

GENERAL NOTES:

LAND USAGE: SINGLE FAMILY RESIDENTIAL
 ZONING: RM (RESIDENTIAL MEDIUM INTENSITY)
 ACREAGE: 6.418± ACRES
 NO. OF LOTS: 13 SINGLE FAMILY
 OVERALL DENSITY: 2.02 LOTS/ACRE
 FLOOD ZONE: ZONES "C" ACCORDING TO H.U.D. F.I.R.M. NO. 220013-0120C, DATED 11-16-83
 100 YR. BASE FLOOD ELEVATION: -8.0'-FT. N.A.V.D. (ADJACENT)
 RECORD INUNDATION: 8.16'-FT. N.A.V.D. (MEASURED 6-7-01 FROM U.S.G.S. STREAM GAGE LOCATED ON BRIDGE OVER PANAMA CANAL AT HWY. 44.)
 STREETS: STREETS TWENTY-SEVEN (27) FEET WIDE WITH THREE (3) INCHES ASPHALTIC CONCRETE WEARING SURFACE ON A MINIMUM TEN (10") INCH SOIL CEMENT BASE WITH CONCRETE CURB AND GUTTER.

SEWER: GRAVITY COLLECTION LINES TO EXISTING COMMUNITY SEWER SYSTEM
 WATER: ASCENSION WATER COMPANY
 ELECTRIC: ENTERGY
 GAS: ATMOS ENERGY
 TELEPHONE: CATEL
 CABLE TV: COX
 HIGH SCHOOL: ST. AMANT HIGH
 MIDDLE SCHOOL: ST. AMANT MIDDLE
 ELEMENTARY SCHOOL: ST. AMANT PRIMARY

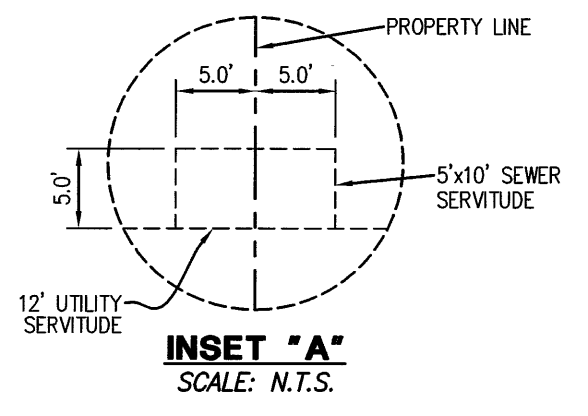
■ INDICATES TYPICAL 1/2" IRON PIPE SET IN CONCRETE
 ● INDICATES TYPICAL 1/2" IRON PIPE SET

CURVE DATA

| CURVE | LENGTH | RADIUS | TANGENT | CHORD | DIRECTION | DELTA |
|-------|---------|---------|---------|---------|-------------|------------|
| C1 | 117.81' | 75.00' | 75.00' | 106.07' | S84°05'50"E | 90°00'00" |
| C2 | 376.06' | 68.00' | 26.88' | 50.00' | N50°54'10"E | 316°51'32" |
| C3 | 39.27' | 25.00' | 25.00' | 35.36' | N84°05'50"W | 90°00'00" |
| C4 | 83.48' | 200.00' | 42.36' | 82.87' | N62°51'37"W | 23°54'54" |
| C5 | 104.35' | 250.00' | 52.95' | 103.59' | N62°51'37"W | 23°54'54" |

MINIMUM SETBACKS:

FRONT YARD: 25 FEET UNLESS OTHERWISE INDICATED
 REAR YARD: 20 FEET AS INDICATED
 SIDE YARD: 5 FEET



BENCHMARK:

11 SOUTH BOLT ON DOUBLE CATCH BASIN AT WEST SIDE QUADRANT OF THE INTERSECTION OF PELICAN LAKES COURT & ROYAL DUNES DRIVE, ELEV. = 9.54 FEET.

BASIS FOR ELEVATIONS:

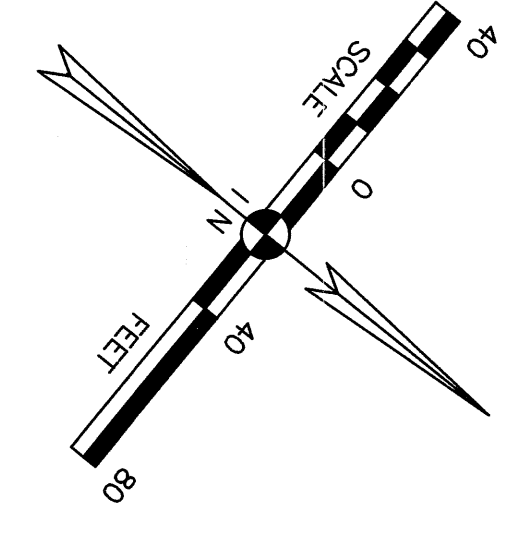
NATIONAL GEODETIC SURVEY (N.G.S.) BENCHMARK "L 192 1964" - ELEVATION 19.53-FT N.A.V.D. (1988 DATUM)

