CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING AND DISTANCE
C1	88.71'	250.00'	S85° 07' 17"E – 88.24
C2	89.91'	325.00'	S82° 52' 53"E – 89.62
C3	18.25'	383.50'	N21° 57' 24"W – 18.25
C4	89.09'	85.03'	N53° 20' 27"W – 85.07
C5	86.56'	75.00'	N62° 27' 02"E – 81.84
C6	42.41'	225.00'	S89° 53' 10"E – 42.35
C7	16.91'	225.00'	S82° 19' 59"E – 16.90
C8	18.70'	13.50'	S40° 29' 37"E – 17.24
C9	84.65'	275.00'	S86° 28' 04"E – 84.32
C10	35.26'	591.50'	S82° 34' 14"E – 35.26
C11	60.97'	591.50'	S77° 54' 34"E – 60.95
C12	67.94'	300.00'	N81° 26' 37"W – 67.79
C13	15.06'	300.00'	N89° 22' 08"W – 15.06
C14	11.74'	350.00'	N89° 50' 43"W – 11.74
C15	85.08'	350.00'	N81° 55' 13"W – 84.87
C16	24.94'	13.50'	N52° 07' 07"E – 21.54
C17	82.99'	300.00'	N82° 52' 53"W – 82.73
C18	96.82'	350.00'	N82° 52' 53"W – 96.52
C19	86.39'	55.00'	S45° 48' 24"E – 77.78
C20	1.46'	68.00'	N41° 14' 41"E – 1.46
C21	49.77'	68.00'	N35° 25' 29"W – 48.67
C22	50.88'	68.00'	N77° 49' 39"W – 49.70
C23	40.60'	68.00'	S63° 37' 52"W – 40.00

LINE TABLE

LINE	LENGTH	BEARING
L1	88.24'	N84°42'48"E
L2	86.28'	N84°42'48"E
L3	90.20'	N84°42'48"E
L4	80.25'	S74°57'23"E
L5	19.71'	S74°57'23"E
L6	77.92'	S29°23'14"W
L7	88.66'	N00°48'24"W
L8	20.39'	S79°38'12"E
L9	45.00'	N00°48'24"W
L10	75.00'	N89°11'36"E
L11	45.00'	S00°48'24"E
L12	75.00'	S89°11'36"W
L13	12.00'	N00°48'24"W
L14	30.00'	N89°11'36"E
L15	40.00'	N00°48'24"W
L16	30.00'	S89°11'36"W
L17	44.00'	N00°48'24"W
L18	20.00'	N88°47'27"E
L19	33.00'	N45°42'09"W
L20	22.49'	N45°42'09"W
L21	32.76'	N40°05'02"W
L22	46.53'	N40°05'02"W

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 STATIONS(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.

STREET SIGNS AND POSTS NOTE:

