

LINE TABLE			LINE TABLE		
Line #	Direction	Distance	Line #	Direction	Distance
L1	S11°03'54"W	15.71'	L21	N89°56'09"E	126.99'
L2	N11°03'54"E	16.02'	L22	N89°56'09"E	124.56'
L3	S89°10'42"W	30.00'	L23	S00°26'54"W	252.72'
L4	N00°49'18"W	40.00'	L24	S58°58'53"W	128.90'
L5	N89°10'42"E	30.00'	L25	S63°47'39"W	60.94'
L6	S00°49'18"E	30.00'	L26	S72°34'26"W	184.34'
L7	S00°48'19"E	50.00'	L27	S76°56'06"W	96.06'
L8	S89°11'41"W	70.00'	L28	S82°51'47"W	42.25'
L9	S00°48'19"E	50.00'	L29	S88°06'03"W	52.36'
L10	S78°56'06"E	16.87'	L30	N82°13'43"W	40.22'
L11	N67°02'03"E	36.90'	L31	N76°43'49"W	178.70'
L12	N67°02'03"E	59.49'	L32	S82°13'17"W	149.09'
L13	N37°10'57"E	46.03'	L33	N84°23'35"W	99.13'
L14	N37°10'57"E	64.08'	L34	S85°48'00"W	84.57'
L15	N33°46'23"W	99.21'	L35	S71°04'31"W	145.88'
L16	N33°46'23"W	102.06'	L36	S33°20'34"E	91.76'
L17	S73°47'48"E	147.94'	L37	S33°20'34"E	64.39'
L18	S73°47'48"E	106.16'	L38	S00°48'19"E	52.33'
L19	S00°26'54"W	609.11'	L39	S00°48'19"E	41.44'
L20	S00°26'54"W	322.05'	L40	S89°11'41"W	74.00'

CURVE TABLE				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	18.67'	105.00'	S05°58'13"W	18.65'
C2	38.89'	75.00'	N15°43'44"E	38.45'
C3	147.09'	275.00'	S15°15'32"W	145.34'
C4	78.54'	50.00'	N44°56'09"E	70.71'
C5	60.51'	500.00'	N04°16'19"W	60.47'
C6	60.36'	500.00'	S04°16'49"E	60.33'
C7	14.23'	80.00'	S05°58'13"W	14.21'
C8	23.12'	130.00'	S05°58'13"W	23.09'
C9	51.85'	100.00'	N15°43'44"E	51.27'
C10	61.23'	250.00'	S23°33'57"W	61.07'
C11	50.99'	250.00'	S10°42'26"W	50.90'
C12	21.51'	250.00'	S02°24'01"W	21.50'
C13	133.72'	250.00'	S15°15'32"W	132.13'
C14	120.76'	300.00'	S19°03'01"W	119.95'
C15	25.92'	50.00'	N15°43'44"E	25.63'
C16	214.49'	88.00'	N44°56'09"E	136.00'
C17	39.27'	25.00'	N44°56'09"E	35.36'
C18	27.03'	68.00'	N34°02'22"W	26.86'
C19	44.95'	68.00'	N03°42'44"W	44.14'
C20	38.64'	68.00'	N31°30'11"E	38.12'
C21	38.64'	68.00'	N6°40'32"E	38.12'
C22	21.39'	68.00'	N89°20'47"E	21.30'
C23	43.84'	68.00'	S63°10'14"E	43.09'
C24	63.53'	525.00'	N04°16'19"W	63.49'
C25	57.34'	475.00'	S04°16'49"E	57.31'
C26	57.48'	475.00'	N04°16'19"W	57.45'
C27	63.38'	525.00'	S04°16'49"E	63.34'
C28	28.24'	525.00'	S02°21'45"E	28.23'
C29	35.14'	525.00'	S05°49'16"E	35.14'
C30	15.08'	475.00'	N06°49'45"W	15.08'
C31	42.40'	475.00'	N03°21'45"W	42.39'

BASIS OF BEARINGS **
THE BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1702), NAD 1983 AS DETERMINED BY GPS OBSERVATIONS. DISTANCES ARE U.S. SURVEY FEET.

