



Ascension
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Gonzales, LA 70737

Certified Copy

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Bridget Hanna
Clerk of Court
Parish of Ascension

Instrument Number: 995116

Book/Index: COB
Document Type: MAP OR PLAT
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Grantor: OAK LAKE SUBDIVISION
Grantee:

I HEREBY CERTIFY THAT THE ATTACHED DOCUMENT WAS FILED FOR REGISTRY AND
RECORDED IN THE CLERK OF COURT'S OFFICE FOR ASCENSION PARISH, LOUISIANA.



Laura Falcon

Laura Falcon, Deputy Clerk

CURVE TABLE				
No.	RADIUS	LENGTH	DELTA	CH. LEN.
C1	55.00'	10.72'	01°01'02"	N85°13'18"W 10.71'
C2	150.00'	83.19'	03°35'46"	S81°50'19"E 91.70'
C3	150.00'	52.83'	02°07'01"	S10°53'49"E 52.56'
C4	350.00'	11.74'	00°55'21"	S89°50'43"W 11.74'
C5	300.00'	15.06'	00°52'32"	S89°22'08"W 15.06'
C6	68.00'	312.09'	28°25'00"	S51°50'48"W 101.88'
C7	68.00'	346.29'	29°14'47"	N70°15'57"E 76.27'
C8	68.00'	5.34'	00°43'00"	S77°23'11"E 5.34'
C9	68.00'	49.01'	04°17'48"	S54°29'17"E 47.96'
C10	68.00'	50.23'	04°29'15"	S12°40'46"E 49.09'
C11	68.00'	50.23'	04°29'15"	S29°38'29"W 49.09'
C12	68.00'	50.23'	04°29'15"	S71°57'44"W 49.09'
C13	68.00'	23.06'	01°25'44"	N77°09'46"W 22.95'
C14	68.00'	84.00'	07°04'42"	N32°03'33"W 78.76'
C15	30.00'	43.44'	08°25'00"	S38°09'12"E 39.74'
C16	30.00'	24.25'	04°19'13"	S19°49'49"E 23.60'
C17	30.00'	19.19'	03°38'46"	S61°18'49"E 18.86'
C18	30.00'	39.17'	07°44'02"	S38°12'55"E 36.45'
C19	68.00'	36.78'	03°05'20"	S60°07'48"E 36.33'
C20	68.00'	54.39'	04°54'42"	S21°43'15"E 52.95'
C21	68.00'	43.15'	03°21'30"	S19°22'22"W 42.43'
C22	68.00'	40.95'	03°43'28"	S54°48'21"W 40.34'
C23	68.00'	31.82'	02°46'54"	S85°28'03"W 31.54'
C24	68.00'	40.04'	03°34'07"	N64°15'28"W 39.46'
C25	68.00'	40.05'	03°34'05"	N30°30'56"W 39.48'
C26	68.00'	51.52'	04°32'43"	N08°03'50"E 50.30'
C27	68.00'	7.58'	00°23'12"	N32°57'45"E 7.58'
C28	30.00'	52.97'	10°10'12"	N49°46'42"E 46.35'

