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. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

PRIVATE MAINTENANCE SERVITUDE DEDICATION:
THE AREA DESIGNATED AS "20' PRIVATE MAINTENANCE SERVITUDE" IS HEREBY ESTABLISHED FOR THE BENEFIT OF SKI LAKE PROPERTY, INC., ITS SUCCESSORS AND ASSIGNS, FOR MAINTENANCE OF, AND USED RELATED TO, THE LAKE AND OTHER PROPERTY ADJACENT TO THE SERVITUDE AREA, INCLUDING, WITHOUT LIMITATION, THE RIGHT OF PASSAGE AND RIGHT TO PLACE AND USE MACHINERY WITHIN THE SERVITUDE AREA. NEITHER SKI LAKE PROPERTY, INC., NOR ANY OF ITS SUCCESSORS AND ASSIGNS, SHALL HAVE ANY OBLIGATION TO MAINTAIN ANY OF THE SERVITUDE AREA. NO PLANTINGS, FENCES, STRUCTURES, OR OTHER IMPROVEMENTS SHALL BE PLACED OR CONSTRUCTED WITHIN THE SERVITUDE AREA, AND THE SERVITUDE AREA MAY NOT BE USED IN ANY MANNER, THAT WOULD IMPEDE OR INTERFERE WITH USE OF THE SERVITUDE AREA BY SKI LAKE PROPERTY, INC., ITS SUCCESSORS AND ASSIGNS, FOR PURPOSE FOR WHICH THIS SERVITUDE IS ESTABLISHED.

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 ASCENSION PARISH HEALTH DEPARTMENT.

SANITARY SEWER SYSTEM DEDICATION:
INCLUDING ALL IMPROVEMENTS THEREON SANITARY SEWER LINES, SERVICE LINES AND THE SANITARY SEWER OUTFALL ARE DEDICATED TO WASTEWATER TREATMENT UTILITIES, INC. TO PROVIDE SANITARY SEWER FOR LOTS 1 THRU 47, LAKES AT ASCENSION CROSSING TOGETHER WITH ALL REQUIRED SERVICE AND MAINTENANCE.

PRIVATE SERVITUDE OF PASSAGE DEDICATION:
THE AREA DESIGNATED AS "20' PRIVATE SERVITUDE OF PASSAGE" ON LOT 18 IS HEREBY ESTABLISHED AS A NON-EXCLUSIVE PRIVATE SERVITUDE OF PASSAGE FOR THE BENEFIT OF LOT "C-7-B-1" AND THE REMAINING PORTION OF TRACT B. NO PLANTINGS, FENCES, STRUCTURES, OR OTHER IMPROVEMENTS SHALL BE PLACED OR CONSTRUCTED WITHIN THE SERVITUDE AREA, AND THE SERVITUDE AREA MAY NOT BE USED IN ANY MANNER, THAT WOULD IMPEDE OR INTERFERE WITH USE OF THE SERVITUDE AREA FOR WHICH THIS SERVITUDE IS ESTABLISHED. THE OWNER OF THE LAND SUBJECT TO THE SERVITUDE SHALL NOT HAVE ANY OBLIGATION TO CONSTRUCT OR MAINTAIN ANY IMPROVEMENTS WITHIN THE SERVITUDE AREA.

RESTRICTIONS:
ALL LOTS ARE SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS FILED AS AN ADJUNCT HERETO.

LAKES OF ASCENSION, L.L.C.

BILWOOD SMITH, MANAGING MEMBER — DATE
11745 BRICKSOME AVE. SUITE B-4
BATON ROUGE, LA. 70816

SKI LAKE PROPERTY, INC.

BILWOOD SMITH, PRESIDENT — DATE

WASTEWATER TREATMENT UTILITIES, INC.

THOMAS F. PERTUIT - PRESIDENT — DATE
1629 SOUTH PARK AVE.
GONZALES, LA. 70737

APPROVED:
PLANNING COMMISSION
PARISH OF ASCENSION

JAMES ALTON, CHAIRMAN
ASCENSION PARISH PLANNING COMMISSION

DATE — FILE NO.

ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAPS NO. 220013 0040 B, DATED SEPTEMBER 2, 1981, THIS PROPERTY IS LOCATED IN FLOOD ZONE C.

NOTE:
THE BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE PARISH ENGINEER.

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE MINIMUM STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "B" SURVEY AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. 33:5051, ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

GWS ENGINEERING, INC.