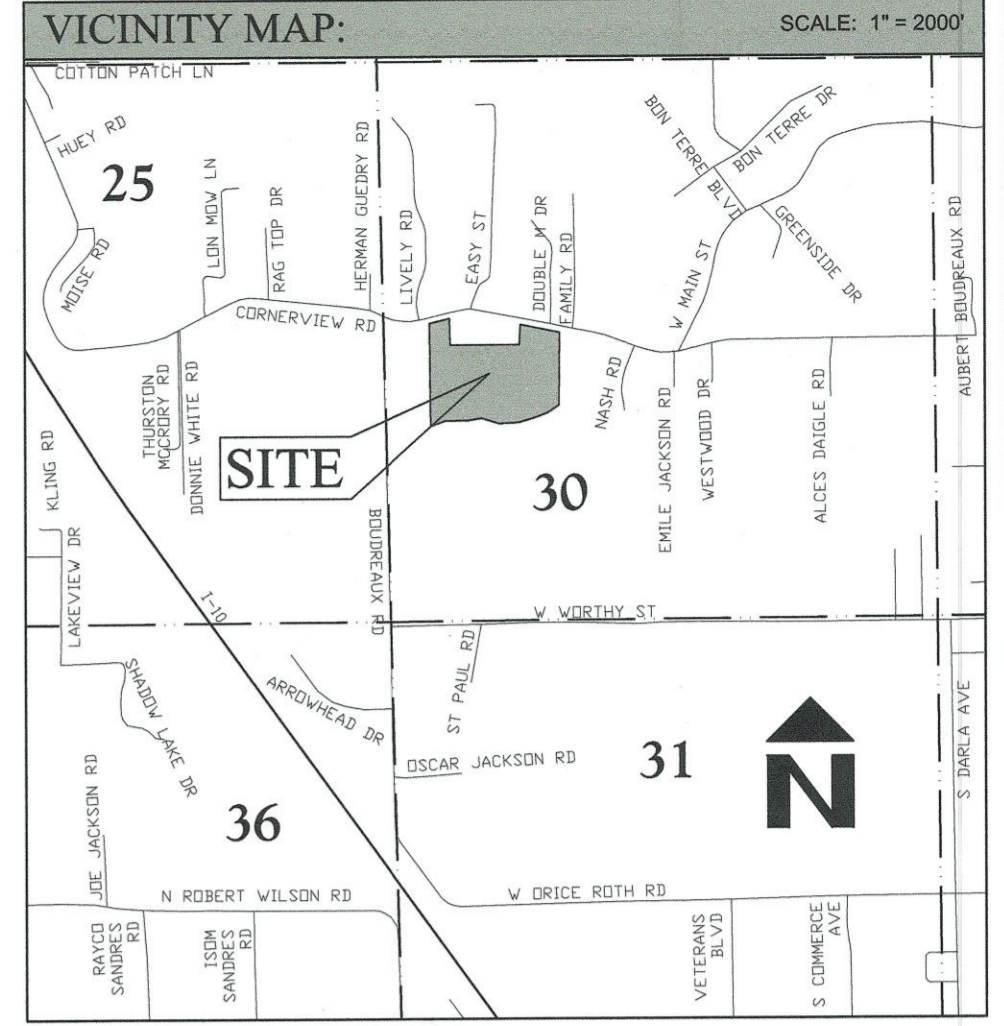
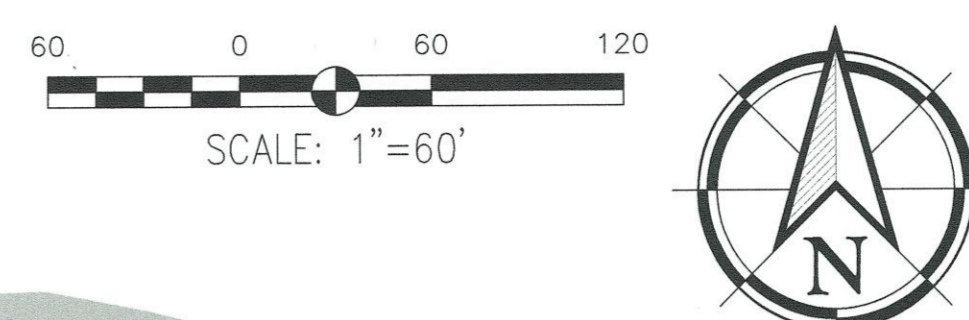
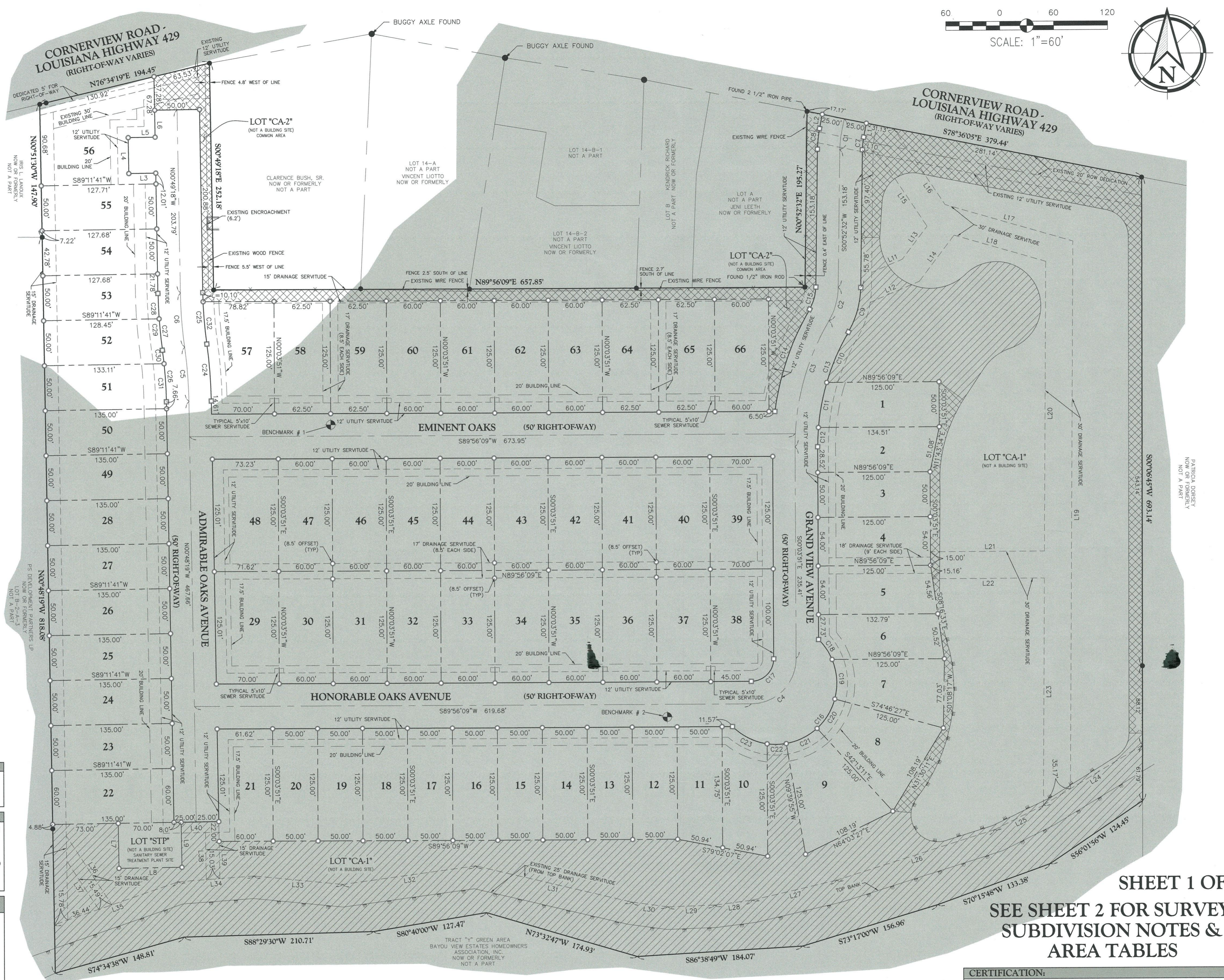
FLOOD INFORMATION:
THIS PROPERTY IS IN ZONES "AE" & "X" OF THE FLOOD INSURANCE RATE MAP NO. 22005C0105E WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2007. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAN ADMINISTRATOR BEFORE ANY DESIGN OR CONSTRUCTION.

