NOTES:

1) NO ATTEMPT HAS BEEN MADE BY FERRIS ENGINEERING & SURVEYING, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, OR OTHER ENCUMBRANCES ON THE PROPERTY SHOWN HEREON OTHER THAN THOSE FURNISHED BY THE OWNER OR HIS REPRESENTATIVE.

2) THE BUILDING LINES SHOWN HEREON ARE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF ASCENSION PARISH REGULATIONS. IT SHALL BE THE LOT OWNER/BUILDER'S RESPONSIBILITY TO VERIFY THE CORRECT BUILDING LINE FOR EACH LOT AS RECORDED IN THE DECLARATION OF RESTRICTIVE COVENANTS FILED AS AN ADJUNCT HERETO.

3) ALL PROPERTY CORNERS SHOWN HEREON HAVE BEEN MONUMENTED WITH 1/2-INCH IRON PIPES.

CERTIFICATION

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

/s/Darvin W. Ferguson 6-07-99

DARVIN W. FERGUSON, P.L.S. — DATE

FERRIS ENGINEERING & SURVEYING, INC.

STATE OF LOUISIANA — DARVIN W. FERGUSON — REG. No. 4824 — REGISTERED PROFESSIONAL LAND SURVEYOR

GENERAL NOTES:

TOTAL NO. LOTS: 35

STREETS: RESIDENTIAL STANDARD

SEWERAGE: COLLECTION LINES TO PRIVATE TREATMENT PLANT CONSTRUCTED IN ACCORDANCE WITH APPLICABLE DEPARTMENT OF HEALTH & HOSPITALS REGULATIONS

WATER: CAPITAL UTILITY COMPANY

GAS: LOUISIANA GAS

ELECTRICITY: ENTERGY

TELEPHONE: BELLSOUTH

ACREAGE: 5.546 ACRES ±

FLOOD ZONE: ZONE "C" C.P.M. 220013-0130C

BASE FLOOD ELEV.: N/A-FT. N.G.V.D.

LAND USAGE: SINGLE-FAMILY RESIDENTIAL

WETLANDS: THIS PROPERTY IS NOT SUBJECT TO ANY WETLANDS AS DETERMINED BY THE CORPS OF ENGINEERS

COMMON PROPERTY

THOSE AREAS NOT SPECIFICALLY DESIGNATED AS LOTS ARE HEREBY DESIGNATED AS "COMMON PROPERTY" AND DEDICATED TO THE HOMEOWNERS AND OCCUPANTS OF THE FIFTH FILING(PELICAN POINT) FOR RECREATION, SERVITUDES, AND OTHER RELATED ACTIVITIES. THE "COMMON PROPERTY" IS NOT HEREBY DEDICATED FOR USE BY THE GENERAL PUBLIC AND THE PUBLIC IS NOT RESPONSIBLE FOR MAINTENANCE THEREOF. THE "COMMON PROPERTY" IS, HOWEVER, DEDICATED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS AND OCCUPANTS OF FIFTH FILING(PELICAN POINT), WHO SHALL BE RESPONSIBLE FOR THE MAINTENANCE THEREOF.

ZERO LOT LINE HOUSING:

IS DEFINED AS SINGLE FAMILY DETACHED HOUSING AND SHALL HAVE ONLY ONE (1) SIDE YARD. THE ZERO LOT LINE MUST BE DESIGNATED ON THE APPROVED SUBDIVISION PLAT. THE STRUCTURAL CONSTRUCTED ON THE ZERO LOT LINE SHALL BE A ONE (1) HOUR FIRE UL RATED WALL WITH NO OPENINGS. A FIVE (5) FOOT PRIVATE MAINTENANCE EASEMENT SHALL BE PROVIDED ON THE LOT ADJACENT TO THE ZERO LOT LINE FOR MAINTENANCE OF THE ZERO LOT LINE WALL. SAID SHALL BE NOTED ON THE APPROVED SUBDIVISION PLAT.

