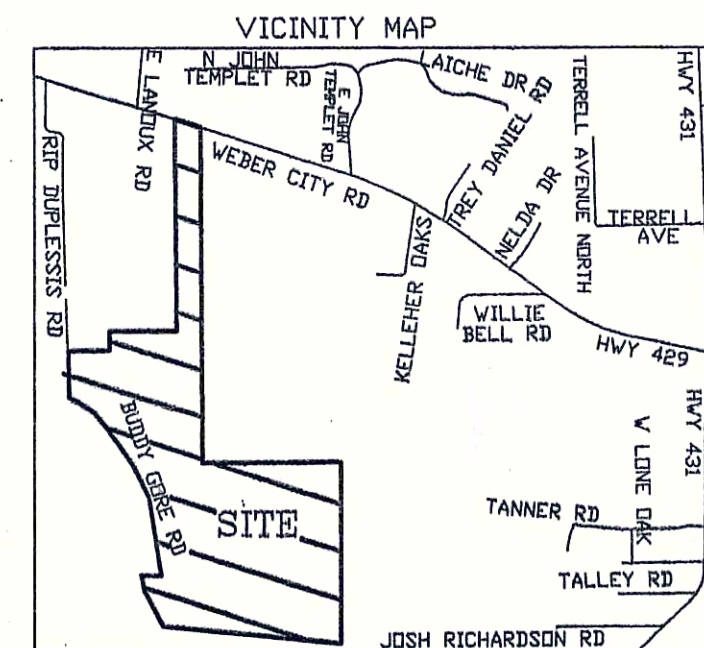
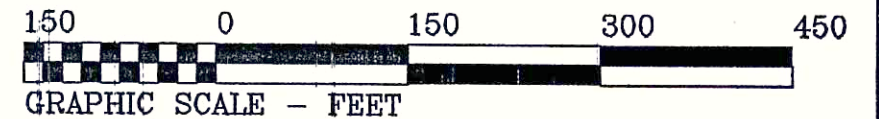
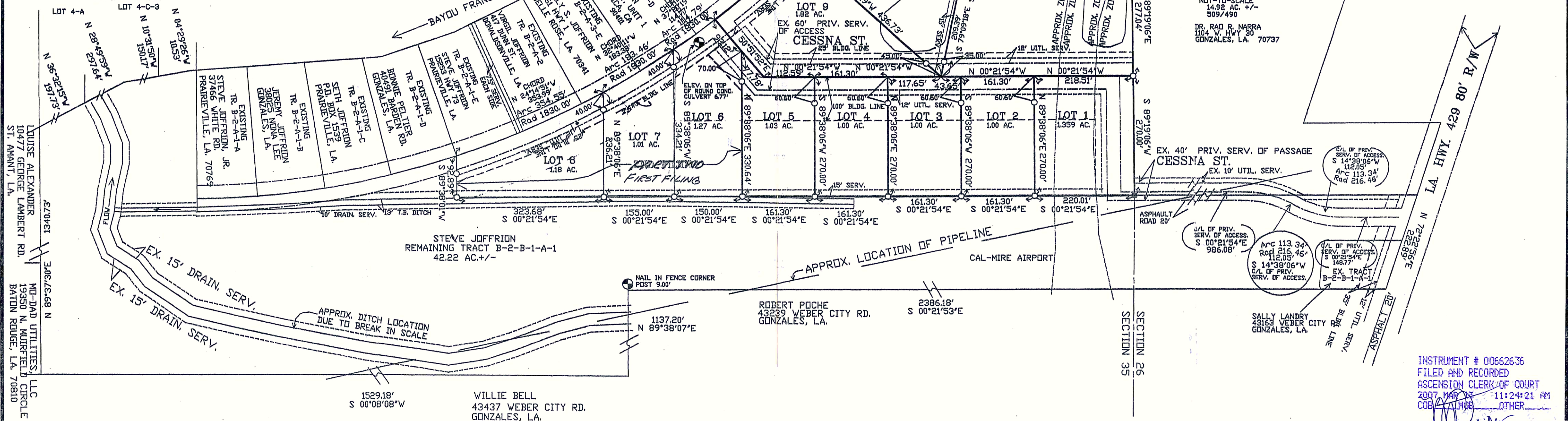


GENERAL NOTES:

SEWER: INDIVIDUAL
ELECTRICITY: ENTERGY, INC.
SCHOOL DISTRICT: ST. AMANT ELEMENTARY, ST. AMANT MIDDLE & ST. AMANT HIGH
WATER SUPPLY: INDIVIDUAL
PARISH ZONE: RM PER MAP DATED 4-17-2003
ACREAGE: 18.19 AC.
PROPERTY IS VACANT
NUMBER OF LOTS: 14
LOT AREAS AND LOT FRONTAGE MEET OR EXCEED MINIMUM REQUIREMENTS OF ZONING DISTRICT
PROPOSED STREET IMPROVEMENTS AS PER 31.302 PART D IN GENERAL NOTES

NO CURVES EXIST ON PUBLIC STREET WITHIN 1/4 MILE OF THE PROPOSED SUBDIVISION ENTRANCE
RECORDED RESTRICTIONS: INSTR. #00595418 DATE: 1-6-2005
VARIANCE GRANTED ON FEB. 9, 2005 FOR A WAIVER OF SEC. 35.104, FRONTAGE ON A PUBLICLY MAINTAINED STREET.

MICHAEL B. LAURENT
43115 WAYNE STEVENS RD.
GONZALES, LA. 70737



BASE BEARING FROM PLAT BY W.J. COINTMENT, JR. DATED 6-12-2003
THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF W.J. COINTMENT SURVEYOR. REPRODUCTION OF THIS PRINT IS PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THIS FIRM.
ADDITIONAL INFORMATION IS OFTEN ADDED IN A CONTINUOUS UPDATING PROCESS. CHECK FOR LATEST REVISION DATE BEFORE ACTING ON DATA SHOWN. THIS FIRM IS NOT RESPONSIBLE FOR ACTIONS OR PROJECTS TAKEN BASED UPON OBSOLETE DRAWINGS FOR WHICH THIS FIRM WAS NOT SPECIFICALLY CONSULTED AND WRITTEN PERMISSION RECEIVED. SERVITUDES AND/OR RIGHTS-OF-WAY OTHER THAN THOSE NOTED MAY EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD BE AWARE THAT ABSTRACTING OF TITLE TO THIS PROPERTY, TO SHOW ALL ENCUMBRANCES, WAS NOT WITHIN THE SCOPE OF THIS SURVEY.

APPROX. BASE FLOOD ELEV. = 7.5'
DELINEATION OF JURISDICTION WETLANDS HAS NOT BEEN REQUESTED NOR IS PART OF THIS SURVEY.
ACCORDING TO THE FED. EMERGENCY MGMT. AGENCY FED. INSURANCE ADM. FLOOD HAZARD BOUNDARY MAP CDH, 220013-0110 D 4-20-1993, OF ASCENSION PARISH, LA. THIS PROPERTY LIES WITHIN FLOOD HAZARD ZONE A2, B, C PARISH ZONE RM PER MAP DATED 4-17-2003 ELEVATIONS REFERENCED TO NGVD OF 1929

I HEREBY CERTIFY THAT I AM THE LAND OWNER, THE RIGHT OF WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWER REMOVAL, OR OTHER PROPER PURPOSE FOR THE 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 PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.
ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF OR SEWAGE EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED BY THE PROPERTY OWNERS.
THE METHOD OF SEWAGE TREATMENT & DISPOSAL AND SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.
THE PRIVATE ACCESS SERVITUDE SHOWN HEREON IS HEREBY DEDICATED AS A MEANS OF ACCESS TO LOT 1, 1981 LA. NO TREES, SHRUBS OR OTHER PLANTS MAY BE REMOVED, NEW SHALL ANY BUILDING, FENCE, STRUCTURE, OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR FOR ANY PRIVATE DRIVEWAY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.
THE ROADS AND STREETS SHOWN ON THIS PLAT ARE PRIVATE AND THE RIGHT OF WAY OF STREETS AND ARE MAINTAINED BY THE LOT OWNERS ONLY. THE PARISH OF ASCENSION SHALL NOT MAINTAIN, REPAIR, OR IMPROVE ANY ROAD OR ROAD RIGHT OF THE PUBLIC SYSTEM UNLESS AND UNTIL A REQUEST TO MAINTAIN, REPAIR, OR IMPROVE THE ROAD IS MADE BY THE OWNERS OR DEVELOPER, ACCORDING TO THE SUBDIVISION RESTRICTIONS FOR THE PARISH OF ASCENSION. THE SURVEYOR AND LOT OWNERS PARTNER ARE PUT ON NOTICE THAT SCHOOLS, BUSSES, AND TRUCKS ARE NOT TO BE ALLOWED TO TRAVEL DOWN PRIVATE ROADS AND TO THE OBSTRUCTION OF THE LOT OWNERS TO BRING THEIR CHILDREN TO A PAVED ROAD FOR SCHOOL BUS PICK UP.
NO FILL SHALL BE PLACED ON LOTS EXCEPT AS IN ACCORDANCE WITH THE APPROVED FILL MITIGATION PLAN.