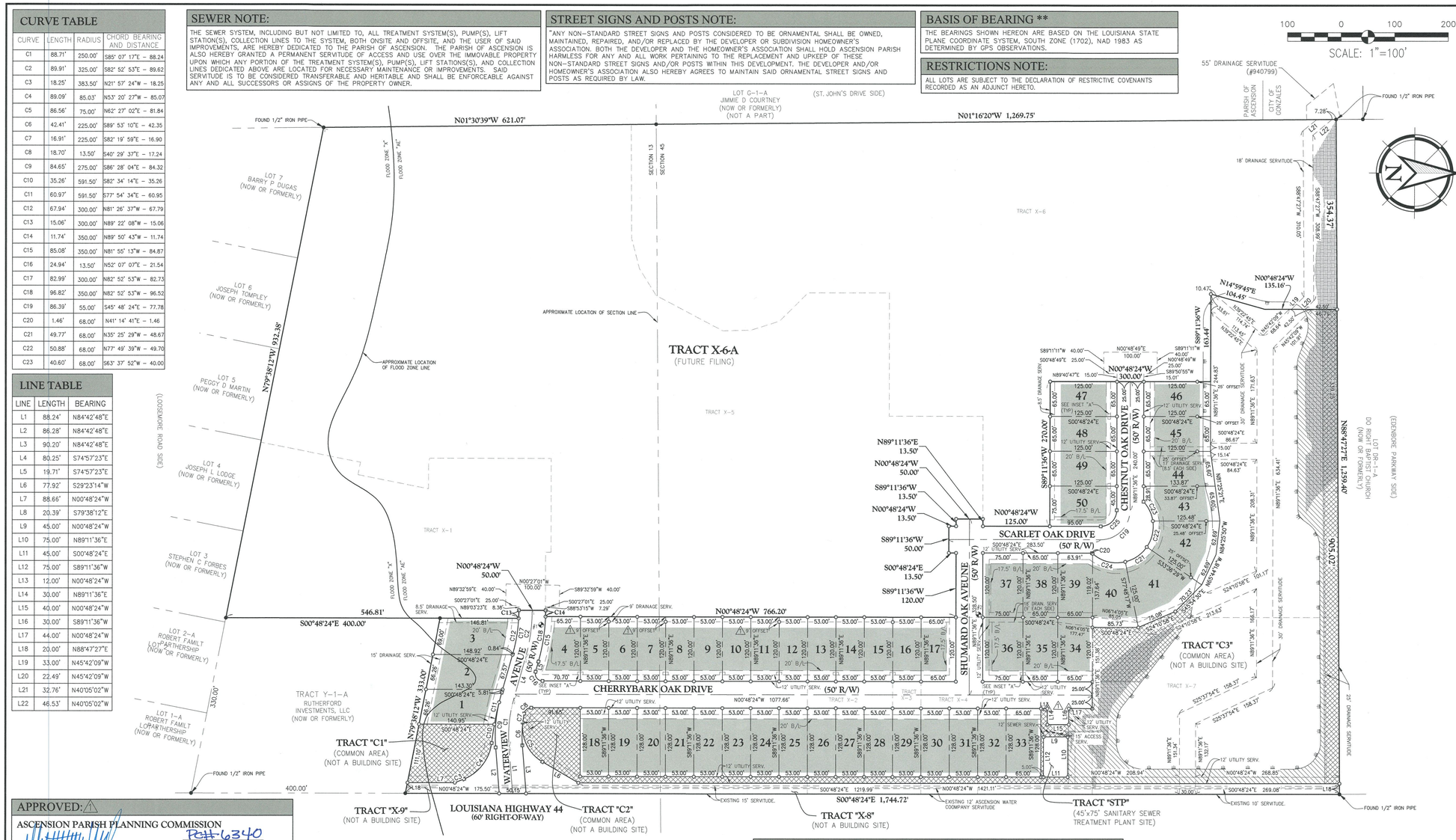
"ANY NON-STANDARD STREET SIGNS AND POSTS CONSIDERED TO BE ORNAMENTAL SHALL BE OWNED, MAINTAINED, REPAIRED, AND/OR REPLACED BY THE DEVELOPER OR SUBDIVISION HOMEOWNER'S ASSOCIATION. BOTH THE DEVELOPER AND THE HOMEOWNER'S ASSOCIATION SHALL HOLD ASCENSION PARISH HARMLESS FOR ANY AND ALL WORK PERTAINING TO 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.

BASIS OF BEARING **

THE BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1702), NAD 1983 AS DETERMINED BY GPS OBSERVATIONS.

RESTRICTIONS NOTE:

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



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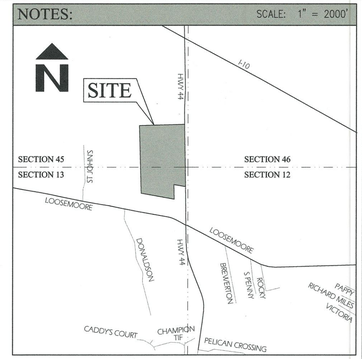


GENERAL SUBDIVISION NOTES:

1. LOT AREAS AND LOT FRONTAGE MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE ZONING DISTRICT ESTABLISHED BY ASCENSION PARISH SUBDIVISION REQUIREMENTS.
2. ADJACENT PROPERTY OWNER INFORMATION AS SHOWN HEREON WAS TAKEN FROM ASCENSION PARISH TAX ASSESSORS PROPERTY OWNERSHIP MAPS WHEN THIS PLAT WAS PREPARED.
3. IMPROVEMENTS HEREIN SHALL BE BUILT TO ASCENSION PARISH STANDARDS.
4. NO CURVES EXIST ON PUBLIC STREETS WITHIN 1/4 MILE OF THE PROPOSED SUBDIVISION ENTRANCE.
5. LOTS 18 TO 33 AND TRACT STP WILL HAVE NO DRIVEWAYS OR DIRECT ACCESS TO LOUISIANA HIGHWAY 44.
6. ALL STREETS, RIGHTS-OF-WAY, AND SERVITUDES SHALL BE DEDICATED TO THE PUBLIC FOR PUBLIC USE.
7. SIDEWALK MUST BE CONSTRUCTED PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED FOR EACH LOT.
8. PROPERTY CORNERS SHOWN FOR PHASE I HAS BEEN MONUMENTED WITH 1/2" IRON RODS, UNLESS OTHERWISE NOTED.
9. 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).
10. SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.
11. ONE CLASS "A" TREE ACCORDING TO ASCENSION PARISH ORDINANCES TO BE PROVIDED PER LOT. TREES MUST BE PLANTED PRIOR TO C.O. BEING ISSUED FOR EACH LOT.
12. THE PARKS WILL BE OF A STAGE 1 REQUIREMENT, TREES, COMMON AREA, PARK SPACE, OPEN SPACE AND PONDS ACCORDING TO ASCENSION PARISH ORDINANCES. THE MAINTENANCE AND UPKEEP RESPONSIBILITIES WILL BE ON THE HOMEOWNERS ASSOCIATION AND A SIGN MUST BE PLACE IDENTIFYING THE PARK SPACE.
13. THE SEWER DEVELOPMENT FEE HAS BEEN PAID BY THE SUBDIVISION DEVELOPER.
14. THIS PROJECT IS SUBJECT TO TRAFFIC INPACT FEES ACCORDING TO ASCENSION PARISH ORDINANCES.
15. 12 CLASS "A" TREES AND 24 ORNAMENTAL TREES ACCORDING TO ASCENSION PARISH ORDINANCES ARE TO BE PLANTED PER ACRE OF PARK SPACE. TRESS SHALL BE PLANTED PRIOR TO FIRST CERTIFICATE OF OCCUPANCY BEING ISSUED.

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. WETLANDS SHOWN AS PER LETTER FROM DEPARTMENT OF THE ARMY, NEW ORLEANS DISTRICT, CORPS OF ENGINEERS DATED AUGUST 25, 2015.

UTILITIES: QUALITY ENGINEERING AND SURVEYING, LLC MADE NO ATTEMPT TO LOCATE VISIBLE OR BURIED UTILITIES AS PART OF THIS SURVEY.

APPROVED:

ASCENSION PARISH PLANNING COMMISSION

FILE NO. P-H-6340

7/2/18

CHAIRMAN
ASCENSION PARISH PLANNING COMMISSION

DATE

APPROVED:

ASCENSION PARISH PLANNING COMMISSION

FILE NO. 6335

/s/ MATTHEW PRYOR 2-23-18

CHAIRMAN
ASCENSION PARISH PLANNING COMMISSION

DATE

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 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.

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 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 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.

/s/ GEORGE A. KURZ 1-31-18

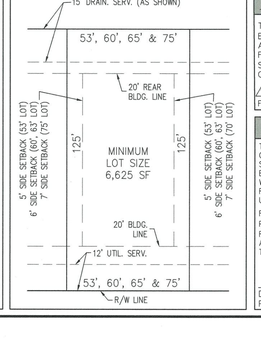
GEORGE A. KURZ
D.R. HORTON, INC. – GULF COAST

DATE

SITE DATA:

ZONING:	RM (MEDIUM INTENSITY RESIDENTIAL)
LAND AREA:	PHASE I & REMAINDER OF TRACT UNDER DEVELOPER'S CONTROL BUT NOT YET DEVELOPED
LAND USE:	SINGLE FAMILY RESIDENTIAL
LAND CHARACTERISTICS:	PASTURE, WOODLAND, ETC.
ACREAGE:	OVERALL PROPERTY – 54.8±; PHASE 1 – 19.88 ACRES
NUMBER OF LOTS:	50
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:	ATMOS
TELEPHONE:	EATEL/COX
CABLE:	EATEL/COX
FLOOD ZONE:	"AE" & "X" – PER FIRM 22005C0120E, DATED AUGUST 16, 2007
100 YEAR-BASE FLOOD ELEVATION	9.0 FEET PER ASCENSION PARISH FLOOD PLAIN MANAGER
SCHOOL DISTRICTS:	PECAN GROVE PRIMARY GONZALES MIDDLE EAST ASCENSION HIGH
BUILDING SETBACKS:	FRONT – 20 FEET REAR – 20 FEET SIDE – VARIES (SEE "TYPICAL LOT DETAIL", THIS SHEET)