LANDOWNER/OFFICER CERTIFICATION:
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OR LEGAL OFFICER OF THE PROPERTY PLATTED HEREON ON THE DATE SIGNED.

SEWAGE DISPOSAL NOTE
NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SANITARY SEWER 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.

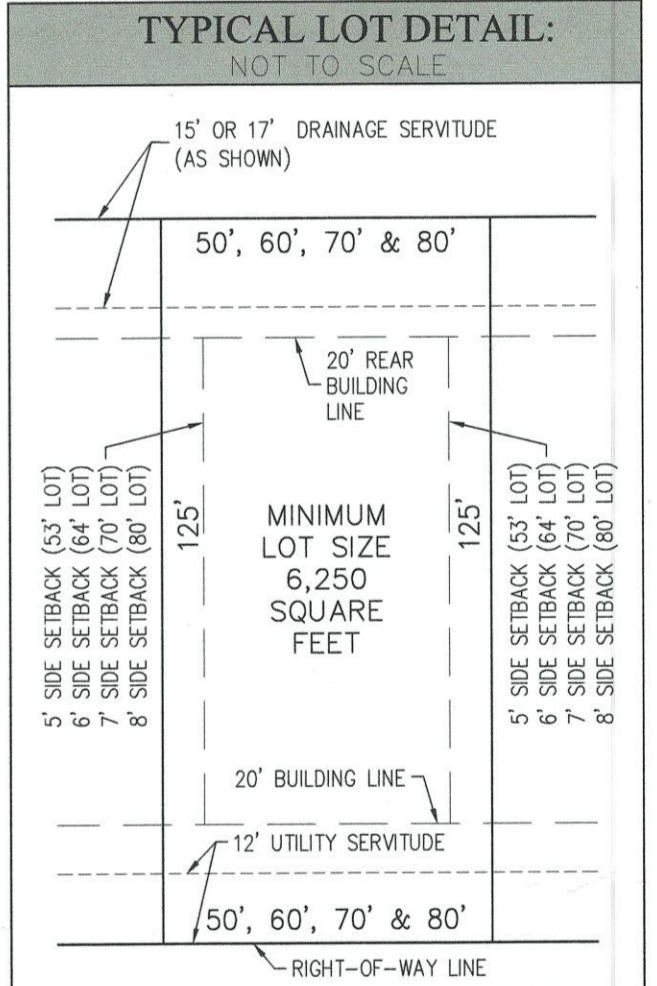
PUBLIC DEDICATION
THE PUBLIC STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS PUBLIC STREETS ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSE 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 PUBLIC 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.

Kevin Nguyen 5/29/18
KEVIN NGUYEN
AMERICA HOMELAND, L.L.C. DATE



BASIS OF ELEVATIONS
THE ELEVATIONS SHOWN HEREON ARE BASED ON THE "NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988)" USING LEICA SMARTNET NORTH AMERICAN RTN SYSTEM.

BENCHMARK:
#1 TOP OF SEWER MANHOLE IN FRONT OF LOTS 58 & 59, ELEVATION = 10.70'
#2 TOP OF SEWER MANHOLE IN FRONT OF LOT 12, ELEVATION = 10.55'



SHEET 1 OF 2
SEE SHEET 2 FOR SURVEY, SUBDIVISION NOTES & AREA TABLES

REFERENCE PLATS:

- THE RE-SUBDIVISION OF TRACT A-A-1 OF THE CECIL BRAUD PROPERTY AND LOT 9 OF WORTHY ACRES INTO TRACTS A-A-1-A, A-A-1-B & 9A, BY ALVIN FAIRBURN & ASSOCIATES, LLC, LAST REVISED 2-9-2004 (INSTRUMENT #569742)
- FAMILY PARTITION OF THE SUBDIVISION OF LOT 14-B OF THE DONNIE D. MARE PROPERTY, INTO LOT 14-B-1 AND LOT 14-B-2, BY CLINT J. COINTMENT, DATED 02-12-14, (INSTRUMENT 850445)
- MAP SHOWING THE SURVEY OF LOT "B" OF THE BART & FLORA LAMBERT PROPERTY, DATED MAY 9, 1997, (INSTRUMENT 391105)
- PLAT SHOWING THE RE-SUBDIVISION OF LOT B-2-A OF THE AUDREY M. BRAUD ESTATE INTO LOTS B-2-A-1, B-2-A-2 AND B-2-A-3, LOCATED IN SECTION 30, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SOUTHEASTERN LAND DISTRICT, ASCENSION PARISH, LOUISIANA, BY QUALITY ENGINEERING AND SURVEYING, LLC, DATED: 12/01/2014 (INSTRUMENT 863272)

LEGEND:

- FLOOD ZONE "AE"
- GREENS SPACE
- COMMON AREA
- FOUND 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD
- SET 1/2" IRON ROD AT PC AND PT OF CURVES

INSET "A" NOT TO SCALE
DOUBLE WYE SEWER SERVITUDE (TYPICAL)

SETBACKS:
MEDIUM INTENSITY (RM) SETBACKS:
MINIMUM FRONT = 20 FEET
MINIMUM FRONT SECTION FROM STREET CENTERLINE = 55 FEET OF 75 FEET FROM CENTERLINE OF ANY STATE HIGHWAY
MINIMUM REAR = 20 FEET
MINIMUM SIDE = 5 FEET
MAXIMUM BUILDING HEIGHT = 35 FEET

ZONING INFORMATION ACCESS ON APRIL 6, 2018 FROM: <http://www.ascensionparish.net> AND WAS NOT PROVIDED BY THE CLIENT.

