

BENCHMARK: BM #1 BEING THE EAST CATCHBASIN BOLT LOCATED BETWEEN LOTS 28 & 27. ELEVATION = 18.90 NAVD 89 - GEOID 12A. REFERENCE BENCHMARK: ASCENSION PARISH BENCHMARK: APG-2009-1022 ELEVATION: 10.1 BASIS OF BEARING: S 80° 51' 47" E BEARING REFERENCED TO THE STATE PLANE GRID, SOUTH ZONE 1702.

REFERENCE MAP: 1. FINAL PLAT OF OAKS ON THE BLUFF 2ND FILING BY FERRIS ENGINEERING & SURVEYING, LLC DATED JUNE 18, 2008, REVISED JULY 14, 2008. INSTRUMENT #00702970. 2. SURVEY PLAT SHOWING DM-1, THE TRACT OF LAND OF DANIEL G. MELANCON, BY EARLES & ASSOCIATES DATED 04-23-1998, INSTRUMENT #00421143. 3. MAP SHOWING RESUBDIVISION OF TRACT BK-1-A-1 & TRACT DV INTO TRACT BK-1-A-1-A & TRACT DV-1 BY LESTER MC LIN DATED 08-12-98, INSTRUMENT #004191518.

NOTE: THE SEWER SYSTEM, INCLUDING BUT NOT LIMITED TO, PUMPS, LIFT STATION(S), COLLECTION LINES TO THE SYSTEM, BOTH ON-SITE AND OFF-SITE, AND THE USE OF SAID IMPROVEMENTS, ARE HEREBY DEDICATED TO THE PARISH OF ASCENSION. THE PARISH OF ASCENSION IS ALSO HEREBY GRANTED A PERMANENT SERVITUDE OF ACCESS AND USE OVER THE IMMEDIATE PROPERTY UPON WHICH ANY PORTION OF THE TREATMENT SYSTEM(S), PUMPS, LIFT STATION(S), COLLECTION LINES DEDICATED ABOVE ARE LOCATED FOR NECESSARY MAINTENANCE OR IMPROVEMENTS. SAID SERVITUDE IS TO BE CONSIDERED TRANSFERABLE AND HERITABLE AND SHALL BE ENFORCEABLE AGAINST ANY AND ALL SUCCESSORS OR ASSIGNS OF THE PROPERTY OWNER.

NOTE: THE IMMEDIATE PROPERTY UPON WHICH THE SEWER TREATMENT PLANT AND/OR LIFT STATION FACILITY IS LOCATED AS DESIGNATED ON THIS PLAT AS TRACT (L01) 'STP AND/OR TRACT (L01) 'L3' OR 'L5' IS HEREBY DEDICATED IN OWNERSHIP TO THE PARISH OF ASCENSION, ITS SUCCESSORS AND ASSIGNS.

- SITE NOTES: 1. ZONING RM (MEDIUM INTENSITY) 2. OTHER SPECIAL LAND USES NONE 3. VARIANCES/WAIVERS NONE 4. PRELIMINARY PLAT APPROVAL DATE: 08-12-2015 5. LATEST REVISION APPROVAL DATE: 01-11-2017 6. ACRES: 204 ACRES 7. NUMBER OF LOTS: 45 & 6 TRACTS 8. FLOOD ZONE: '1' PER FIRM 22085 G 0040 E DATED AUGUST 18, 2007 9. 100 YEAR FLOOD ELEVATION: 11.0 NAVD (PROVIDED BY THE ASCENSION PARISH FLOOD DEPT. NOVEMBER 7, 2019) 10. STREETS: 27' WIDE W/ 5" ASPHALTIC CONCRETE ON MINIMUM 10% SOIL CEMENT BASE W/ CONCRETE CURB AND GUTTER 11. SEWAGE DISPOSAL: COLLECTION VIA GRAVITY LINE TO PRIVATE SEWERAGE TREATMENT PLANT, SEWER COLLECTION SYSTEM AND PUMP STATION IS OWNED AND OPERATED BY ASCENSION PARISH. 12. WATER: ASCENSION WATER COMPANY 13. ELECTRIC COMPANY: ENTERGY 14. GAS COMPANY: ATMOS ENERGY 15. SCHOOLS: MIDDLE: SPANISH LAKE MIDDLE DUTCHTOWN MIDDLE HIGH: DUTCHTOWN HIGH 16. BUILDING SETBACKS: FRONT: 25' REAR: 20' SIDE: 5' ON 80' LOTS 9' ON 90' LOTS 17. TELEPHONE, CABLE, & COV COMMUNICATIONS 18. ALL LOT FRONTS, AREA AND SETBACKS MEET ZONING REQUIREMENTS.