TYPICAL LOT DETAIL: NOT TO SCALE



REFERENCE PLAT:

1. PLAT SHOWING EXCHANGE PROPERTY BETWEEN TRACTS "X" AND "Y-1" INTO TRACTS "X-1" THRU "X-7" AND "Y-1-A", LOCATED IN SECTIONS 45 & 13, T-10-S, R-3-E. S.E. DISTRICT, ASCENSION PARISH, LOUISIANA, BY QUALITY ENGINEERING AND SURVEYING, LLC DATED: SEPTEMBER 29, 2016. (#907488)

FLOOD ZONE NOTE:

THIS PROPERTY IS IN ZONES "X" & "AE" OF THE FLOOD INSURANCE RATE MAP NO. 22005C0120E, WHICH BEARS AN EFFECTIVE DATE OF 08/16/2007. 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 PLAIN ADMINISTRATOR BEFORE ANY DESIGN OR CONSTRUCTION.

⚠ AS PER FEMA LOMA CASE NO: 18-06-1587A, DATED MAY 14, 2018. A PORTION OF LOTS 1-50, HAVE BEEN REMOVED FROM THE FLOOD ZONE "AE" AND CHANGED TO "X".

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUES 33:5051 ET. SEQ. AND CONFORMS TO PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND UNDER MY DIRECT SUPERVISION; AND IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR 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 PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT THE SAME.

REVISED: JUNE 25, 2018 ⚠
PLAT WAS SIGNED BY DANIEL J. POCHE' (L.S.) ON JANUARY 31, 2018.
REVISED THE MONUMENTS SET ON ONE REAR OF LOTS 5, 6, 7, 8, 11 & 12 AND SET IN FRONT OF TRACT "STP" AND TO SHOW THE AREA TAKEN OUT PER LOMA CASE NUMBER 18-06-1587A, DATED MAY 14, 2018.
THIS PLAT WILL SUPERCEDE THE PLAT RECORDED AT INSTRUMENT NUMBER 942545.

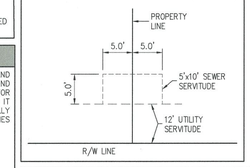
DANIEL J. POCHE
LICENSE NO. 5066
PROFESSIONAL LAND SURVEYOR
STATE OF LOUISIANA

DANIEL J. POCHE
PROFESSIONAL LAND SURVEYOR (#5066)

5/1/18
DATE

INSET "A" NOT TO SCALE

DOUBLE WYE SEWER SERVITUDE (TYPICAL)



BENCHMARK:

#1 EAST BOLT ON CATCH BASIN IN FRONT OF LOT 4, ELEVATION 8.56'.

#2 EAST BOLT ON CATCH BASIN IN FRONT OF LOTS 36 & 37, ELEVATION 8.56'.

LEGEND

- AREA OUT OF FLOOD ZONE
- PARK SPACE
- COMMON AREA
- WETLANDS AREA
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD
- SET CUT "X" IN CONCRETE
- SET 1/2" IRON ROD AT PC AND PT OF CURVES

R/W RIGHT-OF-WAY
SERV. SERVITUDE
B/L BUILDING LINE
SF SQUARE FOOTAGE
UTIL. UTILITY
BLDG. BUILDING LINE

TITLE: **FINAL PLAT**

PROJECT: **OAK LAKE SUBDIVISION PHASE I**

DESCRIPTION: LOCATED IN SECTIONS 13 & 45, TOWNSHIP 10 SOUTH, RANGE 3 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA

CLIENT: **D.R. HORTON, INC. - GULF COAST**
7696 VINCENT ROAD
DENHAM SPRINGS, LOUISIANA 70726

QUALITY Engineering & Surveying, LLC
18350 Hwy 42 Port Vincent, LA 70726
TEL 225-698-1600 FAX 225-698-3367
www.QESLA.com

Project No.:	15-138	Date:	OCTOBER 2017	Drawn By: CDP

DWG Path: P:\~2015 Projects\15-138 Oak Lake Subdivision\Drawings\Surveying\FINAL-PLAT-PHASE 1\15-138-FP-PH1-(2-12-17).dwg

SHEET: 1 OF 1