INTERIOR SIDE YARD

THE DWELLING UNIT "ZERO" SIDE MUST BE PLACED ON THE PROPERTY LINE WITH A ZERO (0) SETBACK, AND THE DWELLING UNIT SETBACK ON THE OTHER INTERIOR SIDE PROPERTY LINE SHALL BE A MINIMUM OF FIVE (5) FEET CLOSER THAN TEN (10) FEET THEY SHALL BE A ONE (1) HOUR FIRE UL RATED WALL WITH NO OPENINGS. A FIVE (5) FOOT PRIVATE MAINTENANCE EASEMENT SHALL BE PROVIDED ON THE LOT ADJACENT TO THE ZERO LOT LINE FOR MAINTENANCE OF THE ZERO LOT LINE WALL. SAID SHALL BE NOTED ON THE APPROVED SUBDIVISION PLAT.

OPENINGS PROHIBITED ON THE ZERO LOT LINE SIDE:

THE WALL OF THE DWELLING LOCATED ON THE ZERO LOT LINE SHALL HAVE NO WINDOWS, DOORS, AIR-CONDITIONING UNITS, OR ANY OTHER TYPE OF OPENINGS. THE FOLLOWING EXCEPTIONS MAY BE APPLIED:

A. ATRIUMS OR COURTS SHALL BE PERMITTED ON THE ZERO LOT LINE WHEN THE COURT OR ATRIUM IS ENCLOSED BY THREE (3) WALLS OF THE DWELLING UNIT AND A SOLID ONE (1) HOUR UL RATED WALL OF AT LEAST EIGHT (8) FEET IN HEIGHT PROVIDED ON THE ZERO LOT LINE. SAID WALL SHALL BE CONSTRUCTED OF THE SAME MATERIAL AND FIRE RATING AS EXTERIOR WALLS OF THE UNIT.

B. FIRE RATED AND UL APPROVED GLASS (OR GLASS BLOCKS) MAY BE USED, PROVIDED GLAZING IS DISCLOSE IN VISIBILITY. SAID OPENING SHALL NOT EXCEED EIGHT (8) SQUARE FEET IN AREA.

C. OPEN PORCHES ARE PERMITTED ON THE ZERO LOT LINE SIDE PROVIDED NO OPENINGS FACING TOWARD THE ZERO LOT LINE ARE CONSTRUCTED WITHIN FIFTEEN (15) FEET OF THE ZERO LOT LINE, AND EIGHT (8) FOOT ONE (1) HOUR FIRE RATED WALL SHALL BE CONSTRUCTED ON THE ZERO LOT LINE WHERE OPENINGS ARE LESS THAN FIFTEEN (15) FEET FROM THE ZERO LOT LINE AND FACING THAT LINE.

D. OPEN CARPORTS ARE PERMITTED ON ZERO LOT LINE SIDE PROVIDED THE SUPPORT POST AND BEAMS ARE ONE (1) HOUR UL FIRE RATED. ANY ACCESSORY STORAGE SHALLS ON THE ZERO LOT LINE WALL BE ONE (1) HOUR UL FIRE RATED.

SEWAGE DISPOSAL:

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL SAID METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF ASCENSION PARISH.

RESTRICTIONS:

ALL LOTS SHOWN HEREON ARE SUBJECT TO DECLARATION OF RESTRICTIVE COVENANTS FILED AS AN ADJUNCT HERETO.

DEDICATION:

THE RIGHTS-OF-WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN HEREON 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 BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, NOR TREES OR SHRUBS PLANTED WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERENCE WITH ANY PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.