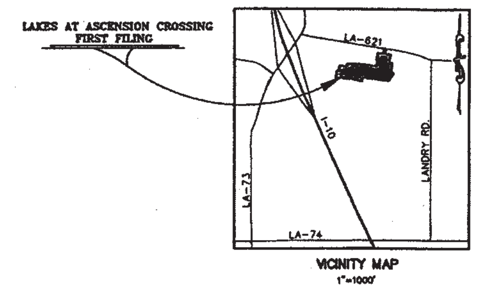
G. WAYNE SLEDGE, P.L.S. — DATE

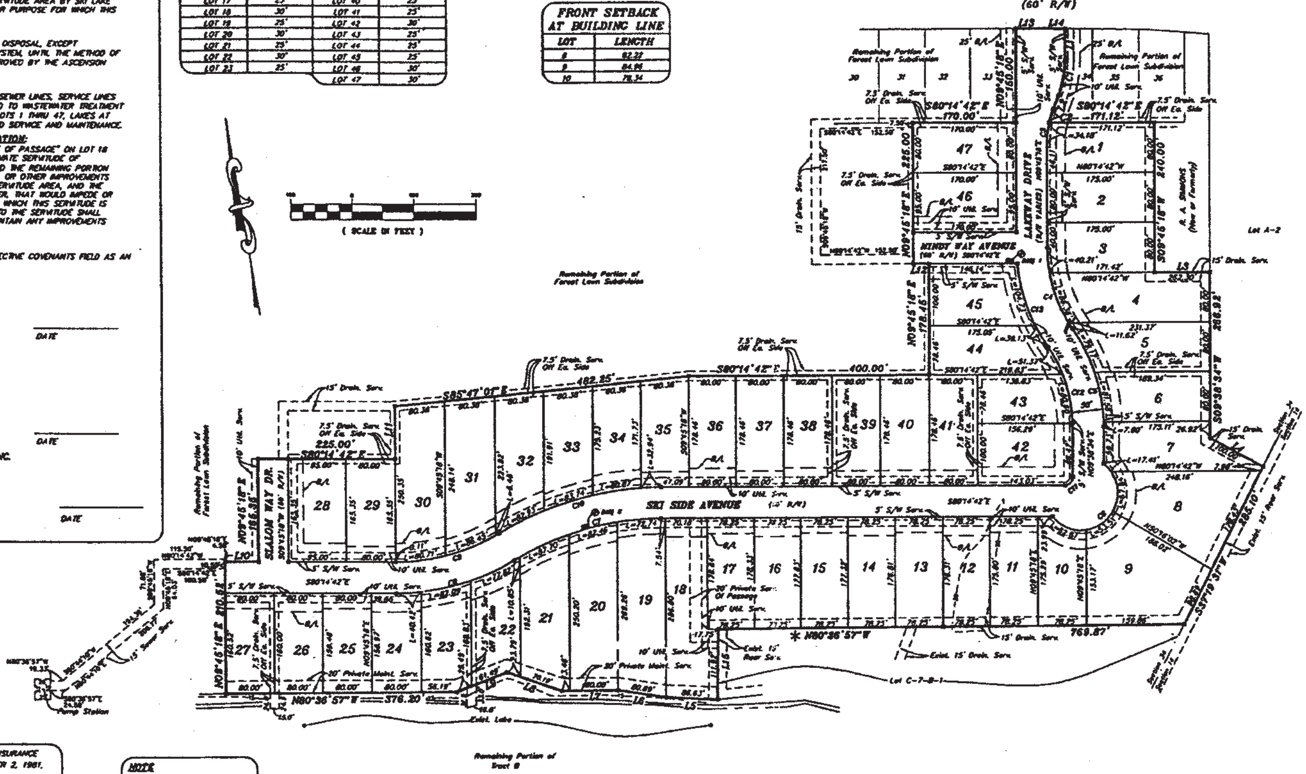
FRONT BUILDING SETBACK LINES			
LOT	B/L	LOT	B/L
LOT 1	30'	LOT 24	30'
LOT 2	25'	LOT 25	25'
LOT 3	30'	LOT 26	30'
LOT 4	30'	LOT 27	25'
LOT 5	25'	LOT 28	30'
LOT 6	30'	LOT 29	25'
LOT 7	25'	LOT 30	30'
LOT 8	30'	LOT 31	25'
LOT 9	30'	LOT 32	30'
LOT 10	30'	LOT 33	25'
LOT 11	25'	LOT 34	30'
LOT 12	30'	LOT 35	25'
LOT 13	25'	LOT 36	30'
LOT 14	30'	LOT 37	25'
LOT 15	25'	LOT 38	30'
LOT 16	30'	LOT 39	25'
LOT 17	25'	LOT 40	25'
LOT 18	30'	LOT 41	25'
LOT 19	25'	LOT 42	30'
LOT 20	30'	LOT 43	25'
LOT 21	25'	LOT 44	25'
LOT 22	30'	LOT 45	25'
LOT 23	25'	LOT 46	30'
		LOT 47	30'

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.67	S09°45'18"W
L2	23.00	S31°33'23"W
L3	90.89	S80°14'42"E
L4	100.00	S32°31'09"E
L5	95.63	N77°42'14"W
L6	80.88	N71°43'36"W
L7	93.47	N80°36'57"W
L8	91.97	N61°41'23"W
L9	86.98	S78°52'01"W
L10	54.54	S80°14'42"E
L11	85.00	N09°45'18"E
L12	25.00	N80°14'42"W
L13	52.00	S80°14'42"E
L14	27.94	S79°19'42"E
L15	111.92	S10°27'50"W

