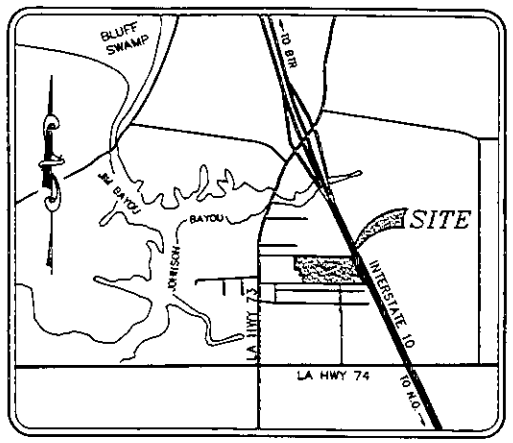
#525230



VICINITY MAP
1" = 2000'

GENERAL NOTES :

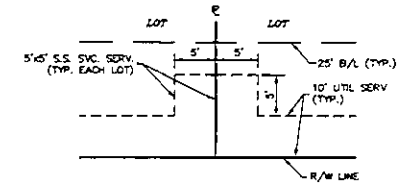
ZONING:	RM (MEDIUM INTENSITY RESIDENTIAL)
STREETS:	27' ASPHALT W/ CURB & GUTTER 50' RIGHT-OF-WAY
AREA:	20.77 ACRES
SCHOOL DISTRICTS:	DUTCHTOWN HIGH SCHOOL DUTCHTOWN MIDDLE SCHOOL DUTCHTOWN PRIMARY SCHOOL
FIRE DISTRICT:	GEISMAR VOLUNTEER FIRE DEPARTMENT
FLOOD ZONE:	C (PER FIRM 220013-0040-B, DATED SEPTEMBER 2, 1981)
ADJ. BASE FLOOD ELEV:	N/A (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 ASCENSION PARISH FLOOD PLAIN ADMINISTRATOR.

UTILITY NOTES :

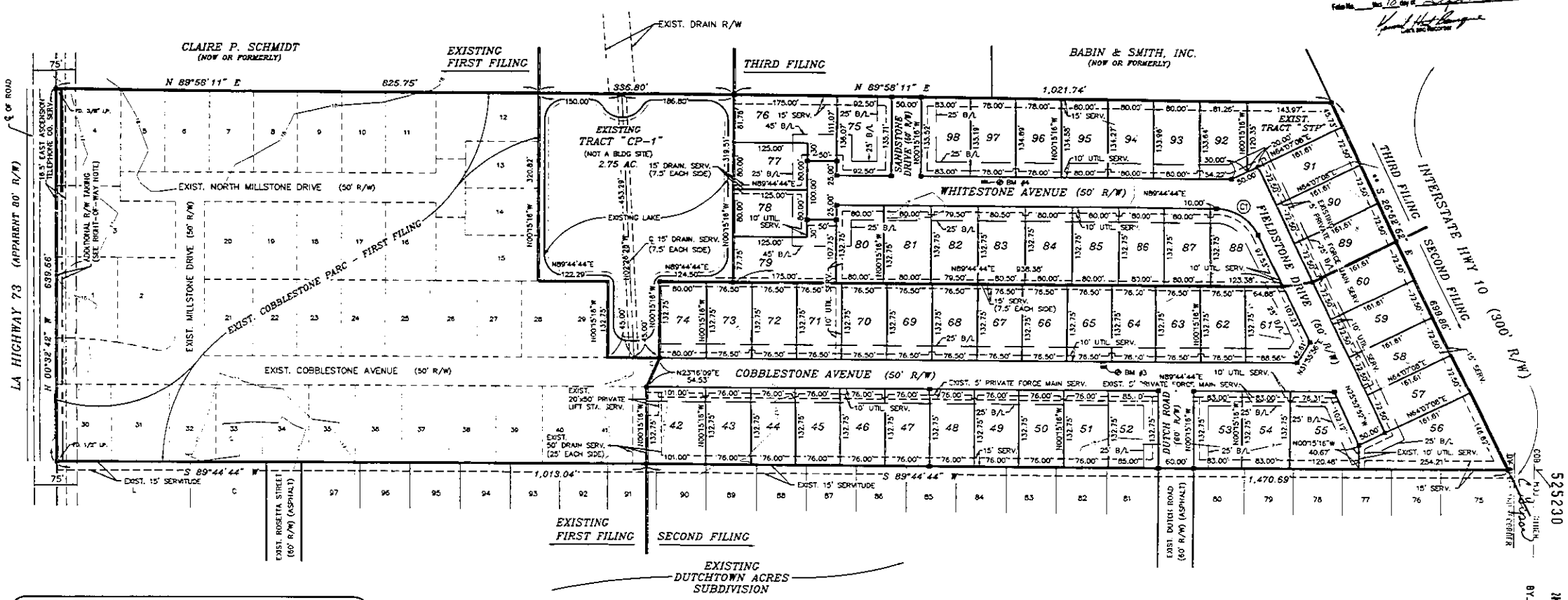
SEWER:	WASTEWATER TREATMENT OF LOUISIANA
WATER:	ASCENSION WATER COMPANY
ELECTRICITY:	ENTERGY
TELEPHONE:	EATEL
GAS:	LOUISIANA GAS
CATV:	COX COMMUNICATIONS