/s/Douglas Diez 06-09-99

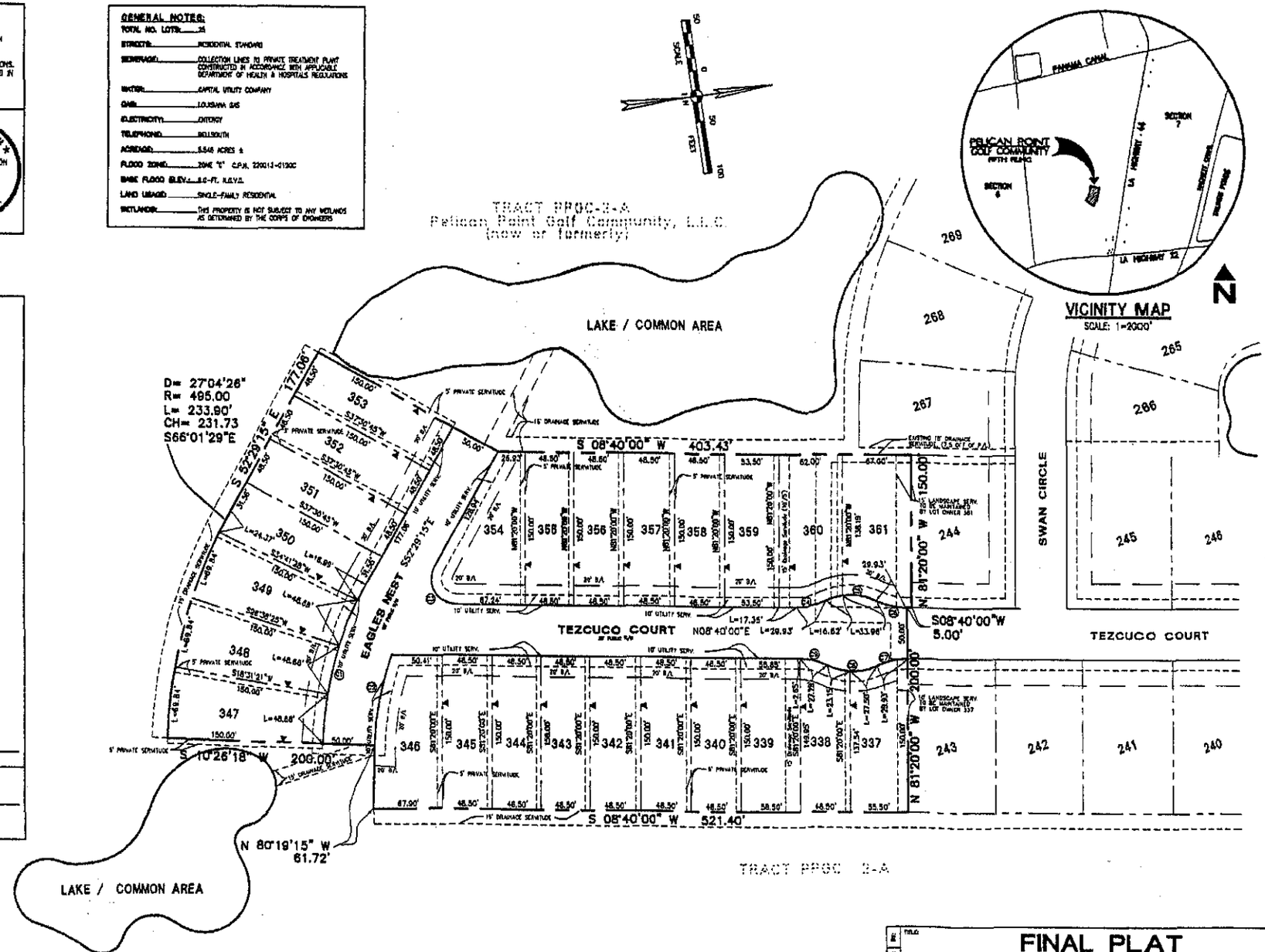
DOUGLAS DIEZ, PELICAN POINT GOLF COMMUNITY, L.L.C. — DATE

APPROVED:

/s/Harvey J. Kling 6-25-99 1286

HARVEY J. KLING, CHAIRMAN — DATE — FILE NUMBER

ASCENSION PARISH PLANNING COMMISSION



PROPERTY CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD	DELTA
1	345.00'	163.02'	83.06'	N66°01'29"W	161.51'	27°04'26"
2	295.00'	90.15'	45.43'	S70°48'25"E	89.80'	17°30'34"
3	25.00'	51.86'	42.31'	S68°05'22"W	43.05'	118°50'45"
4	65.00'	29.93'	15.24'	N04°31'32"W	29.67'	26°23'04"
5	55.00'	50.65'	27.28'	N08°40'00"E	48.88'	52°46'07"
6	65.00'	29.93'	15.24'	N21°51'32"E	29.67'	26°23'04"
7	65.00'	29.93'	15.24'	S04°31'32"E	29.67'	26°23'04"
8	55.00'	50.65'	27.28'	S08°40'00"W	48.88'	52°46'07"
9	65.00'	29.93'	15.24'	S21°51'31"W	29.67'	26°23'04"

LOT FILL CONSTRUCTION NOTE:

PRIOR TO DEVELOPMENT THE PROPERTY SHOWN HEREON WAS USED FOR AGRICULTURAL PURPOSES. DURING DEVELOPMENT, ELEVATIONS OF PORTIONS OF THE SITE WERE RAISED AND EXISTING DRAINAGE DITCHES WERE FILLED USING LOCAL SOILS FOR FILL MATERIAL. FERRIS ENGINEERING & SURVEYING, INC. NOR THE DEVELOPER OF PELICAN POINT GOLF COMMUNITY, L.L.C. DO NOT WARRANT SOIL CONDITIONS NOR GUARANTEE COMPACTION ON ANY BUILDING SITE. EACH LOT OWNER / BUILDER SHOULD SECURE THE SERVICES OF A GEOTECHNICAL PROFESSIONAL FOR THESE WARRANTIES AND/OR GUARANTEES.

REFERENCE MAP:

"MAP SHOWING RESUBDIVISION OF TRACT PPOC-2 OF THE DONALDSON CLARK PLANTATION PROPERTY INTO TRACT PPOC-2-A AND TRACT PPOC-2-B ... FOR PELICAN POINT GOLF COMMUNITY, L.L.C.", BY FERRIS ENGINEERING & SURVEYING, INC., DARVIN W. FERGUSON, P.L.S., DATED MAY 27, 1998, LATEST REVISION DATED APRIL 23, 1999.

BASE BEARING:

S 08°40'00" W, BEING THE PROPERTY LINE COMMON TO TRACT PPOC-2-B AND TRACT PPOC-2-A, AS SHOWN ON REFERENCE MAP.

BENCHMARK:

LOCATED IN FRONT OF LOT 338 ON TEZCUCO COURT, NORTH EAST GOLF ON CATCH BASIN ON THE EAST SIDE OF TEZCUCO CT. ELEVATION = 8.770(N.A.V.D. - 1988 DATUM)

REFERENCE BENCHMARK:

NATIONAL GEODETIC SURVEY (N.G.S.) BENCHMARK "L 193 1984" - ELEVATION 19.53-FT N.A.V.D. (1988 DATUM)

FINAL PLAT

PELICAN POINT
Golf Community

FIFTH FILING — LOTS 337-361

DESCRIPTION: BEING A SUBDIVISION OF TRACT PPOC-2-B OF PELICAN POINT GOLF COMMUNITY, LOCATED IN SECTION 7, TOWNSHIP 10 SOUTH, RANGE 3 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA

CLIENT: PELICAN POINT GOLF COMMUNITY
6300 Championship Court Suite 201, Gonzales, LA 70737

FERRIS ENGINEERING & SURVEYING, INC.
CIVIL ENGINEERS · LAND SURVEYORS · LAND PLANNING · MUNICIPAL/HIGHWAY
13854 GROBSTONE AVENUE – BATON ROUGE, LOUISIANA 70818 / PH(504) 292-4836 – FAX(504) 292-0441

BY	DRAWN BY: R. A.	CHECKED: F-PLAT	DATE: 2/98	PROJECT NO: 98-03	DWG NO.: 98-F-0004