LINE TABLE			LINE TABLE		
No.	BEARING	LENGTH	No.	BEARING	LENGTH
L1	N21°06'00"E	71.39'	L23	S141°33'37"W	52.22'
L2	N40°13'18"E	70.87'	L24	S29°46'37"W	52.22'
L3	S61°22'55"W	70.87'	L25	S46°10'44"W	57.90'
L4	S82°32'33"W	70.87'	L26	S63°25'58"W	57.90'
L5	S79°38'12"E	65.00'	L27	S10°21'48"W	79.87'
L6	S35°45'18"E	90.18'	L28	S10°21'48"W	74.92'
L7	S61°39'01"E	68.34'	L29	N61°29'12"E	138.15'
L8	N72°43'43"W	62.92'	L30	N61°29'12"E	108.05'
L9	N56°01'01"W	57.90'	L31	S89°11'36"W	247.58'
L10	N38°45'47"W	57.90'	L32	S89°11'36"W	104.58'
L11	N24°47'50"W	63.54'	L33	S00°48'24"E	401.04'
L12	N89°11'36"E	30.00'	L34	S00°48'24"E	415.22'
L13	N89°11'36"E	30.00'	L35	S89°11'36"W	122.06'
L14	S00°48'24"E	25.00'	L36	S89°11'36"W	116.40'
L15	S00°48'24"E	25.00'	L37	S38°39'32"E	240.18'
L16	N89°11'36"E	30.00'	L38	S38°39'32"E	43.69'
L17	N89°11'36"E	30.00'	L39	S38°39'32"E	196.03'
L18	N89°11'36"E	30.00'	L40	S89°11'36"W	224.87'
L19	S89°11'36"W	50.00'	L41	S89°11'36"W	195.98'
L20	S37°32'54"E	70.51'	L42	S38°59'56"W	44.91'
L21	S24°05'55"E	61.51'	L43	S38°59'56"W	20.56'
L22	S04°14'18"E	71.60'	L44	S38°39'32"E	7.69'

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 ON-SITE AND OFF-SITE, 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.

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 (2011), EPOCH 2013.00, AS DETERMINED BY GPS OBSERVATIONS.

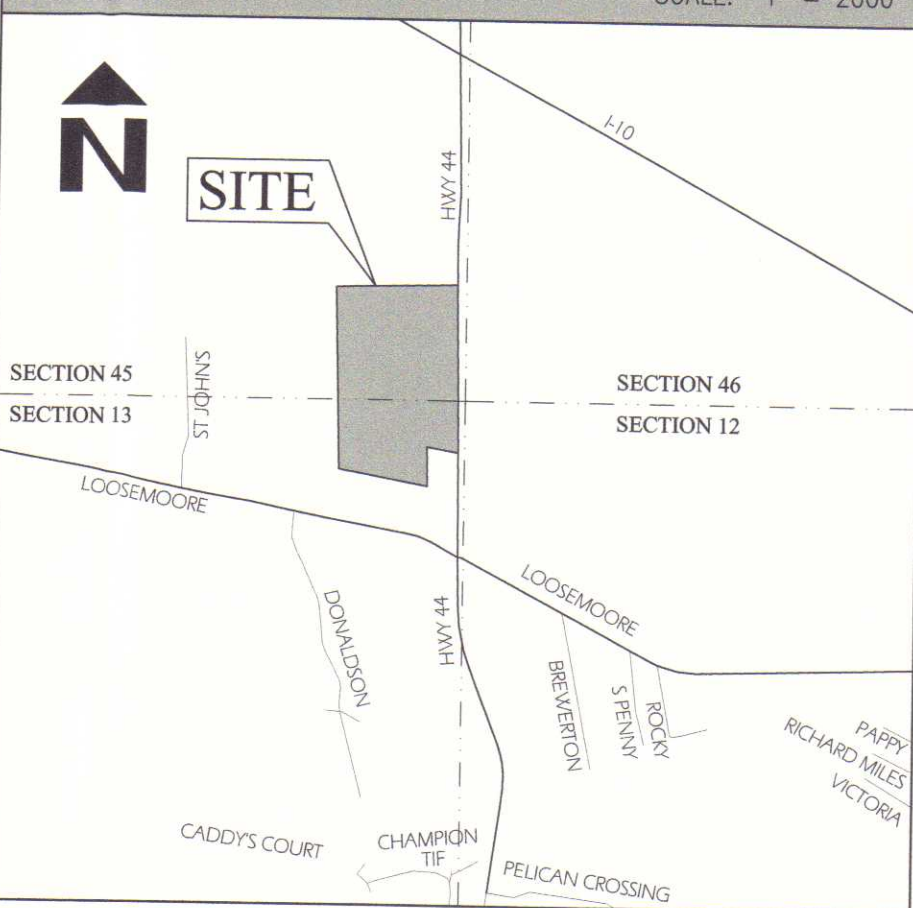
RESTRICTIONS NOTE:

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

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.