FRONT SETBACK AT BUILDING LINE	
LOT	LENGTH
8	82.22
9	84.91
10	78.34

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	TANGENT	BEARING	DELTA
C1	37.08'	150.00'	36.73'	26.88'	S20°39'20"W	21°48'05"
C2	22.89'	150.00'	22.87'	11.47'	S27°11'02"W	8°44'41"
C3	34.18'	150.00'	34.11'	17.17'	S16°17'00"W	13°03'24"
C4	138.19'	223.00'	136.03'	71.35'	S07°30'23"E	35°31'21"
C5	166.38'	275.00'	163.74'	85.91'	N07°53'44"W	35°04'38"
C6	201.63'	60.00'	119.26'	545.97'	N54°33'47"E	192°32'34"
C7	253.76'	475.00'	250.75'	129.99'	S84°27'01"W	30°36'33"
C8	200.34'	375.00'	197.96'	102.62'	N84°27'01"E	30°36'33"
C9	173.63'	325.00'	171.57'	88.94'	N84°27'01"E	30°36'33"
C10	280.47'	525.00'	277.15'	143.67'	S84°27'01"W	30°36'33"
C11	21.23'	13.50'	19.11'	13.53'	N54°41'56"E	90°06'47"
C12	131.96'	225.00'	130.08'	67.94'	N08°37'37"W	33°36'13"
C13	143.86'	275.00'	142.23'	73.62'	S10°26'31"E	29°58'24"





GENERAL NOTES:
1. FLOOD ZONE: C
2. INUNDATION: N/A
3. ACREAGE: 19.915 ACRES
4. UTILITIES:
   ELECTRICITY - ENTERGY
   WATER - ASCENSION WATER CO.
   SEWER - PRIVATE TREATMENT PLANT
   TELEPHONE - EATEL
5. SCHOOLS:
   DUPLESSIS PRIMARY
   DUTCHTOWN MIDDLE
   DUTCHTOWN HIGH SCHOOL
6. STREETS: 27' ASPHALT W/ CURB & GUTTER
7. BUILDING SETBACKS:
   FRONT SETBACKS AS SHOWN ON TABLES
   5' SIDE YARD
   25' REAR
8. NO. OF LOTS: 47
9. 100 YR. FLOOD ELEV.: 16.0'
10. ZONING: RM (MEDIUM INTENSITY RESIDENTIAL)

NOTE:
1/2" IRON PIPES SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.

LEGEND
■ CONCRETE MONUMENT

NOTE:
NO ATTEMPT HAS BEEN MADE BY GWS ENGINEERING, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

NOTE:
VARIOUS LOTS WITHIN THE SUBDIVISION HAVE RECEIVED COMPACTED FILL DURING THE CONSTRUCTION PHASE OF THE PROJECT. EACH BUILDER/OWNER SHALL INDEPENDENTLY INVESTIGATE EXISTING SOIL CONDITIONS PRIOR TO COMMENCING CONSTRUCTION TO ENSURE APPROPRIATE FOUNDATION/SLAB DESIGN. THE DEVELOPER DOES NOT WARRANT SOIL CONDITIONS.

* **REFERENCE BEARING:** N80°36'57"W
AS SHOWN ON REFERENCE MAP NO. 2.

REFERENCE BENCHMARK:
ASCENSION PARISH BM# A-56
ELEVATION: 18.10'
LOCATED AT INTERSTATE 10 & HWY. 73

BENCHMARK:
BM #1 ELEV. 16.38' (EAST BOLT ON CATCH BASIN AS SHOWN)
BM #2 ELEV. 16.75 (EAST BOLT ON CATCH BASIN AS SHOWN)

REFERENCE MAPS:
1. MAP SHOWING THE SURVEY OF TWO TRACTS BEING REMOVED FROM THE EASTERN PORTION OF THE FOREST LAWN SUBDIVISION PROPERTIES. BY WALLACE J. HARGRAVE, DATED 1-6-1977.
2. MAP SHOWING RESUBDIVISION OF THE ESTELLE B. GUIDRY TRACT AND AND TRACT "C-7-B" INTO TRACT "B" AND TRACT "C-7-B-1. BY GWS ENGINEERING, INC., DATED 9-30-99.
3. MAP SHOWING THE RESUBDIVISION OF TRACT B INTO LOTS B-1 THRU B-8, DATED 1-9-89.
4. MAP OF ASCENSION PARISH STATE PROJECT NO. 450-11-01, SHEET 56.
5. PRELIMINARY MAP OF FOREST LAWN, BY JOSEPH TUANEY.
6. MAP SHOWING SURVEY OF LOTS 1, 2, 18, 25 THRU 28, 30 THRU 36; A PORTION OF LOTS 37, 43 & 44; 45 THRU 61, 63, 64, 67 THRU 77, 79 THRU 115 AND A PORTION OF LOT 116 FOREST LAWN SUBDIVISION AND A 18.429 ACRE TRACT, GAYLE MILLER, ET. AL. PROPERTY, BY GWS ENGINEERING, INC., DATED 4-25-02.