SETBACK LINES SHALL BE VERIFIED BY THE OWNER, DEVELOPER AND OR CONTRACTOR PRIOR TO ANY CONSTRUCTION, AS AN ABSTRACT HAS NOT BEEN PERFORMED BY THE SURVEYOR. ZONING AND SETBACKS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S ZONING DEPARTMENT BEFORE ANY DESIGN OR CONSTRUCTION.

CERTIFICATION:
THIS IS TO CERTIFY THAT THIS PLAN IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS PLAN IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS C SURVEY AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46: LXI, CHAPTER 29 AND IT WAS THE INTENT TO SUBDIVIDE THIS SURVEYED TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR HIS REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAN IS PROPERLY REVIEWED BY THE CERTIFIER TO REFLECT THE SAME.

Daniel J. Poché
DANIEL J. POCHE, P.L.S.
PROFESSIONAL LAND SURVEYOR #5066
DATE: 5/29/2018

APPROVED:
ASCENSION PARISH PLANNING COMMISSION

[Signature]
CHAIRMAN
ASCENSION PARISH PLANNING COMMISSION

FILE NO. P2-1649
DATE: 6/4/18

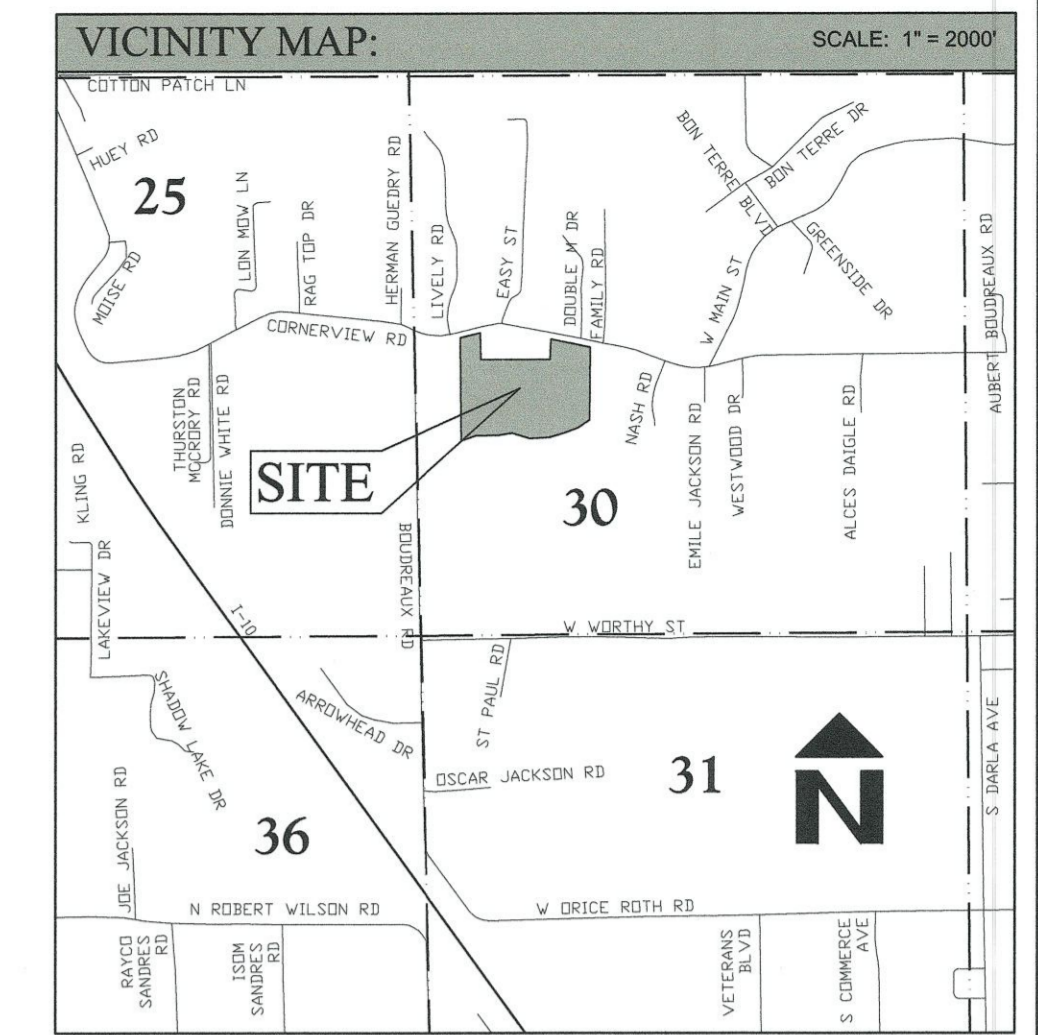
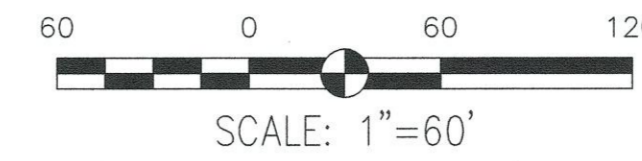
TITLE: FINAL PLAT
PROJECT: GRAND OAKS SUBDIVISION
DESCRIPTION: SECTION 30, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA

CLIENT: AMERICA HOMELAND LLC
P.O. BOX 80298
BATON ROUGE, LA 70898

QUALITY
Engineering & Surveying, LLC
18320 Hwy 42 Port Vincent, LA 70726
TEL 225-698-1600 FAX 225-698-3367
www.QESLA.com

Project No: 14-028 Date: APRIL 2018 Drawn By: CDP
DWG Path: P:\2014 Projects\14-028 The Oaks At Cornerview\Drawings\Surveying\FINAL PLAT\14-028-FINAL PLAT-2 (5-4-18).dwg

Inst. 949382



PARCEL AREA TABLE			PARCEL AREA TABLE			PARCEL AREA TABLE		
PARCEL	SQUARE FEET	ACRES	PARCEL	SQUARE FEET	ACRES	PARCEL	SQUARE FEET	ACRES
1	6,532	0.150	26	6,750	0.155	51	6,723	0.154
2	6,504	0.149	27	6,750	0.155	52	6,528	0.150
3	6,250	0.143	28	6,750	0.155	53	6,392	0.147
4	6,750	0.155	29	8,851	0.203	54	6,384	0.147
5	6,960	0.160	30	7,500	0.172	55	6,384	0.147
6	6,629	0.152	31	7,500	0.172	56	12,210	0.280
7	7,314	0.168	32	7,500	0.172	57	9,210	0.211
8	8,708	0.200	33	7,500	0.172	58	7,812	0.179
9	8,708	0.200	34	7,500	0.172	59	7,812	0.179
10	6,505	0.149	35	7,500	0.172	60	7,500	0.172
11	6,494	0.149	36	7,500	0.172	61	7,500	0.172
12	6,250	0.143	37	7,500	0.172	62	7,500	0.172
13	6,250	0.143	38	8,616	0.198	63	7,500	0.172
14	6,250	0.143	39	9,053	0.208	64	7,812	0.179
15	6,250	0.143	40	8,750	0.201	65	7,812	0.179
16	6,250	0.143	41	7,500	0.172	66	7,500	0.172
17	6,250	0.143	42	7,500	0.172	STP	3,500	0.080
18	6,250	0.143	43	7,500	0.172	CA-1	317,233	7.283
19	6,250	0.143	44	7,500	0.172	CA-2	11,276	0.259
20	6,250	0.143	45	7,500	0.172			
21	7,601	0.174	46	7,500	0.172			
22	8,100	0.186	47	7,500	0.172			
23	6,750	0.155	48	7,500	0.172			
24	6,750	0.155	49	6,750	0.155			
25	6,750	0.155	50	6,750	0.155			

SIDEWALK NOTE:
THE OWNER OF A LOT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR OR REPLACEMENT OF THE SIDEWALK ON OR ADJACENT TO HIS/HER LOT. BOTH THE HOMEOWNER AND THE HOMEOWNER'S ASSOCIATION SHALL HOLD ASCENSION PARISH HARMLESS FOR ANY AND ALL WORK PERTAINING TO THE UPKEEP AND/OR REPLACEMENT OF THE SIDEWALKS WITHIN THIS DEVELOPMENT.

GENERAL SUBDIVISION INFORMATION:

ZONING: RM
LAND USE: SINGLE FAMILY RESIDENTIAL
LAND CHARACTERISTICS: PASTURE, WOODLAND, ETC.
TOTAL LOTS: 66 RESIDENTIAL
STREETS: STREETS TWENTY-SEVEN (27) FEET WIDE WITH THREE (3") INCHES OF ASPHALTIC CONCRETE WEARING COURSE ON A MINIMUM TEN (10") INCH SOIL CEMENT BASE WITH CONCRETE CURB AND GUTTER
SEWER: SANITARY SEWER TREATMENT PLANT SITE
WATER: ASCENSION WATER
ELECTRIC: ENTERGY
GAS: NO SERVICE
TELEPHONE: EATEL
CABLE: EATEL
FLOOD ZONES: AE & X
100 YEAR BASE FLOOD ELEVATION (BFE): 11.5 FEET (VERIFIED BY PARISH)
SCHOOL DISTRICTS: EAST ASCENSION HIGH SCHOOL
GONZALES MIDDLE SCHOOL
GONZALES PRIMARY SCHOOL
BUILDING SETBACKS: FRONT - 20 FEET
REAR - 20 FEET
SIDE - VARIES (SEE TYPICAL LOT DETAIL)