NOTES:



GENERAL SUBDIVISION NOTES:

- LOT AREAS AND LOT FRONTAGE MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE ZONING DISTRICT ESTABLISHED BY ASCENSION PARISH SUBDIVISION REQUIREMENTS.
- ADJACENT PROPERTY OWNER INFORMATION AS SHOWN HEREON WAS TAKEN FROM ASCENSION PARISH TAX ASSESSORS PROPERTY OWNERSHIP MAPS WHEN THIS PLAT WAS PREPARED.
- IMPROVEMENTS HEREIN SHALL BE BUILT TO ASCENSION PARISH STANDARDS.
- NO CURVES EXIST ON PUBLIC STREETS WITHIN 1/4 MILE OF THE PROPOSED SUBDIVISION ENTRANCE.
- ALL STREETS, RIGHTS-OF-WAY, AND SERVITUDES SHALL BE DEDICATED TO THE PUBLIC FOR PUBLIC USE.
- SIDEWALK MUST BE CONSTRUCTED PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED FOR EACH LOT.
- PROPERTY CORNERS SHOWN FOR PHASE I HAVE BEEN MONUMENTED WITH 1/2" IRON RODS, UNLESS OTHERWISE NOTED.
- 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 PARK MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER(S).
- SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.
- 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.
- 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 PLACED IDENTIFYING THE PARK SPACE.
- THE SEWER DEVELOPMENT FEE HAS BEEN PAID BY THE SUBDIVISION DEVELOPER.
- THIS PROJECT IS SUBJECT TO SEWER DEVELOPMENT AND TRAFFIC IMPACT FEES IN ACCORDANCE WITH ASCENSION PARISH ORDINANCES.
- 12 CLASS "A" TREES AND 24 ORNAMENTAL TREES ACCORDING TO ASCENSION PARISH ORDINANCES ARE TO BE PLANTED PER ACRE OF PARK SPACE. TREES SHALL BE PLANTED PRIOR TO FIRST CERTIFICATE OF OCCUPANCY BEING ISSUED.
- REVISED PRELIMINARY PLAT OF OAK LAKE SUBDIVISION, STAFF LEVEL APPROVAL ON 4-17-2018.
- THE 30' DRAINAGE SERVITUDE SHOWN THROUGH THE LAKE AS SHOWN HEREON IS DEDICATED FOR THE PURPOSES OF THE MAINTENANCE OF UNRESTRICTED STORM WATER RUN-OFF. THE MAINTENANCE OF THE SHORELINE AND THAT PORTION OF THE LAKE WHICH IS PART OF EACH LOT OR COMMON SPACE SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR HOMEOWNERS ASSOCIATION. ASCENSION PARISH SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE THEREOF. THE LAKE WITHIN THE BOUNDARIES OF THIS DEVELOPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED.

APPROVED:

ASCENSION PARISH PLANNING COMMISSION

[Signature] Pz-1824
FILE NO.
6/4/2020
DATE

TITLE: FINAL PLAT

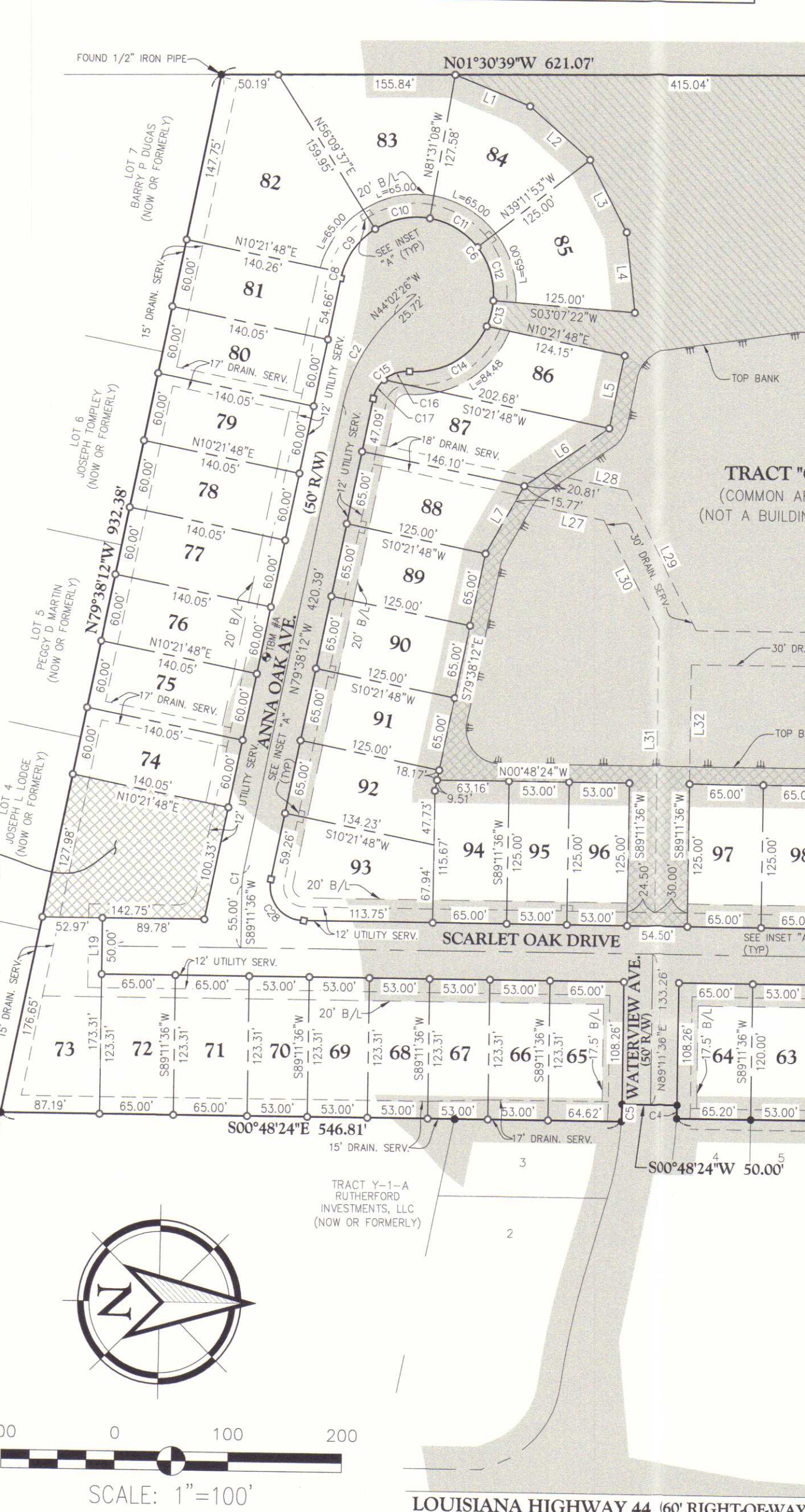
PROJECT: OAK LAKE SUBDIVISION
PHASES 2 & 3

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
18320 Hwy 42, Port Vincent, LA 70726
TEL 225-698-1600 FAX 225-698-3367
www.QESLA.com

Project No: 15-138 Date: JUNE 2018 Drawn By: CDP
DWG Path: P:\2015 Projects\15-138 Oak Lake Subdivision\Drawings\TITLE-PLAT-2nd & 3rd Files\15-138-FP 2nd & 3rd.dwg
SHEET: 1 OF 1



