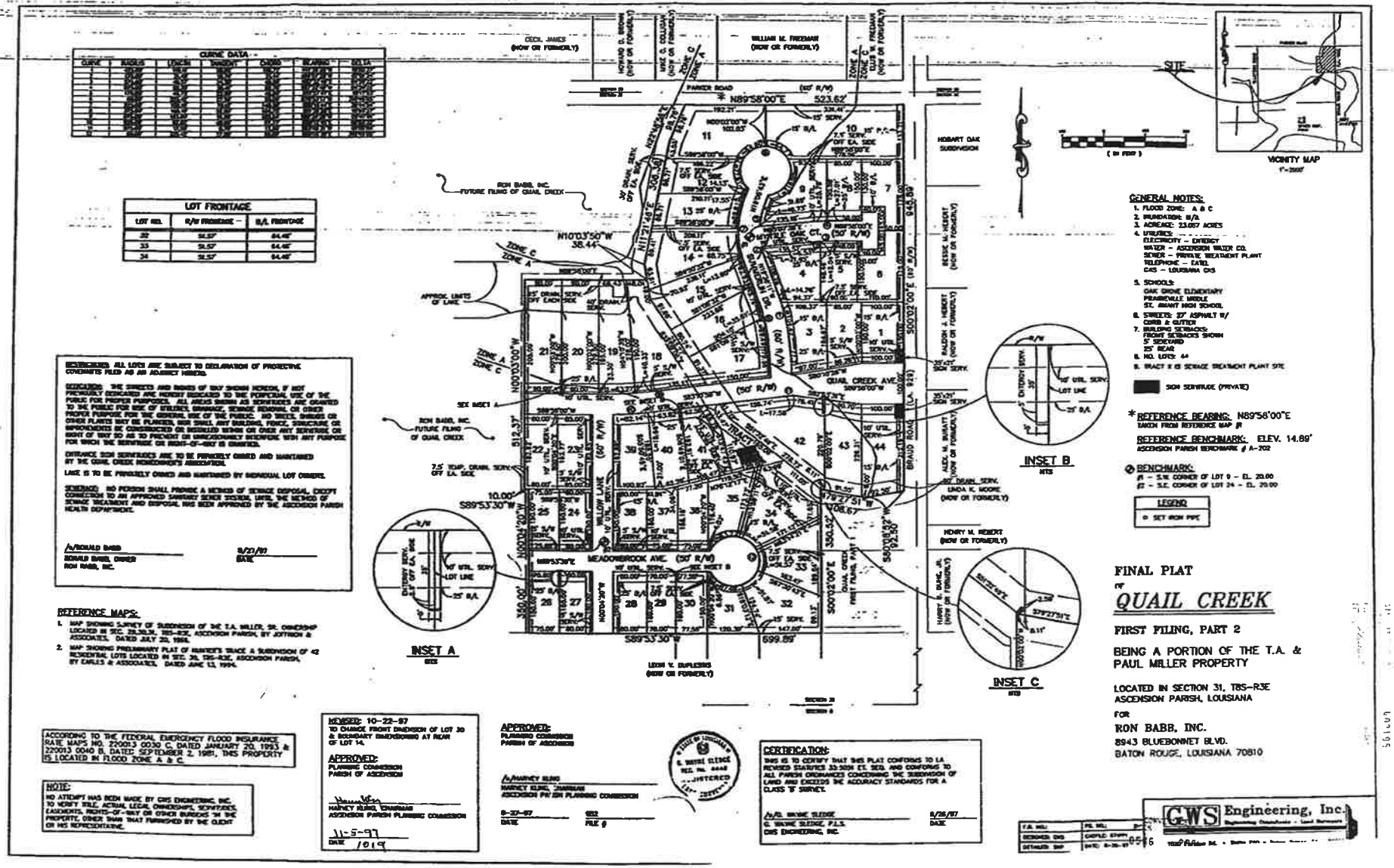
CURVE DATA
LOT FRONTAGE
LOT REQ. | R/W FRONTAGE | R/A FRONTAGE
32 | 91.57' | 84.48'
33 | 91.57' | 84.48'
34 | 91.57' | 84.48'
DEDICATION: ALL LOTS ARE SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS FILED AS AN ADJACENT HEREIN.
DEDICATION: THE STREETS AND ROADS OF SAID SHOWN HEREON, IF NOT PREVIOUSLY 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 DIRECT PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, SHRUBBERY 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.
