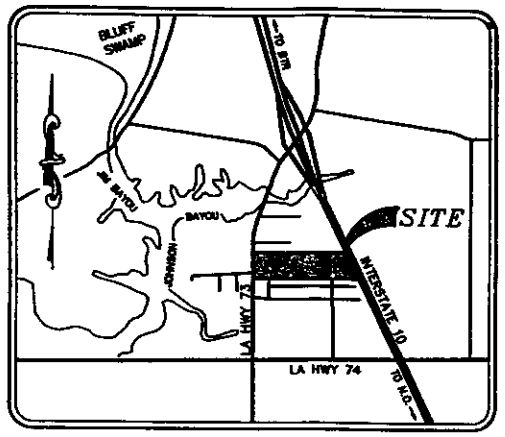
#48157 8



VICINITY MAP
1" = 2000'

GENERAL NOTES :

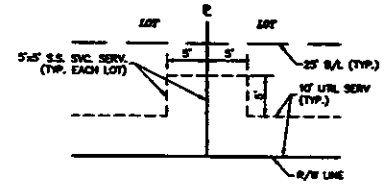
ZONING:	RM (MEDIUM INTENSITY RESIDENTIAL)
STREETS:	27' ASPHALT W/ CURB & GUTTER 50' RIGHT-OF-WAY
AREA:	34.02 ACRES
SCHOOL DISTRICTS:	EAST ASCENSION HIGH SCHOOL DUTCHTOWN MIDDLE SCHOOL DUTCHTOWN PRIMARY SCHOOL
FIRE DISTRICT:	GEISMAR VOLUNTEER FIRE DEPARTMENT
FLOOD ZONE:	C (PER FIRM 220013-0040-B, DATED SEPTEMBER 2, 1981)
ADJ. BASE FLOOD ELEV:	16.0' (PROVIDED BY ASCENSION PARISH ENGINEERING DIVISION)

THE BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATIONS SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE PLANNING COMMISSION.

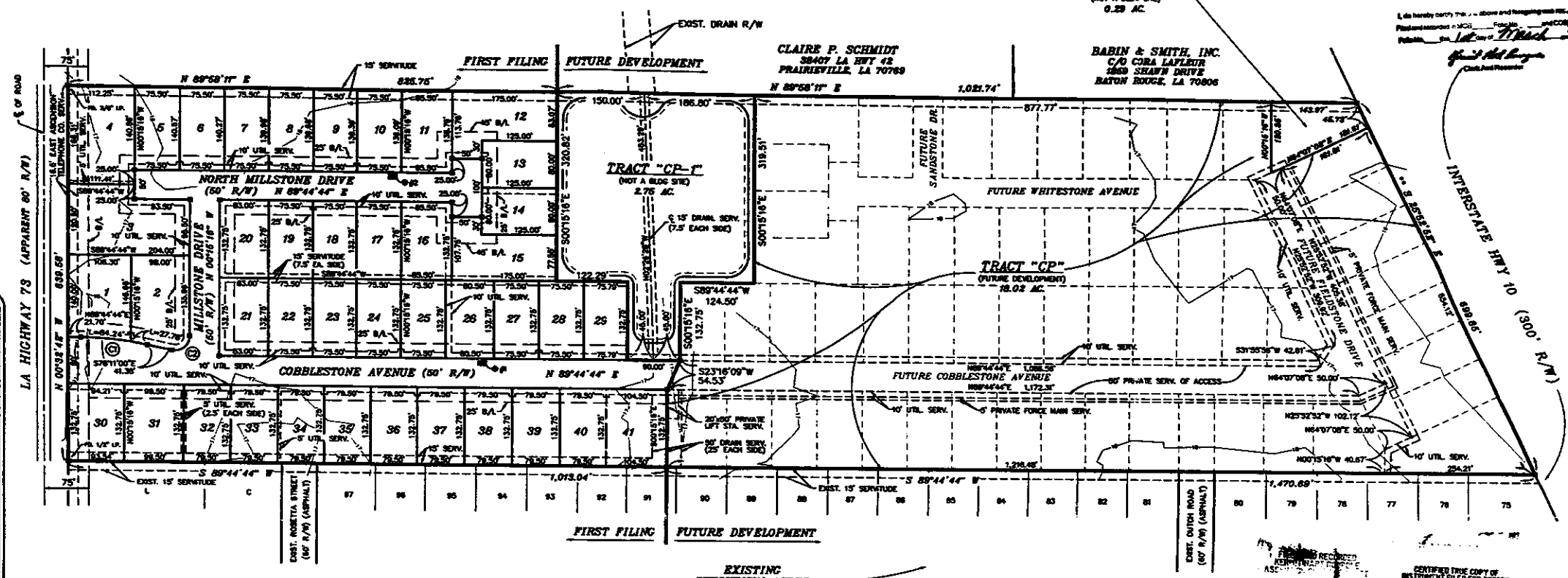
UTILITY NOTES :

SEWER:	PRIVATE SANITARY SEWER COLLECTION LINES TO COMMUNITY TREATMENT PLANT
WATER:	ASCENSION WATER COMPANY
ELECTRICITY:	ENTERGY
TELEPHONE:	EATEL
GAS:	LOUISIANA GAS
CATV:	COX COMMUNICATIONS

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.