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

GENERAL SURVEY NOTES:
PROPERTY RESTRICTIONS, SERVITUDES, RIGHTS-OF-WAY, EASEMENTS AND/OR OTHER BURDENS, OTHER THAN THOSE NOTED, MAY EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD ALSO BE AWARE, ABSTRACTING FOR VERIFICATION OF TITLE AND/OR ACTUAL OWNERSHIP WAS NOT IN THE SCOPE OF THIS SURVEY MADE BY QUALITY ENGINEERING AND SURVEYING, L.L.C.
THE WORDS "CERTIFY," "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
QUALITY ENGINEERING AND SURVEYING, LLC HAS NOT AND DOES NOT PROVIDE WETLAND DELINEATION OR DETERMINATION AND WAS NOT REQUESTED NOR INCLUDED IN THIS SURVEY.
UTILITIES: QUALITY ENGINEERING AND SURVEYING, LLC MADE NO ATTEMPT TO LOCATE VISIBLE OR BURIED UTILITIES AS PART OF THIS SURVEY.
UPON APPROVAL AND RECORDATION OF THIS PLAT, ALL SERVITUDES PREVIOUSLY AFFECTING THE PROPERTY DESCRIBED BY THIS PLAT ARE DEEMED REVOKED AND SAID SERVITUDES SHALL NOW EXIST AS SHOWN BY AND EVIDENCED ON THIS PLAT.

SEWER NOTE:
THE SEWER SYSTEM, INCLUDING BUT NOT LIMITED TO, ALL TREATMENT SYSTEM(S), PUMP(S), LIFT STATION(S), COLLECTION LINES TO THE SYSTEM, BOTH ONSITE AND OFFSITE, AND THE USER OF SAID IMPROVEMENTS, ARE HEREBY DEDICATED TO THE PARISH OF ASCENSION. THE PARISH OF ASCENSION IS ALSO HEREBY GRANTED A PERMANENT SERVITUDE OF ACCESS AND USE OVER THE IMMOVABLE PROPERTY UPON WHICH ANY PORTION OF THE TREATMENT SYSTEM(S), PUMP(S), LIFT STATION(S), AND COLLECTION LINES DEDICATED ABOVE ARE LOCATED FOR NECESSARY MAINTENANCE OR IMPROVEMENTS. SAID SERVITUDE IS TO BE CONSIDERED TRANSFERABLE AND HERITABLE AND SHALL BE ENFORCEABLE AGAINST ANY AND ALL SUCCESSORS OR ASSIGNS OF THE PROPERTY OWNER.

TREE AND PARK SPACE STANDARDS:
ACCORDING TO ASCENSION PARISH ORDINANCES:
1. ONE CLASS "A" TREE TO BE PROVIDED PER LOT. TREES MUST BE PLANTED PRIOR TO C.O. BEING ISSUED FOR EACH LOT.
2. THE PARKS WILL BE OF A STAGE 1 REQUIREMENT AND THE MAINTENANCE AND UPKEEP OF ALL COMMON AREAS WILL BE THE RESPONSIBILITY OF THE HOA. A SIGN IDENTIFYING THE PARK SPACE
3. PARK SPACE LOCATED AROUND THE EXISTING LIVE OAKS AND WALKING TRAIL TO INCLUDE ONE BENCH AND ONE PICNIC TABLE. LOCATION TO BE DETERMINED.