FINAL PLAT

OF

LAKES AT ASCENSION CROSSING

FIRST FILING

FORMERLY A PORTION OF FOREST LAWN SUBDIVISION

LOCATED IN SECTION 34, T-8-S, R-3-E
SOUTHEASTERN LAND DISTRICT,
EAST OF THE MISSISSIPPI,
ASCENSION PARISH, LOUISIANA

FOR

LAKES OF ASCENSION, L.L.C.
11745 BRICKSOME AVE., SUITE B-4
BATON ROUGE, LOUISIANA 70816

F.B. NO.:	PG. NO.:
DESIGNED: JKC	CADFILE: 244FP1
DETAILED:	DATE: 5-13-03
CHECKED:	SHEET NO. 1

GWS Engineering, Inc.
Engineering Consultants - Land Surveyors
7520 Perkins Rd. • Suite 290 • Baton Rouge, LA 70808

REFERENCE MAPS:

1. PRELIMINARY MAP OF FOREST LAWN, BY JOSEPH TUNNEY.
2. MAP SHOWING SURVEY OF LOTS 1, 2, 16, 25 THRU 28, 30 THRU 36: A PORTION OF LOTS 37, 43 & 44; 45 THRU 61, 63, 64, 67 THRU 72, 79 THRU 115 AND A PORTION OF LOT 116 FOREST LAWN SUBDIVISION AND A 16.429 ACRE TRACT, GAYLE MILLER, ET. AL. PROPERTY, BY GWS ENGINEERING, INC., DATED 4-25-02.
3. FINAL PLAT OF LAKES AT ASCENSION CROSSING – FIRST FILING, BY GWS ENGINEERING, DATED 5-21-03, LAST REVISED 6-16-03.

(SCALE IN FEET)

NOTE
1/2" IRON PIPES SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.

LEGEND
■ CONCRETE MONUMENT

NOTE
ALL LOT AREAS AND LOT FRONTAGES MEET OR EXCEED MINIMUM REQUIREMENTS OF ZONING DISTRICT.

ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAPS NO. 220013 0040 B, DATED SEPTEMBER 2, 1981, THIS PROPERTY IS LOCATED IN FLOOD ZONE C.

PRIVATE MAINTENANCE SERVITUDE DEDICATION:
THE AREA DESIGNATED AS "20' PRIVATE MAINTENANCE SERVITUDE" IS HEREBY ESTABLISHED FOR THE BENEFIT OF SKI LAKE PROPERTY, INC. ITS SUCCESSORS AND ASSIGNS, FOR MAINTENANCE OF, AND USED RELATED TO, THE LAKE AND OTHER PROPERTY ADJACENT TO THE SERVITUDE AREA, INCLUDING, WITHOUT LIMITATION, THE RIGHT OF PASSAGE AND RIGHT TO PLACE AND USE MACHINERY WITHIN THE SERVITUDE AREA. NEITHER SKI LAKE PROPERTY, INC., NOR ANY OF ITS SUCCESSORS AND ASSIGNS, SHALL HAVE ANY OBLIGATION TO MAINTAIN ANY OF THE SERVITUDE AREA. NO PLANTINGS, FENCES, STRUCTURES, OR OTHER IMPROVEMENTS SHALL BE PLACED OR CONSTRUCTED WITHIN THE SERVITUDE AREA, AND THE SERVITUDE AREA MAY NOT BE USED IN ANY MANNER, THAT WOULD IMPEDE OR INTERFERE WITH USE OF THE SERVITUDE AREA BY SKI LAKE PROPERTY, INC. ITS SUCCESSORS AND ASSIGNS, FOR PURPOSE FOR WHICH THIS SERVITUDE IS ESTABLISHED.

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. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

SEWERAGE:
NO PERSON SHALL PROVIDE OR INSTALL 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 ASCENSION PARISH HEALTH UNIT.

SANITARY SEWER SYSTEM DEDICATION:
INCLUDING ALL IMPROVEMENTS THEREON SANITARY SEWER LINES, SERVICE LINES AND THE SANITARY SEWER OUTFALL ARE DEDICATED TO WASTEWATER TREATMENT UTILITIES, INC. TO PROVIDE SANITARY SEWER FOR LOTS 48 THRU 83, LAKES AT ASCENSION CROSSING – SECOND FILING TOGETHER WITH ALL REQUIRED SERVICE AND MAINTENANCE.

RESTRICTIONS:
ALL LOTS ARE SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS FIELD AS AN ADJUNCT HERETO.

LAKES OF ASCENSION, L.L.C.

BILWOOD SMITH, MANAGING MEMBER — DATE
11745 BRICKSOME AVE. SUITE B-4
BATON ROUGE, LA. 70816

SKI LAKE PROPERTY, INC.