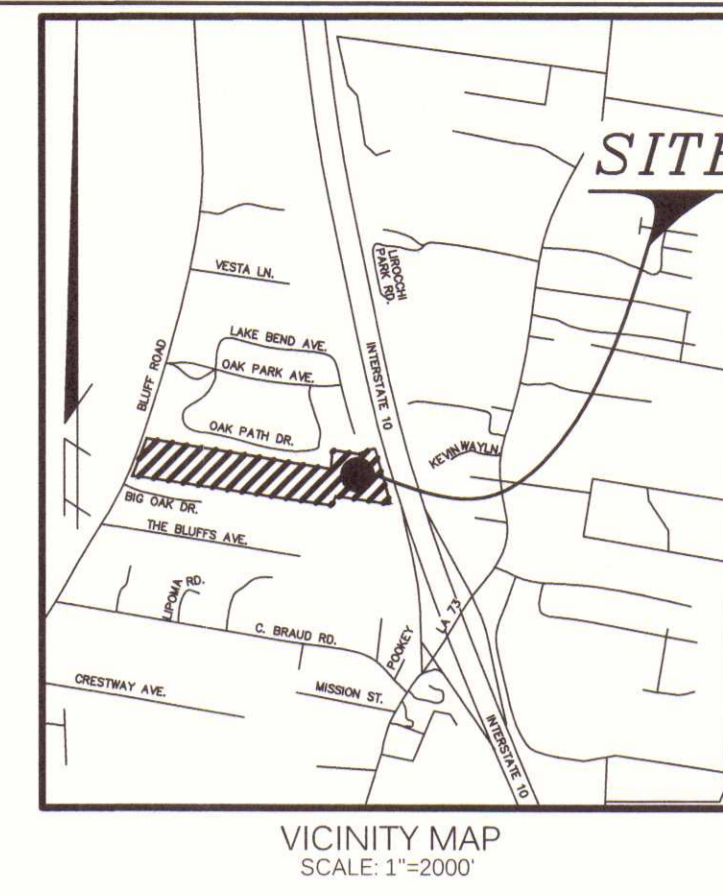
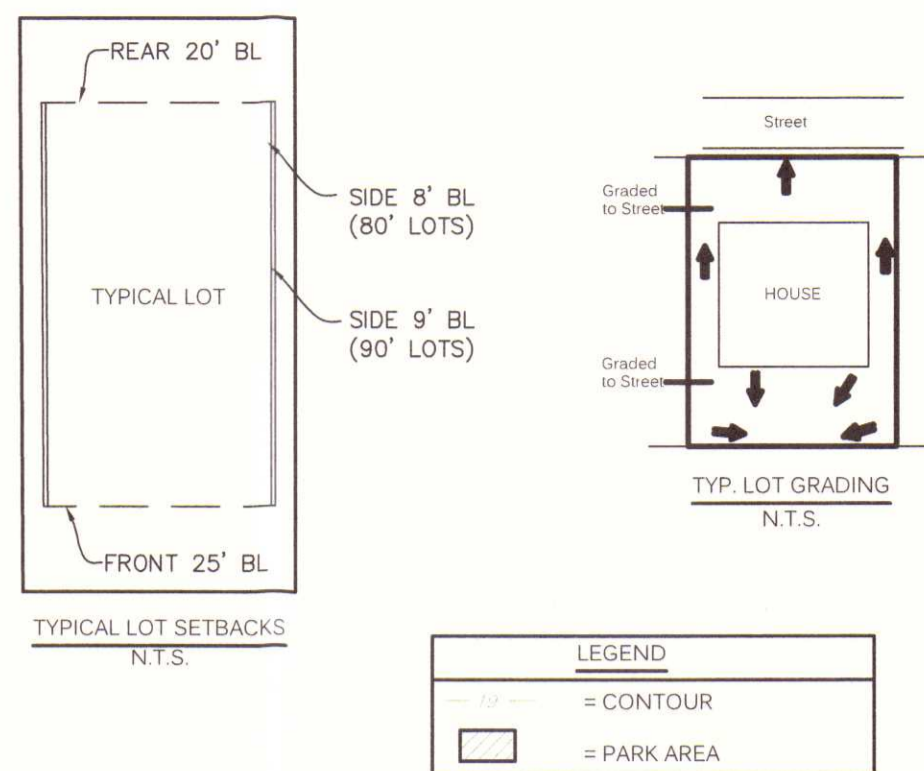