ENTRANCE SIGN SERVITUDES ARE TO BE PERPETUALLY OWNED AND MAINTAINED BY THE QUAIL CREEK HOMEOWNER'S ASSOCIATION.
LAKE IS TO BE PERPETUALLY OWNED AND MAINTAINED BY INDIVIDUAL LOT OWNERS.
SEWERAGE: 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 ASCENSION PARISH HEALTH DEPARTMENT.
/s/RONALD BABB — 9/22/97
RONALD BABB, OWNER
RON BABB, INC.
REFERENCE MAPS:
1. MAP SHOWING SURVEY OF SUBDIVISION OF THE T.A. MILLER, SR. OWNERSHIP LOCATED IN SEC. 33,34,35 T8S-R2E, ASCENSION PARISH, BY JOYNTON & ASSOCIATES, DATED JULY 20, 1966.
2. MAP SHOWING PRELIMINARY PLAT OF HARVEY'S TRACE, A SUBDIVISION OF 42 RESIDENTIAL LOTS LOCATED IN SEC. 31, T8S-R2E, ASCENSION PARISH, BY EARLES & ASSOCIATES, DATED JUNE 13, 1994.
ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAPS NO. 220013 0030 C, DATED JANUARY 20, 1983 & 220013 0040 B, DATED SEPTEMBER 2, 1981, THIS PROPERTY IS LOCATED IN FLOOD ZONE A & C.
NOTE:
NO ATTEMPT HAS BEEN MADE BY GWS ENGINEERING, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
REVISED: 10-22-97
TO CHANGE FRONT DIMENSION OF LOT 30 & BOUNDARY DIMENSIONS AT REAR OF LOT 14.
APPROVED:
PLANNING COMMISSION
PARISH OF ASCENSION
HARVEY ELDER, CHAIRMAN
ASCENSION PARISH PLANNING COMMISSION
11-5-97
DATE
APPROVED:
PLANNING COMMISSION
PARISH OF ASCENSION
/s/HARVEY ELDER
HARVEY ELDER, CHAIRMAN
ASCENSION PAR ISH PLANNING COMMISSION
9-22-97
DATE
FILE #
CERTIFICATION:
THIS IS TO CERTIFY THAT THIS PLAT CONFORMS TO LA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES CONCERNING THE SUBDIVISION OF LAND AND EXCEEDS THE ACCURACY STANDARDS FOR A CLASS 'B' SURVEY.
/s/G. WAYNE SLEDGE, P.L.S.
G. WAYNE SLEDGE, P.L.S.
GWS ENGINEERING, INC.
9/26/97
DATE
GENERAL NOTES:
1. FLOOD ZONE: A & C
2. MUNDATION: N/A
3. ACREAGE: 23.057 ACRES
4. UTILITIES:
ELECTRICITY — ENTERGY
WATER — ASCENSION WATER CO.
SEWER — PRIVATE TREATMENT PLANT
TELEPHONE — EATEL
GAS — LOUISIANA GAS
5. SCHOOLS:
OAK GROVE ELEMENTARY
PEARIVILLE MIDDLE
ST. AMANT HIGH SCHOOL
6. STREETS: 27' ASPHALT W/ CURB & GUTTER
7. BUILDING SETBACKS:
FRONT SETBACKS SHOWN
5' SIDEYARD
25' REAR
8. NO. LOTS: 44
9. TRACT X IS SEWAGE TREATMENT PLANT SITE
SIGN SERVITUDE (PRIVATE)
* REFERENCE BEARING: N89°58'00"E
TAKEN FROM REFERENCE MAP #1
REFERENCE BENCHMARK: ELEV. 14.89'
ASCENSION PARISH BENCHMARK # A-202
BENCHMARK:
#1 — S.W. CORNER OF LOT 9 — EL. 20.00
#2 — S.E. CORNER OF LOT 24 — EL. 20.00
LEGEND
○ SET IRON PIPE
VICINITY MAP
INSET A
INSET B
INSET C
FINAL PLAT
OF
QUAIL CREEK
FIRST FILING, PART 2
BEING A PORTION OF THE T.A. & PAUL MILLER PROPERTY
LOCATED IN SECTION 31, T8S-R2E
ASCENSION PARISH, LOUISIANA
FOR
RON BABB, INC.
8943 BLUEBONNET BLVD.
BATON ROUGE, LOUISIANA 70810
GWS Engineering, Inc.
05-16

402/95