BILWOOD SMITH, PRESIDENT — DATE

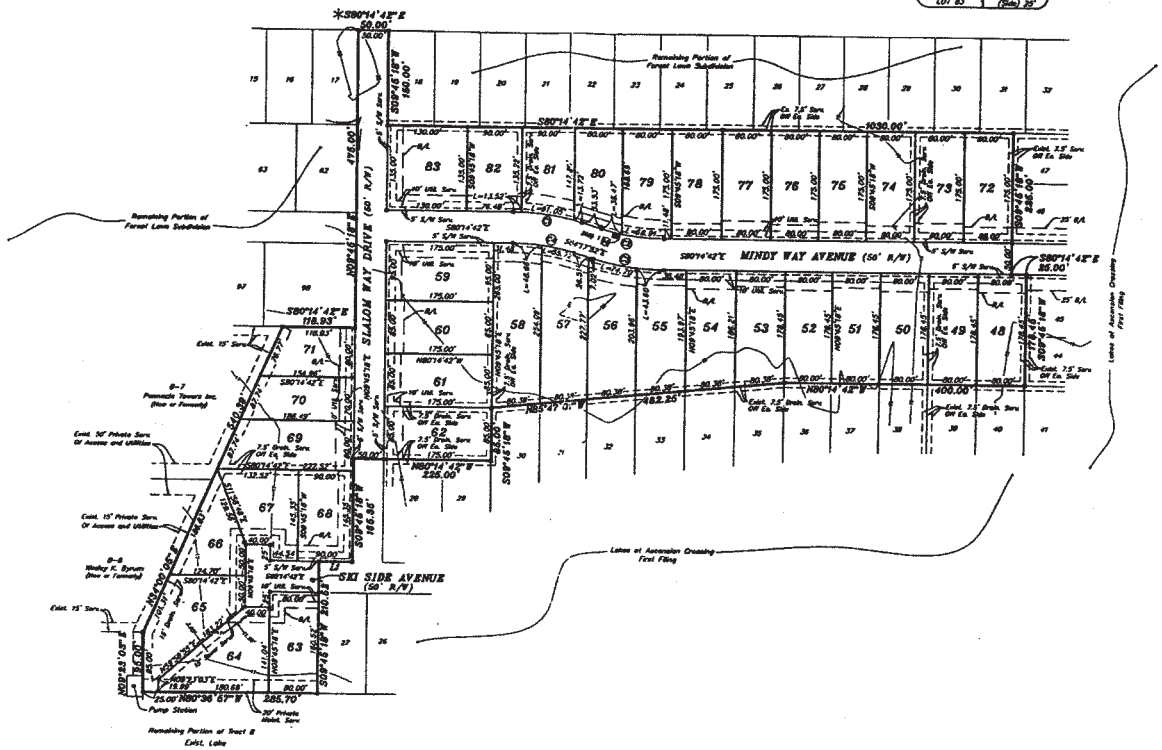
WASTEWATER TREATMENT UTILITIES, INC.

THOMAS F. PERTUIT – PRESIDENT — DATE
1629 SOUTH PARK AVE.
GONZALES, LA. 70737

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	TANGENT	BEARING	DELTA
C1	116.79	425.00	117.01	58.53	S72°16'17"E	15°36'50"
C2	104.38	375.00	104.04	52.53	S72°16'17"E	15°36'50"
C3	116.79	425.00	117.01	58.53	N72°16'17"W	15°36'50"
C4	104.38	375.00	104.04	52.53	N72°16'17"W	15°36'50"

LINE TABLE		
LINE	LENGTH	BEARING
L1	54.94'	N80°14'42"W

FRONT BUILDING SETBACK LINES			
LOT	B/L	LOT	B/L
LOT 48	30'	LOT 66	25'
LOT 49	25'	LOT 67	25'
LOT 50	30'	LOT 68	25'
LOT 51	25'	LOT 69	(Side) 25'
LOT 52	30'	LOT 69	30'
LOT 53	25'	LOT 70	25'
LOT 54	30'	LOT 71	25'
LOT 55	25'	LOT 72	25'
LOT 56	30'	LOT 73	30'
LOT 57	25'	LOT 74	25'
LOT 58	30'	LOT 75	30'
LOT 59	25'	LOT 76	25'
LOT 59	(Side) 25'	LOT 77	30'
LOT 60	30'	LOT 78	25'
LOT 61	25'	LOT 79	30'
LOT 62	30'	LOT 80	25'
LOT 63	25'	LOT 81	30'
LOT 64	25'	LOT 82	25'
LOT 65	25'	LOT 83	25'
		LOT 83	(Side) 25'



NOTE:
THE BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE PARISH ENGINEER.

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE MINIMUM STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "B" SURVEY AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. 33:5051, ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

GWS ENGINEERING, INC.

C. WAYNE SLEDGE, P.L.S. — DATE

NOTE:
NO ATTEMPT HAS BEEN MADE BY GWS ENGINEERING, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

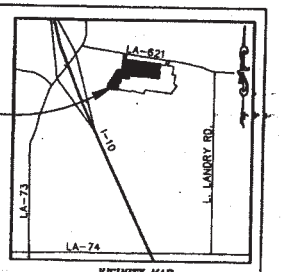
NOTE:
VARIOUS LOTS WITHIN THE SUBDIVISION HAVE RECEIVED COMPACTED FILL DURING THE CONSTRUCTION PHASE OF THE PROJECT. EACH BUILDER/OWNER SHALL INDEPENDENTLY INVESTIGATE EXISTING SOIL CONDITIONS PRIOR TO COMMENCING CONSTRUCTION TO ENSURE APPROPRIATE FOUNDATION/SLAB DESIGN. THE DEVELOPER DOES NOT WARRANT SOIL CONDITIONS.

