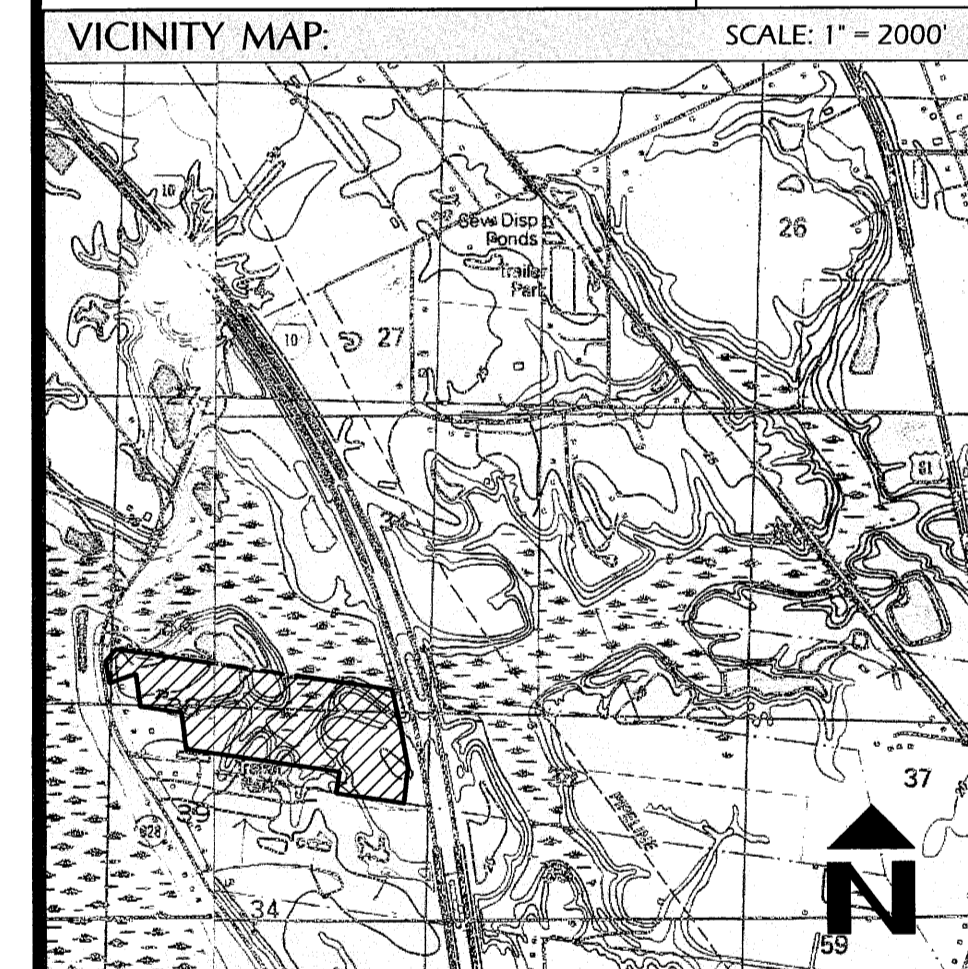
REVISION: 07/30/2002
 REVISED TO SHOW RESUBDIVISION OF LOTS 65-A AND 66-A INTO LOTS 65-A-1 AND 66-A-1. NO NEW LOTS WERE CREATED.
 APPROVED:
 ASCENSION PARISH PLANNING COMMISSION
James E. Alton
 JAMES ALTON, CHAIRMAN
 ASCENSION PARISH PLANNING COMMISSION
 DATE: 5-21-2003
 FILE NO. 2810

REFERENCE MAP:
 1. "FINAL PLAT OF BLUFF OAKS, FIRST FILING, , FOR GEORGE ROBINSON", BY RONALD K. FERRIS, P.E., P.L.S., DATED 6-23-99 AND LAST REVISED ON 2-21-01.
 BASIS FOR BEARING:
 ALL BEARINGS SHOWN HEREON ARE REFERENCED OFF OF AND RELATIVE TO THE BEARINGS SHOWN ON REFERENCE MAP NO. 1 LISTED ABOVE.