REFERENCE MAPS:

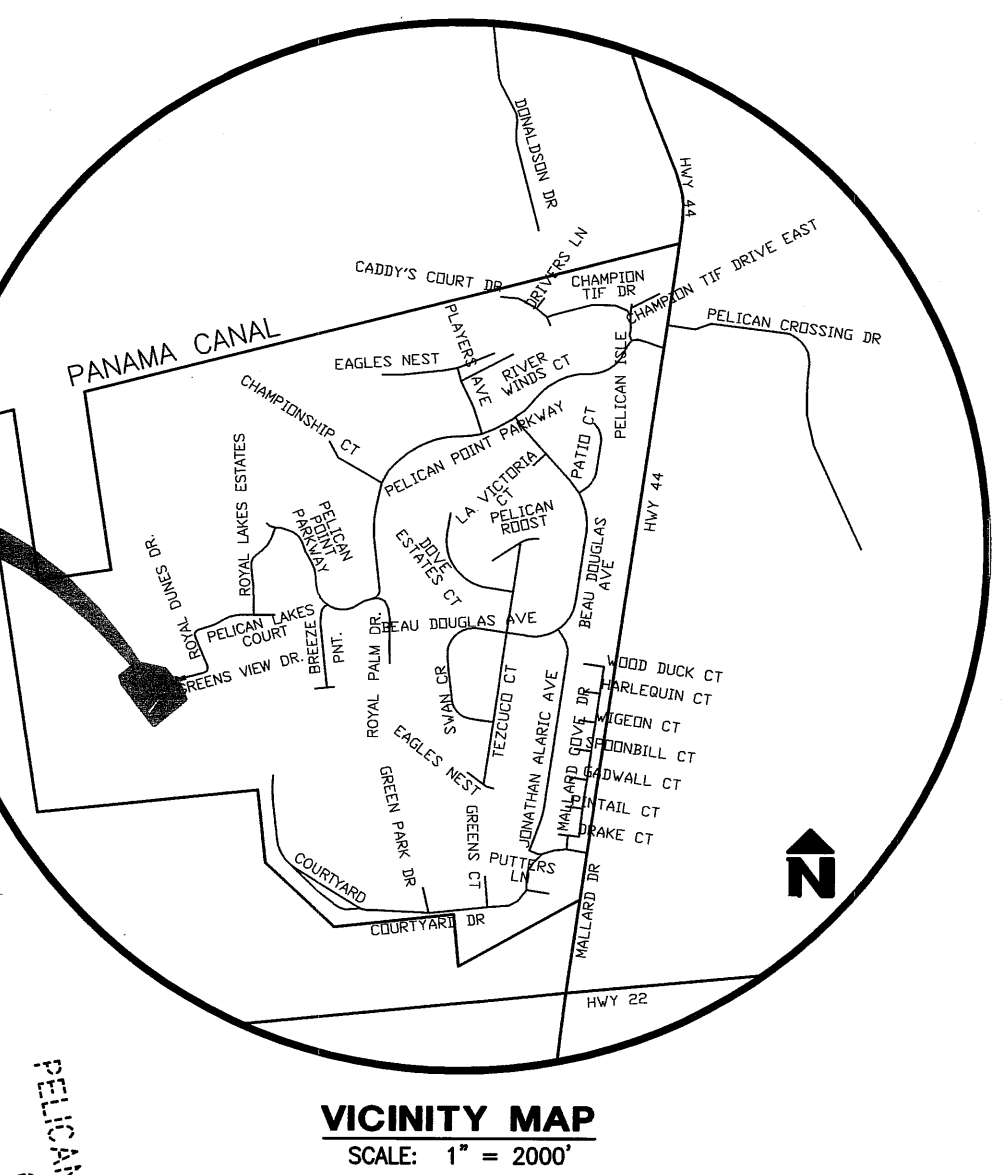
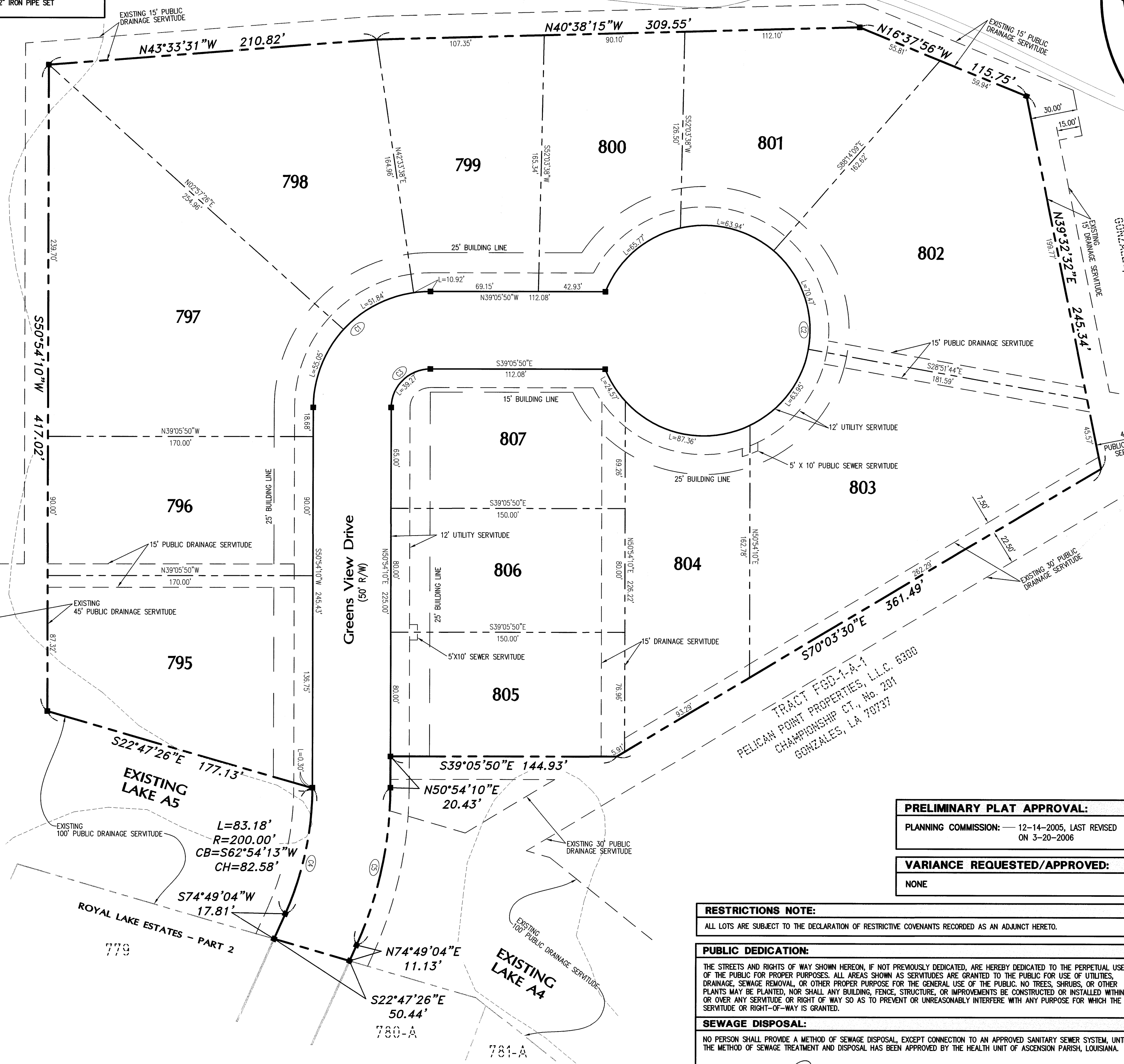
1.) MAP SHOWING REDESIGNATION OF TRACTS GC-1-2-1-A-1 & GC-3-2-1-B-1 AND THE RESUBDIVISION OF PARCEL FLG-1-A OF THE DONALDSON CLARK PLANTATION PROPERTY (A.K.A. PELICAN POINT GOLF COMMUNITY) INTO PARCEL FLG-1-A-1, THE RESUBDIVISION OF THE REMAINDER OF TRACT FGD-1-A OF THE DONALDSON CLARK PLANTATION PROPERTY (A.K.A. PELICAN POINT GOLF COMMUNITY) INTO TRACT FGD-1-A-1 & PARCEL RL AND THE DEDICATION OF DRAINAGE SERVITUDES." FOR PELICAN POINT PROPERTIES, L.L.C., BY DARVIN W. FERGUSON, P.L.S., DATED JULY 5, 2006.
 2.) FINAL PLAT OF PELICAN POINT GOLF COMMUNITY 12TH FILING - ROYAL LAKE ESTATES, PART 2., BY RONALD K. FERRIS, P.L.S., DATED AUGUST 17, 2005.
 3.) MAP SHOWING RESUBDIVISION OF THE REMAINDER OF PARCEL FL-1-2-3-B, TRACTS GC-3-2-1-A-1 AND GC-3-2-1-B OF THE DONALDSON CLARK PLANTATION PROPERTY (A.K.A. PELICAN POINT GOLF COMMUNITY) INTO PARCEL FLG-1, AND TRACTS GC-3-2-1-A-1-A AND GC-3-2-1-B-1, FOR PELICAN POINT PROPERTIES, L.L.C., BY DARVIN W. FERGUSON, P.L.S., DATED SEPTEMBER 14, 2004. LAST REVISED JANUARY 12, 2005.