APPROVED:
PLANNING COMMISSION
PARISH OF ASCENSION

CHESTER MARTIN, JR., CHAIRMAN
ASCENSION PARISH PLANNING COMMISSION

DATE — FILE NO.

LAKES AT ASCENSION CROSSING
SECOND FILING



VICINITY MAP
1" = 2000'

BENCHMARK:
BM #1 ELEV. 17.41'
(EAST BOLT ON CATCH BASIN AS SHOWN)

REFERENCE BENCHMARK:
ASCENSION PARISH BM# A-58,
ELEVATION: 18.10' (N.G.V.D.)
LOCATED AT INTERSTATE 10 & HWY. 73

* **REFERENCE BEARING:** S80°14'42"E
BEING THE SOUTHERLY R/W LINE OF LA. HWY. 621 AS SHOWN ON REFERENCE MAP NO. 2.

GENERAL NOTES:
1. FLOOD ZONE: C
2. INUNDATION: N/A
3. ACREAGE: 14.285± ACRES
   ADJACENT ACREAGE: 11.142± ACRES
4. UTILITIES:
   GAS – ATMOS
   CABLE – COX COMMUNICATIONS
   ELECTRICITY – ENTERGY
   WATER – ASCENSION WATER CO.
   SEWER – PRIVATE COMMUNITY TREATMENT PLANT (OPERATED BY WASTEWATER TREATMENT UTILITIES, INC.)
   TELEPHONE – EATEL
5. SCHOOLS:
   DUPLESSIS PRIMARY
   DUTCHTOWN MIDDLE
   DUTCHTOWN HIGH SCHOOL
6. STREETS: 27' ASPHALT W/ CURB & GUTTER
7. BUILDING SETBACKS:
   FRONT SETBACKS AS SHOWN ON TABLE
   5' SIDE YARD
   25' REAR
8. NO. OF LOTS: 36
9. 100 YR. FLOOD ELEV.: 16.0'
10. ZONING: RM (MEDIUM INTENSITY RESIDENTIAL)

FINAL PLAT
OF
LAKES AT ASCENSION CROSSING
SECOND FILING
FORMERLY A PORTION OF FOREST LAWN SUBDIVISION

LOCATED IN SECTION 34, T-9-S, R-2-E
SOUTHEASTERN LAND DISTRICT,
EAST OF THE MISSISSIPPI,
ASCENSION PARISH, LOUISIANA

FOR

LAKES OF ASCENSION, L.L.C.
11745 BRICKSOME AVE., SUITE B-4
BATON ROUGE, LOUISIANA 70816

F.B. NO.:	PG. NO.:
DESIGNED: JKC	CADFILE: 2441b2
DETAILED: C. PHELPS	DATE: 11-25-03
CHECKED: GWS	SHEET NO: 1

GWS Engineering, Inc.
Engineering Consultants - Land Surveyors
7520 Perkins Rd. • Suite 290 • Baton Rouge, LA 70808

NOTE:
THE BASE FLOOD ELEVATION S SHOWN ON CURRENT BASE FLOOD ELEVATION MAP THE PARISH ENGINEER

ACCORDING TO THE FEDERAL EMERGENCY RATE MAPS NO. 220013 0040 B, DATED THIS PROPERTY IS LOCATED IN FLOOD ZONE

NOTE:
A SURVEY HAS BEEN MADE BY GWS ENGINEERING, INC. TO DETERMINE ACTUAL LEGAL OWNERSHIPS, SERVITUDES, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT OR ASCENSION, INC.

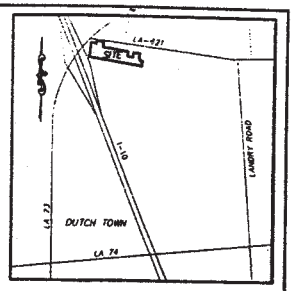
LEGEND
■ CONCRETE MONUMENT

NOTE
1/2" IRON PIPES SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.