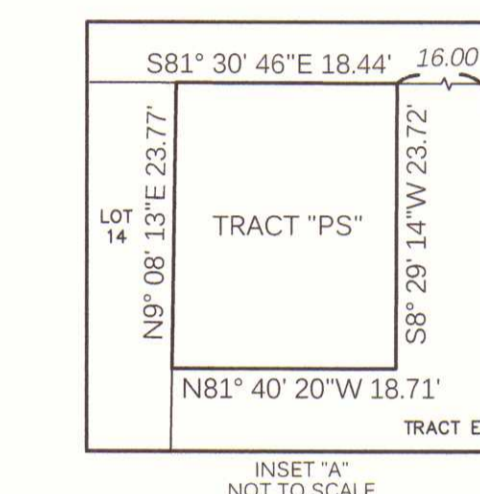
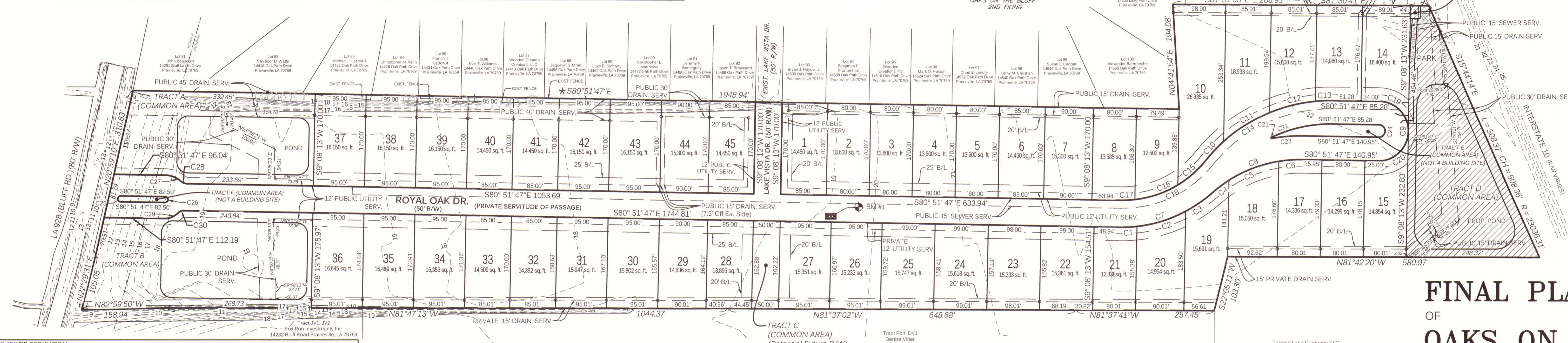