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 received, Filed and recorded in MOB ____ Folio No. ____ and COB ____ Folio No. ____ this 18 day of Sept. 2002
Clerk and Recorder



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 INSURE 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.

RIGHT-OF-WAY NOTE :

THE LA HIGHWAY 73 RIGHT-OF-WAY SHOWN HEREON REPRESENTS THE RIGHT-OF-WAY LOCATION PRIOR TO ANY ACQUISITIONS AND/OR TAKINGS ASSOCIATED WITH STATE PROJECT NO. 077-02-0014.

CURVE DATA

CURVE	Δ	RADIUS	LENGTH	CHORD	
C1	64°22'24"	78.96'	88.72'	N58°04'04"W	84.12'

LEGEND :

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

SUBDIVISION BENCHMARK :

BM #3 – EAST BOLT ON CATCH BASIN IN FRONT OF LOT 65 ELEV.: 15.92

BM #4 – EAST BOLT ON CATCH BASIN IN FRONT OF LOT 97 ELEV.: 16.14

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: 15.54

** BASIS OF BEARING : S 25°52'52" E

SOUTHERN RIGHT-OF-WAY LINE OF INTERSTATE 10, AS SHOWN ON REFERENCE MAP 1.

REFERENCE MAP :

1. FINAL PLAT OF COBBLESTONE PARC FIRST FILING, FOR DUTCHTOWN PLACE, L.L.C. BY R. JAMES TATUM, INC. AND DATED 2-25-01.

RESTRICTIONS :

ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR COBBLESTONE PARC, SECOND AND THIRD FILINGS, 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 9/11/02

JOHN B. NOLAND, MEMBER — DATE 9.11.02

APPROVED :

ASCENSION PARISH PLANNING COMMISSION
FILE NO. 1968

JAMES ALTON, CHAIRMAN — DATE 9.11.02

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 9-11-02

STATE OF LOUISIANA — R. JAMES TATUM — REG. No. 4634 — REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF LOUISIANA — R. JAMES TATUM — REG. No. 27146 — REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING

FINAL PLAT OF COBBLESTONE PARC

SECOND FILING – LOTS 42 THRU 74
THIRD FILING – LOTS 75 THRU 98

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 HWY 73, DUTCHTOWN, ASCENSION PARISH, LOUISIANA		SHEET:
DATE: 09-11-02	TOTAL AREA: 20.77 ACRES	SCALE: 1"= 100'	1
COGO: (6c-t:\pr\98-348\98348fp2.dwg)		W.O. # 98-348	
DRAWN BY: AJH	CHECKED BY: RJT		OF 1

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

525230
CERTIFIED TRUE COPY OF INSTRUMENT FILED ASCENSION PARISH, LA
2002 SEP 18 PM 1:00
BY ____ CLERK

REVISED: (6c-t:\pr\98-348\98348fp2.dwg) Date: 09/10/2002 At 17:07:47 By: AJH