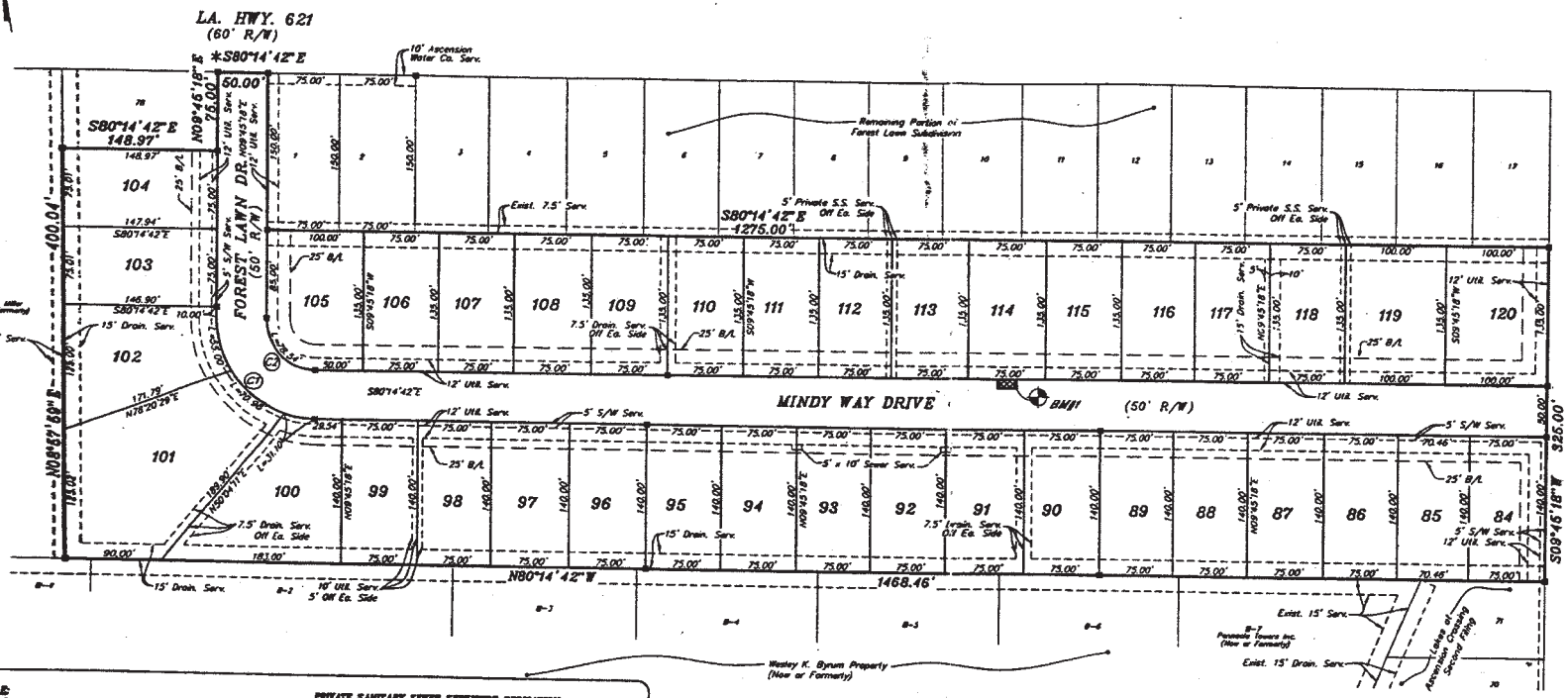
REFERENCE MAPS:
1. PRELIMINARY MAP OF FOREST LAWN, BY JOSEPH TUANEY
2. MAP SHOWING SURVEY OF LOTS 1, 2, 18, 25 THRU 28, 30 THRU 36, A PORTION OF LOTS 37, 43 & 44, 45 THRU 61, 63, 64, 67 THRU 77, 79 THRU 113 AND A PORTION OF LOT 115 FOREST LAWN SUBDIVISION AND A 18.479 ACRE TRACT, GAYLE MILLER, ET AL PROPERTY, BY GWS ENGINEERING, INC., DATED 6-25-02.
3. FINAL PLAT OF LAKES AT ASCENSION CROSSING - SECOND FILING, BY GWS ENGINEERING, DATED 12-11-03, LAST REVISED 1-27-04

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	TANGENT	BEARING	DELTA
C1	157.08	100.00	141.42	100.00	S35°14'42"E	90°00'00"
C2	78.54	50.00	70.71	50.00	N55°14'42"W	90°00'00"



VICINITY MAP
1" = 2000'



REMARKS:

BENCHMARK
BM #1 ELEV. 16.02'
(Located on the Catch Basin on the North Side of Mindy Way Dr.)

REFERENCE BENCHMARK
ASCENSION PARISH BMJ 4-58
ELEVATION: 18.10' (N.G.V.D.)
LOCATED AT INTERSTATE 10 & HWY. 73

* REFERENCE BEARING: S80°14'42"E
BEING THE SOUTHERLY R/W LINE OF LA. HWY. 621 AS SHOWN ON REFERENCE MAP NO. 2.