BASE BEARING:

ALL BEARINGS SHOWN HEREON ARE REFERENCED OFF OF AND RELATIVE TO THE BEARINGS SHOWN ON REFERENCE MAP NO. 1 LISTED ABOVE.



TRACT FGD-1-A-1
 PELICAN POINT PROPERTIES, L.L.C. 6300
 CHAMPIONSHIP CT., No. 201
 GONZALES, LA 70737



GRADING INSTRUCTIONS:

AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER OR HIS REPRESENTATIVE TO GRADE EACH LOT SO THAT THE STORM DRAINAGE RUNOFF CONFORMS TO THE APPROVED STORM DRAINAGE PLAN FOR ROYAL LAKE ESTATES, PART 3, UNLESS OTHERWISE APPROVED BY THE ASCENSION PARISH DEPARTMENT OF PUBLIC WORKS.

DETENTION POND NOTE:

THE WATER BODIES SHOWN HEREON AS LAKES "A4" & "A5" HAVE BEEN DESIGNED AS A DETENTION POND IN CONJUNCTION WITH THE OVERALL APPROVED DRAINAGE PLAN OF THIS SUBDIVISION. THE POND, SHORELINES AND/OR LEVEES SHALL BE PRIVATELY OWNED AND MAINTAINED. THE PARISH OF ASCENSION SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE THEREOF. NO FILING OR ALTERING OF ANY POND AREA SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ASCENSION PARISH DEPARTMENT OF PUBLIC WORKS.

NOTES:

1) NO ATTEMPT HAS BEEN MADE BY FERRIS ENGINEERING & SURVEYING, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.
 2) ALL LOTS SHOWN HEREON HAVE THE MINIMUM LOT SIZE AND LOT FRONTAGE FOR THEIR RESPECTIVE ZONING DISTRICTS AS SET FORTH IN THE ASCENSION PARISH DEVELOPMENT CODE.
 3) ALL PROPERTY CORNERS SHOWN HEREON HAVE BEEN MONUMENTED WITH 1/2 INCH IRON PIPES, UNLESS OTHERWISE INDICATED.

PRELIMINARY PLAT APPROVAL:

PLANNING COMMISSION: 12-14-2005, LAST REVISED ON 3-20-2006

VARIANCE REQUESTED/APPROVED:

NONE

RESTRICTIONS NOTE:

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

PUBLIC DEDICATION:

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.

SEWAGE DISPOSAL:

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, LOUISIANA.

ASCENSION PARISH PLANNING COMMISSION:

APPROVED: [Signature]
 MICHAEL MAROUN, CHAIRMAN
 ASCENSION PARISH PLANNING COMMISSION
 DATE: 11/17/06
 FILE NO. 3650

CERTIFICATION:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051, ET SEQ., AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

[Signature]
 DARVIN W. FERGUSON, P.L.S.
 FERRIS ENGINEERING & SURVEYING, L.L.C.
 DATE: 10/11/06

FERRIS
 ENGINEERING & SURVEYING, L.L.C.
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Client:
PELICAN POINT PROPERTIES, L.L.C.

6300 CHAMPIONSHIP CT.,
 No. 201, GONZALES, LA
 70737

Project:
PELICAN POINT 12TH FILING

ROYAL LAKE ESTATES, PART 3

FINAL PLAT

OF PELICAN POINT GOLF COMMUNITY 12TH FILING - ROYAL LAKE ESTATES, PART 3

BEING A SUBDIVISION OF PARCEL RL LOCATED IN SECTION 6, TOWNSHIP 10 SOUTH, RANGE 3 EAST, SOUTHEASTERN LAND DISTRICT OF LOUISIANA, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA

DWG Path: L:\05-064 Royal Lake Estates - Pt 3\064\05054_03_FINAL.dwg 7/18/2006 7:54:46 AM CST

Revisions:

| No. | Date | Description |
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Date: 7-18-06
 Project No.: 05-054
 Drawn By: JPH
 Cadfile: 05054_03_FPLAT
 Drawing No.: 06-F-0010