DRIVEWAY CULVERT SIZES

INDICATES THE REQUIRED MINIMUM PIPE CULVERT DIAMETER FOR DRIVEWAY CULVERTS PLACED IN FRONT OF LOTS. CULVERTS SHALL CONSIST OF EITHER REINFORCED CONCRETE CULVERT PIPE CONFORMING TO ASTM C-76, CLASS III WITH RUBBER GASKET JOINTS OR RIBBED POLYVINYL CHLORIDE CULVERT PIPE CONFORMING TO ASTM F 794 OR ASTM F 949, SERIES 46 WITH UV INHIBITORS.

LOT NO.	CULVERT DIAMETER
1	18"
2	18"
3	24"
4	24"
5	24"
6	18"
7	18"
8	18"
9	18" (CESSNA STREET)
10	18" (BUDDY GORE RD.)
11	18"
12	18"
13	18"

FILL NOTE: NO OFF-SITE FILL MATERIAL TO ELEVATE TO THE 100 YEAR FLOOD ELEVATION WILL BE ALLOWED IN THOSE AREAS BELOW THE 100 YEAR FLOOD ELEVATION. FILL MATERIAL MAY BE GENERATED ON SITE AND MUST BE AN EQUAL VOLUME AS TO STORAGE BELOW THE 100 YEAR FLOOD ELEVATION. ALL FILL MUST MEET DEPARTMENT OF PUBLIC WORKS REQUIREMENTS.

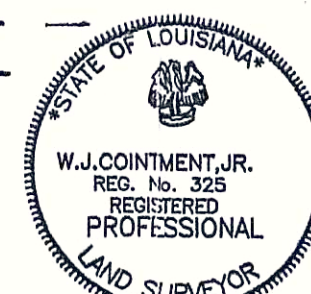
- REFERENCE MAPS
1. PLAT BY W.J. COINTMENT, JR. DATED 6-12-2003, P.C. #2828
2. PLAT BY W.J. COINTMENT, JR. DATED 11-12-2001, P.C. #2328
3. PLAT BY W.J. COINTMENT, JR. DATED 4-09-1992, P.C. #1155

APPROVAL: _____
ASCENSION PARISH PLANNING COMMISSION

DATED: 3-24-2005

P.C. FILE# 3397

*REVISION
APPROVAL: _____
ASCENSION PARISH PLANNING COMMISSION
DATED 3/29/05
P.C. FILE# 4139



* Revision Date: 3-6-2007

REVISIONS: 1. REVISE BLDG. LINE ON LOTS 6, 7, 8 FROM 100' TO 25'.
2. REVISE 2ND FILING (LOTS 6, 7, 8) TO PART 2, FIRST FILING.

FINAL PLAT
OF
FIRST FILING, PARTS 1 AND 2
CESSNA STREET GATED COMMUNITY,

BEING THE PROPERTY OF STEVE JOFFRION
SITUATED IN SECTIONS 26 AND 35, T9S, R3E,
SED., EAST OF THE MISS. RIVER, ASCENSION
PARISH, LA.

CERTIFICATION
THIS PLAT WAS PREPARED AND CERTIFIED FOR THE EXCLUSIVE USE OF
STEVE JOFFRION

SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON. I CERTIFY PLAN IN ACCORDANCE WITH MINIMUM STANDARDS FOR BOUNDARY SURVEYS TITLE 46 LXI AND REVISED STATUTES 33:5051 GONZALES, LA.
SCALE 1"=150'
DATE: 1-10-2005
W.J. COINTMENT, JR. PLS. LAND SURVEYOR
FBF PG. REF. 6587