GENERAL NOTES:
1. FLOOD ZONE: C
2. INUNDATION: N/A
3. ACREAGE: 11.865± ACRES
4. UTILITIES:
   GAS - ATMOS
   CABLE - COX COMMUNICATIONS
   ELECTRICITY - ENTERGY
   WATER - ASCENSION WATER CO.
   SEWER - PRIVATE COMMUNITY TREATMENT PLANT (OPERATED BY WASTEWATER TREATMENT UTILITIES, INC.)
   TELEPHONE - CARTEL
5. SCHOOLS:
   DUPLESSIS PRIMARY
   DUTCHTOWN MIDDLE
   DUTCHTOWN HIGH SCHOOL
6. STREETS: 27' ASPHALT W/ CURB & GUTTER
7. BUILDING SETBACKS:
   25' FRONT
   5' SIDE YARD
   20' REAR
8. NO. OF LOTS: 37
9. 100 YR. FLOOD ELEV.: 16.0'
10. ZONING: RM (MEDIUM INTENSITY RESIDENTIAL)

REVISED FINAL PLAT
OF
LAKES AT ASCENSION CROSSING
THIRD FILING
FORMERLY A PORTION OF FOREST LAWN SUBDIVISION

LOCATED IN SECTION 34, T-9-S, R-2-E
SOUTHEASTERN LAND DISTRICT,
EAST OF THE MISSISSIPPI,
ASCENSION PARISH, LOUISIANA

FOR

LAKES OF ASCENSION, L.L.C.
11745 BRICKSOME AVE., SUITE B-4
BATON ROUGE, LOUISIANA 70816

SEWERAGE:
NO PERSON SHALL PROVIDE OR INSTALL 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 ASCENSION PARISH HEALTH UNIT.

RESTRICTIONS:
ALL LOTS ARE SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS FILED AS AN ADJUNCT HERETO.

PUBLIC 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, AND 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. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

PRIVATE SANITARY SEWER SERVITUDE DEDICATION:
THE PRIVATE SANITARY SEWER SERVITUDES SHOWN HEREON ARE HEREBY DEDICATED FOR THE PURPOSE OF PROVIDING SEWAGE REMOVAL TOGETHER WITH ALL REQUIRED SERVICE AND MAINTENANCE. 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.

SANITARY SEWER SYSTEM DEDICATION:
INCLUDING ALL IMPROVEMENTS THEREON SANITARY SEWER LINES, SERVICE LINES AND THE SANITARY SEWER OUTFALL ARE DEDICATED TO WASTEWATER TREATMENT UTILITIES, INC. TO PROVIDE SANITARY SEWER FOR LOTS 84 THRU 120, LAKES AT ASCENSION CROSSING, & FOREST LAWN LOTS 8, 9, 10, 13, 14, & 15, TOGETHER WITH ALL REQUIRED SERVICE AND MAINTENANCE.

/S/THOMAS J. MILLY 11-03-04
THOMAS J. MILLY - OWNER LEBF UBT 520 DATE
LAKES OF ASCENSION, L.L.C.

/S/ELWOOD SMITH 11/03/04
ELWOOD SMITH, MANAGING MEMBER DATE
11745 BRICKSOME AVE. SUITE B-4
BATON ROUGE, LA. 70816

WASTEWATER TREATMENT UTILITIES, INC.

THOMAS F. PORTRAIT 11/03/04
THOMAS F. PORTRAIT - PRESIDENT DATE
1628 SOUTH PARK AVE.
GONZALES, LA. 70737

NOTE:
VARIOUS LOTS WITHIN THE SUBDIVISION HAVE RECEIVED COMPACTED FILL DURING THE CONSTRUCTION PHASE OF THE PROJECT. EACH BUILDER/OWNER SHALL INDEPENDENTLY INVESTIGATE EXISTING SOIL CONDITIONS PRIOR TO COMMENCING CONSTRUCTION TO ENSURE APPROPRIATE FOUNDATION/SLAB DESIGN. THE DEVELOPER DOES NOT WARRANT SOIL CONDITIONS.

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE MINIMUM STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "B" SURVEY AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. R.S. 9:1151, ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

GWS ENGINEERING, INC.

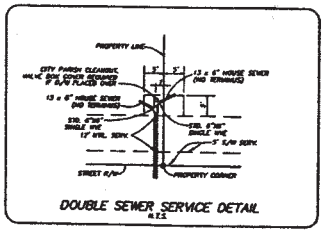
G. WAYNE SLEDGE 11/2/04
G. WAYNE SLEDGE, P.L.S. DATE

REVISED: 11-8-04
TO CHANGE SUBDIVISION NAME FROM FOREST LAWN TO LAKES AT ASCENSION CROSSING, THIRD FILING.
TO CHANGE LOTS NUMBERS ACCORDINGLY.
TO ADD SEWER DETAIL & 5' X 10' SEWER SERV. TO LOTS 91 & 92, 93 & 94.

APPROVED:
PLANNING COMMISSION
PARISH OF ASCENSION

CLINT HAWG
CLINT HAWG, CHAIRMAN
ASCENSION PARISH PLANNING COMMISSION

11/2/04 3293
DATE FILE NO.



DOUBLE SEWER SERVICE DETAIL
N.T.S.

F.B. NO.:	PG. NO.:
DESIGNED: JKC	CADFILE: 03-3056p1
DETAILED: DLD	DATE: 11-2-04
CHECKED: JKC	SHEET NO:

GWS Engineering, Inc.
Engineering Consultants • Land Surveyors
7530 Perkins Rd. • Suite 200 • Baton Rouge, LA 70808