TYPICAL DETAIL
SANITARY SEWER SERVICE SERVITUDE
N.T.S.



State Of Louisiana, Parish Of Ascension

I, do hereby certify that the above and foregoing was recorded in MCB ___ Page No. ___ and COB ___ Page No. ___ of the records of this office this 1st day of March 2001

Clerk And Recorder

RECORDED
ASCENSION PARISH
48157
COB ___ MOB ___ OTHER ___
BY ___ DY. CLERK

CERTIFIED TRUE COPY OF INSTRUMENT FILED FOR RECORD
2001 MAR -1 PM 3:21
BY ___ DY. CLERK

NOTES :

1. NO ATTEMPT HAS BEEN MADE BY R. JAMES TATUM, INC., TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT AND/OR HIS REPRESENTATIVE.
2. AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE LANDOWNER OR HIS REPRESENTATIVE TO GRADE EACH LOT SO THAT THE STORM DRAINAGE RUNOFF CONFORMS TO THE APPROVED DRAINAGE LAYOUT UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.
3. WHERE UNDERGROUND ELECTRICAL UTILITY SERVICE IS PROVIDED FOR THE SUBDIVISION, RESTRICTIONS SHALL INCLUDE A REQUIREMENT THAT THE OWNER OF EACH LOT SHALL FURNISH AN ELECTRIC SERVITUDE FROM THE SOURCE OF SUPPLY TO THE METER LOCATION FOR RECEIPT OF ELECTRIC SERVICE ON EACH LOT.
4. ELEVATION AND CONTOUR INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL TOPOGRAPHIC SURVEY PERFORMED BY THIS FIRM AND REPRESENTS EXISTING CONDITIONS PRIOR TO SUBDIVISION CONSTRUCTION; HOWEVER, DETAIL AND ACCURACY OF SAME IS NOT SUFFICIENT FOR MORE DETAILED DESIGN. LOT OWNERS AND/OR PURCHASERS SHOULD SECURE A MORE DETAILED TOPOGRAPHIC SURVEY AND SHOULD NOT RELY ON THE INFORMATION SHOWN HEREON.
5. FILL MATERIAL HAS BEEN PLACED ON ALL LOTS. IT IS STRONGLY RECOMMENDED THAT EACH OWNER CONDUCT SOILS TESTS SUFFICIENT TO ESTABLISH THE SOIL SUITABILITY OF THE BUILDING SITE AND THE SURROUNDING AREAS TO ENSURE THAT THE SOIL CONDITIONS ARE SUITABLE FOR THE CONSTRUCTION PLANNED.
6. THE ENGINEER AND THE DEVELOPER DO NOT WARRANT SOIL CONDITIONS.
7. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.
8. THE BASE FLOOD ELEVATION SHOWN HEREON IS SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.
9. THE EXISTING LAKES, PONDS AND SHORELINES WILL BE PRIVATELY OWNED AND MAINTAINED.
10. LOTS 1, 3, 4 & 30 SHALL NOT HAVE DIRECT ACCESS TO LA HWY 73.

RESTRICTIONS :

ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR COBBLESTONE PARC FILED AS AN ADJUNCT HERETO.

DEDICATIONS :

THE 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 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 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.

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 HEALTH UNIT OF ASCENSION PARISH.

DUTCHTOWN PLACE, L.L.C.

MATTHEW G. McKAY, MEMBER — DATE 2-5-01

JOHN B. NOLAND, MEMBER — DATE 2-5-01

REVISED: 78-T:\pr\98-348\dbl\189.dwg Date: 02/05/2001 AT 15:06:54 By: MRZ

CURVE DATA

CURVE	Δ	RADIUS	LENGTH	CHORD	
C1	12°04'16"	531.69'	112.02'	S84°13'08"E	111.81'
C2	102°04'16"	25.00'	44.54'	N50°46'52"E	38.88'

APPROVED : ASCENSION PARISH PLANNING COMMISSION

FILE NO. 1706

JAMES ALTON, CHAIRMAN — DATE 2-28-2001

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.