Table with 6 columns: CURVE, LENGTH, RADIUS, CHORD, TANGENT, BEARING, DELTA. Lists curve data for curves C1 through C15.

Table with 6 columns: CURVE, LENGTH, RADIUS, CHORD, TANGENT, BEARING, DELTA. Lists curve data for curves C16 through C30.



APPROVED PLANNING COMMISSION PARISH OF ASCENSION. INSTRUMENT #00989946. DATE 2/26/2020.

DEPUTY CLERK & RECORDER. CERTIFIED TRUE COPY BY. DEPUTY CLERK SLIPRPT602.

FINAL PLAT OF OAKS ON THE BLUFF ESTATES

PRIVATE SUBDIVISION BEING PORTIONS OF THE ANDREW GREEN ESTATE, THE MRS. B. SMITH TRACT, W. VALLERY TRACT & LOT DM-1 OF THE DANIEL G. MELANCON PROPERTY LOCATED IN SECTIONS 10 & 60, T-9-S, R-2-E, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION ROUGE PARISH, LOUISIANA. FOR OVERALL DEVELOPMENT, LLC. 1111 CLAIBORNE AVE. BATON ROUGE, LA 70810

CENTERLINE ENGINEERING & LAND SURVEYING, LLC. 200 Government St., Ste. 200 Baton Rouge, LA 70802. (225) 412-4848 - Office (225) 412-4849 - Fax centerlinea.com

PUBLIC SEWER DEDICATION. ALL AREAS SHOWN AS "PUBLIC SEWER SERVIDUTES" ARE GRANTED TO THE PARISH OF ASCENSION FOR REMOVAL OF SEWERAGE (WHICH SHALL INCLUDE THE RIGHT TO EXCAVATE FOR MAINTENANCE OR REPAIR WITHIN THE "PUBLIC SEWER SERVIDUTES") AND FOR NO OTHER PURPOSE...



SEWER DEVELOPMENT FEE. A PORTION OF THE SEWER DEVELOPMENT FEE HAS BEEN PAID BY THE SUBDIVISION DEVELOPER RESULTING IN \$1,183.94 TO BE PAID FOR BY THE HOME BUILDER OF EACH LOT.

TRAFFIC IMPACT FEE NOTE. THIS PROJECT IS SUBJECT TO TRAFFIC IMPACT FEES IN ACCORDANCE WITH ASCENSION PARISH ORDINANCES.

NOTE: NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWERAGE DISPOSAL EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY.

NOTE: SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.

NOTE: ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HERETO. ASCENSION PARISH DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS, HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

CERTIFICATION. I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS 'B' SURVEY AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA 33:505, ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

OVERALL DEVELOPMENT, LLC. 1111 CLAIBORNE AVE. BATON ROUGE, LA 70810. DATE 2/26/20

ROBERT OVERALL, P.L.S. CENTERLINE ENGINEERING & SURVEYING, LLC. DATE 2/26/20

NOTE: THE 30' DRAINAGE SERVIDUTE SHOWN THROUGH THE LAKE AS SHOWN HEREON IS DEDICATED FOR THE PURPOSES OF THE MAINTENANCE OF UNRESTRICTED STORM WATER RUN-OFF. THE MAINTENANCE OF THE SHORELINE AND THAT PORTION OF THE LAKE WHICH IS PART OF EACH LOT OR COMMON SPACE, SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR HOMEOWNERS ASSOCIATION. ASCENSION PARISH SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE THEREOF. THE LAKE WITHIN THE BOUNDARIES OF THIS DEVELOPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED.

NOTE: ALL AREAS SHOWN AND LABELED AS POSSIBLE FUTURE CONNECTIONS SHALL CONNECT TO ANY FUTURE DEVELOPMENT OF ADJACENT PROPERTIES.

NOTE: THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL FEDERAL, STATE, AND CITY PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY.

NOTE: NEW DITCH NOTE. ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF OR SEWAGE TREATMENT PLANT EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER(S).

FILE: 14-09-FPI DESIGNED: BJB CHECKED: BJB DATE: 02-24-20