GENERAL SUBDIVISION NOTES:

1. LOT AREAS AND LOT FRONTAGE MEET OR EXCEED THE MINIMUM REQUIREMENTS OF ZONING DISTRICT AS SET FORTH IN THE ASCENSION DEVELOPMENT CODE.
2. ADJACENT PROPERTY OWNER INFORMATION AS SHOWN HEREON WAS TAKEN FROM ASCENSION PARISH TAX ASSESSORS PROPERTY OWNERSHIP MAPS WHEN THIS PLAT WAS PREPARED.
3. ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF OR SEWAGE TREATMENT PLANT EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER(S).
4. SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.
5. ALL BUILDING STRUCTURES SHALL BE CONSTRUCTED A MINIMUM OF ONE FOOT ABOVE FEMA BFE AND NEAREST SANITARY SEWER MANHOLE.
6. THE POND AND SHORELINE MAINTENANCE AND UPKEEP RESPONSIBILITIES WILL BE ON THE HOME OWNER ASSOCIATION (HOA). ASCENSION PARISH IS NOT RESPONSIBLE FOR THE MAINTENANCE OR OWNERSHIP OF POND/LAKE AND SHORELINE.
7. SUBDIVISIONS DESIGNED AS "OPEN-DITCH", EXCLUDING SIMPLE SUBDIVISIONS AND FAMILY PARTITIONS (NOT CURB & GUTTER), SHALL REMAIN AS "OPEN-DITCH" SUBDIVISIONS IN PERPETUITY. NO "CLOSING IN" OF FRONTAGES BY USING PIPE AND CATCH BASINS SHALL BE ALLOWED.
8. THE SEWER DEVELOPMENT FEE HAS BEEN PAID BY THE SUBDIVISION DEVELOPER.
9. THIS PROPERTY IS SUBJECT TO TRAFFIC IMPACT FEES ACCORDING TO ASCENSION PARISH ORDINANCES.
10. SIDEWALK MUST BE CONSTRUCTED PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED FOR EACH LOT.
11. ANY NON-STANDARD STREET SIGNS AND POSTS CONSIDERED TO BE ORNAMENTAL SHALL BE OWNED, MAINTAINED, REPAIRED, AND/OR REPLACED BY THE DEVELOPER OR SUBDIVISION HOMEOWNER'S ASSOCIATION. BOTH THE DEVELOPER AND THE HOMEOWNER'S ASSOCIATION SHALL HOLD ASCENSION PARISH HARMLESS FOR ANY AND ALL WORK PERTAINING TO THE REPLACEMENT AND UPKEEP OF THESE NON-STANDARD STREET SIGNS AND/OR POSTS WITHIN THIS DEVELOPMENT. THE DEVELOPER AND/OR HOMEOWNER'S ASSOCIATION ALSO HEREBY AGREES TO MAINTAIN SAID ORNAMENTAL STREET SIGNS AND POSTS AS REQUIRED BY LAW.
12. UPON APPROVAL AND RECORDATION OF THIS PLAT, ALL SERVITUDES PREVIOUSLY AFFECTING THE PROPERTY DESCRIBED BY THIS PLAT ARE DEEMED REVOKED AND SAID SERVITUDES SHALL NOW EXIST AS SHOWN BY AND EVIDENCED ON THIS PLAT.

TREES AND PARKS REQUIREMENTS:

NUMBER OF LOTS	95	Required	Provided	Tree Credits Caliper Inches x 2
PARK STAGE	1			
PARK SPACE (ACRES) - 8 AC./1000 POPULATION		1.3	3.5	
UPLAND PARK SPACE (ACRES) - NOT LESS THAN 50% OF TOTAL		1.3	2.5	
CLASS A TREES		16		
TOTAL CALIPER INCHES OF CLASS A TREES (2.5" MIN. PER TREE)		40		416
ORNAMENTAL TREES		31		
TOTAL CALIPER INCHES OF ORNAMENTAL TREES (2.5" MIN. PER TREE)		78		
TOTAL CALIPER INCHES OF ALL TREES		118		416

1. ONE CLASS "A" TREE TO BE PROVIDED PER LOT. TREES MUST BE PLANTED PRIOR TO C.O. BEING ISSUED FOR EACH LOT.
2. THE PARKS WILL BE OF A STAGE 1 REQUIREMENT. TREES TO BE PLANTED PRIOR TO ISSUANCE OF C.O. ON FIRST HOME. THE MAINTENANCE AND UPKEEP RESPONSIBILITIES WILL BE ON THE HOA.
3. PARK SPACE REQUIRED (1.3 ACRES)
PARK SPACE PROVIDED (3.5 ACRES)

**SHEET 2 OF 2
SEE SHEET 1 FOR SURVEY**

CERTIFICATION:
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Daniel J. Poché
DANIEL J. POCHE
Licentiate No. 5066
PROFESSIONAL
LAND SURVEYOR

DANIEL J. POCHE, P.L.S.
PROFESSIONAL LAND SURVEYOR #5066

TITLE: FINAL PLAT
PROJECT: GRAND OAKS SUBDIVISION

DESCRIPTION: SECTION 30, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA

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