FLOOD ZONE NOTE:
 THE PROPERTY SHOWN HEREON LIES WITHIN THE LIMITS OF ZONE "A" (WITHIN THE LIMITS OF THE 100-YEAR FLOOD ZONE) AND ZONE "C" (AREA OF MINIMAL FLOODING) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 220013 0040 B, EFFECTIVE DATE SEPTEMBER 2, 1991. ACCORDING TO THE PARISH OF ASCENSION THE 100-YEAR FLOOD ELEVATION FOR THIS SITE IS 12.0 FEET N.G.V.D.
 SUBDIVISION BENCHMARK:
 TOP OF NORTH BOLT ON CATCH BASIN ON WEST SIDE OF WOODVILLE DRIVE IN FRONT OF LOTS 60 AND 61. ELEVATION = 20.20'



LEGEND:
 INDICATES APPROXIMATE AREA LOCATED WITHIN 100-YR. FLOOD PLAIN (ZONE A)
 INDICATES APPROXIMATE WETLANDS AREA AS DETERMINED BY THE CORPS OF ENGINEERS



NOTES:
 1. NO ATTEMPT HAS BEEN MADE BY FERRIS ENGINEERING & SURVEYING, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT. THE AREAS SHOWN ON THIS MAP AND LABELED AS "WETLANDS" REFLECT THE AREAS ON THE GROUND THAT WERE FIELD-LOCATED AS STAKED AND LABELED AS WETLANDS BY OTHERS.
 2. ALL LOTS SHOWN HEREON HAVE THE MINIMUM LOT SIZE AND LOT FRONTAGE FOR THEIR RESPECTIVE ZONING DISTRICTS AS SET FORTH IN THE ASCENSION PARISH DEVELOPMENT CODE.
 "RM" - SINGLE FAMILY; MIN. 70' FRONTAGE, 10,000 SQ. FEET AREA
 3. 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.

CURVE TABLE:

CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	DISTANCE
①	10°36'14"	300.00'	55.52'	27.84'	S86°48'07"E	55.44'
②	10°36'14"	350.00'	64.78'	32.48'	S86°48'07"E	64.68'
③	10°06'33"	350.00'	61.75'	30.96'	S13°33'16"W	61.67'
④	10°06'33"	300.00'	52.93'	26.53'	S13°33'16"W	52.86'
⑤	84°40'11"	25.00'	36.94'	22.78'	N23°43'33"W	33.67'
⑥	264°40'11"	66.50'	307.19'	72.99'	S66°16'27"W	98.32'

GENERAL NOTES:
 ZONING: RM (MEDIUM INTENSITY RESIDENTIAL)
 LAND USE: SINGLE FAMILY RESIDENTIAL
 NO. OF LOTS: 25 (2nd FILING) 4 (3rd FILING)
 ACREAGE: 28.564 ACRES (2nd FILING)
 3.329 ACRES (3rd FILING)
 OVERALL DENSITY: 1.10 LOTS/ACRE
 STREET: LOCAL STREET STANDARDS - 3IN. ASPHALT W/ 10-IN. SOIL CEMENT BASE AND CONCRETE CURB AND GUTTER
 SEWER: GRAVITY COLLECTION LINES TO COMMUNITY TREATMENT PLANT
 WATER: BATON ROUGE WATER COMPANY
 ELECTRIC: ENTERGY
 GAS: ENTERGY
 TELEPHONE: EATEL
 FLOOD ZONE: ZONES "C" AND "A"
 BASE FLOOD ELEV.: 12'
 HIGH SCHOOL: DUTCHTOWN HIGH
 MIDDLE SCHOOL: DUTCHTOWN MIDDLE
 ELEMENTARY SCHOOL: DUTCHTOWN PRIMARY

REVISION: 07/30/2002
 REVISED TO SHOW AN SUBDIVISION OF LOTS 65 AND 66 INTO LOTS 65-A AND 66-A. NO NEW LOTS WERE CREATED.
 APPROVED:
 ASCENSION PARISH PLANNING COMMISSION
James E. Alton
 JAMES ALTON, CHAIRMAN
 ASCENSION PARISH PLANNING COMMISSION
 DATE: 8-8-2002
 FILE NO. 2551
 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 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.
 /S/ GEORGE ROBINSON 1/23/02
 GEORGE ROBINSON DATE

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 HEALTH UNIT OF ASCENSION PARISH, LOUISIANA.

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

TITLE:
FINAL PLAT
BLUFF OAKS
 Second and Third Filing

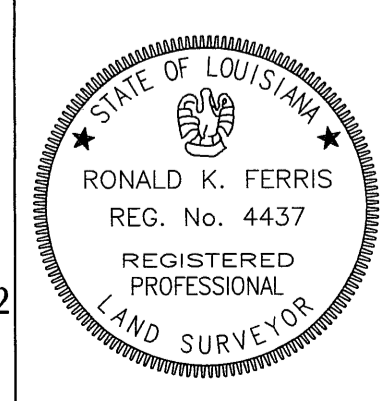
DESCRIPTION:
 BEING A SUBDIVISION OF TRACT "X" AND A PORTION OF THE ORIGINAL JAMES R. SMITH PROPERTY, LOCATED IN SECTION 38, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SOUTHEASTERN LAND DISTRICT OF LOUISIANA, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA

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 225-292-6838 - FAX 225-292-0441

DRAWN BY: DHM CADFILE: 98087_FP_REV2.DWG DATE: 12.11.2001 PROJECT NO: 98-087

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