R. JAMES TATUM, P.E./P.L.S. — DATE Feb 05, 2001

LEGEND :

—18—	CONTOUR ELEVATION (PRIOR TO CONSTRUCTION)
▬▬	1/2" IRON PIPE SET IN CONCRETE
B/L	BUILDING LINE

SUBDIVISION BENCHMARK :

BM #1 – EAST BOLT ON CATCH BASIN IN FRONT OF LOT 26 — ELEV.: 15.96

BM #2 – EAST BOLT ON CATCH BASIN IN FRONT OF LOT 10 — ELEV.: 16.21

REFERENCE BENCHMARK :

ASCENSION PARISH BRASS DISK # A-44 LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF LA HWY 73 AND LA HWY 74, 33' EAST OF THE CENTERLINE LA HWY 73 AND 31' SOUTH OF THE CENTERLINE OF LA HWY 74. ELEVATION: 1[illegible]

STATE OF LOUISIANA — R. JAMES TATUM — REG. No. 4834 — REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF LOUISIANA — R. JAMES TATUM — REG. No. 23140 — REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING

** BASIS OF BEARING : S 25°52'52" E

SOUTHERN RIGHT-OF-WAY LINE OF INTERSTATE 10, AS SHOWN ON REFERENCE MAP 6.

REFERENCE MAPS :

1. MAP SHOWING SURVEY OF THE ENAUT L. CHENEVERT PROPERTY SW/4 OF SECTION 14, T-9-S, R-2-E, S.E. LAND DISTRICT ASCENSION PARISH, LOUISIANA FOR DUTCHTOWN PLACE, L.L.C. BY R. JAMES TATUM, INC. AND DATED APRIL 26, 2000.
2. MAP SHOWING SURVEY OF THE MRS. REGINA ELISAR LANDRY PROPERTY & THE STERLING DIEZ AND SHIRLEY LANDRY DIEZ PROPERTY SW/4 OF SECTION 14, T-9-S, R-2-E, S.E. LAND DISTRICT ASCENSION PARISH, LOUISIANA FOR H. ALBERT AWIREY AND ROSEMARIE J. AWIREY BY R. JAMES TATUM, INC. AND DATED MAY 27, 1999
3. FINAL PLAT OF DUTCHTOWN ACRES, SECOND FILING, BY NORRIS J. DECOTEAU AND DATED MAY 25, 1976.
4. MAP SHOWING THE DIVISION OF THE LOUIS E. ROUSSEL TRACT, LOCATED IN THE NW 1/4 OF SEC. 14, T-9-S, R-2-E, ASCENSION PARISH, LA. FOR LEWIS E. ROUSSEL, BY CARL L. MISTRIC, P.L.S. AND DATED APRIL 11, 1973.
5. MAP SHOWING SURVEY OF THE JOSEPH A. BRAUD, JR., C.L. DaVEER, & MRS. CELANIE BABIN PELLERIN TRACTS, LOCATED IN THE N 1/2 OF SEC. 14, T-9-S, R-2-E, ASCENSION PARISH, LA., BY CARL L. MISTRIC, P.L.S. AND DATED MAY 11, 1971.
6. RIGHT-OF-WAY MAP, STATE PROJECT NO. 450-11-06, BATON ROUGE – GONZALES HIGHWAY (SIEGEN LANE – GONZALES SECTION), I-10, BY BARNARD & BURK, HOWARD, NEEDLES, TAMMEN & BERGENDORF, CONSULTING ENGINEERS AND DATED JULY 14, 1969.
7. MAP SHOWING SURVEY OF A TRACT BEING IN THE N 1/2 OF THE N 1/2 OF THE N 1/2 OF THE SW 1/4 OF SECTION 14, T-9-S, R-2-E, SOUTHEASTERN LAND DISTRICT, FOR ANDREW L. AUSTEN, BY HENRY E. KLEINPETER, P.E. AND DATED OCTOBER 22,1964.
8. GEOMETRIC LAYOUT OF DUTCHTOWN ACRES FOR DUTCHTOWN ACRES, INC., BY GILBERT & PILCHER, CONSULTING ENGINEERS.

FINAL PLAT
OF

COBBLESTONE PARC

FIRST FILING – LOTS 1 THRU 41 (INCLUSIVE)

AND

TRACT "CP ", TRACT "CP-1" AND TRACT "STP".

CONSISTING OF THE SHIRLEY L. DIEZ, MILDRED L. BABIN, AND ENAUT L. CHENEVERT ESTATES
LOCATED IN SECTION 14, T-9-S, R-2-E
SOUTHEASTERN LAND DISTRICT
EAST OF THE MISSISSIPPI RIVER
ASCENSION PARISH, LOUISIANA

FOR

DUTCHTOWN PLACE, L.L.C.

LOCATION: LA [illegible] DUTCHTOWN, ASCENSION PARISH, LOUISIANA			SHEET
DATE: 02-05-01	TOTAL AREA: 34.02 ACRES	SCALE: 1"= 100'	1
COGO: 6E-T:\PR\98-348\98348FP.DWG		W.O. # 98-348	
DRAWN BY: MATTHEW J. SMITH	CHECKED BY: MICKEY L. ROBERTSON		OF 1

TATUM — R. JAMES TATUM, INC. — ENGINEERING CONSULTANTS — BATON ROUGE, LOUISIANA