NAME	ACRES	SF
TRACT C4	7.805	339,964
TRACT C5	0.367	15,987
TRACT C6	0.589	25,651
TRACT C7	0.201	8,750
TRACT C8	0.100	4,371
51	0.179	7,800
52	0.146	6,360
53	0.146	6,360
54	0.146	6,360
55	0.146	6,360
56	0.146	6,360
57	0.146	6,360
58	0.146	6,360
59	0.146	6,360
60	0.146	6,360
61	0.146	6,360
62	0.146	6,360
63	0.146	6,360
64	0.146	6,360
65	0.146	6,360
66	0.146	6,360
67	0.146	6,360
68	0.146	6,360
69	0.146	6,360
70	0.146	6,360
71	0.146	6,360
72	0.146	6,360
73	0.279	12,146

NAME	ACRES	SF
74	0.193	8,403
75	0.193	8,403
76	0.193	8,403
77	0.193	8,403
78	0.193	8,403
79	0.193	8,403
80	0.193	8,403
81	0.193	8,403
82	0.417	18,162
83	0.305	13,301
84	0.272	11,828
85	0.269	11,738
86	0.225	9,791
87	0.264	11,494

NAME	ACRES	SF
88	0.202	8,811
89	0.187	8,125
90	0.187	8,125
91	0.187	8,125
92	0.191	8,342
93	0.258	11,232
94	0.186	8,116
95	0.152	6,625
96	0.152	6,625
97	0.187	8,125
98	0.187	8,125
99	0.187	8,125
100	0.187	8,125
101	0.187	8,125

NAME	ACRES	SF
102	0.187	8,125
103	0.187	8,125
104	0.187	8,125
105	0.187	8,125
106	0.162	7,062
107	0.152	6,625
108	0.187	8,125
109	0.215	9,375
110	0.187	8,125
111	0.187	8,125
112	0.187	8,125
113	0.187	8,125
114	0.187	8,125
115	0.187	8,125

NAME	ACRES	SF
116	0.187	8,125
117	0.187	8,125
118	0.187	8,125
119	0.187	8,125
120	0.187	8,125
121	0.187	8,125
122	0.187	8,125
123	0.204	8,875
124	0.179	7,817
125	0.161	7,022
126	0.152	6,625
127	0.191	8,312
128	0.187	8,125
129	0.172	7,500

NAME	ACRES	SF
130	0.172	7,500
131	0.187	8,125
132	0.187	8,125
133	0.152	6,625
134	0.152	6,625
135	0.152	6,625
136	0.152	6,625
137	0.189	8,254
138	0.211	9,205
139	0.174	7,591
140	0.209	9,130
141	0.222	9,656
142	0.228	9,920
143	0.230	10,011

NAME	ACRES	SF
144	0.178	7,767
145	0.171	7,436
146	0.172	7,472
147	0.172	7,495
148	0.173	7,518
149	0.173	7,541
150	0.174	7,564
151	0.174	7,586
152	0.175	7,609
153	0.175	7,632
154	0.176	7,655
155	0.176	7,678
156	0.177	7,701
157	0.218	9,475

TYPICAL LOT DETAIL:



REFERENCE PLAT:

1. FINAL PLAT OF OAK LAKE SUBDIVISION - PHASE I, BY QUALITY ENGINEERING AND SURVEYING, LLC DATED, JANUARY 3, 2018 (# 942545)

FLOOD ZONE NOTE:

THIS PROPERTY IS IN ZONES "X" & "AC" 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. 19-06-0719A, DATED FEBRUARY 12, 2019. A PORTION OF LOTS 51-163 & 83-163, HAVE BEEN REMOVED FROM THE FLOOD ZONE "AE" AND CHANGED TO "X".

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PLAT WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 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 REQUIRED TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO OTHER PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT THE SAME.

SETH J. MOSBY, PLS #073
6/4/2020
DATE

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, LLC.

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.

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 LOCAL HEALTH AUTHORITY.

PUBLIC DEDICATION

THE RIGHTS-OF-WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE OF 2018 PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED, WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH SERVITUDE WAS GRANTED.

GEORGE A. KURZ
D.R. HORTON, INC. - GULF COAST
DATE: 6-3-