

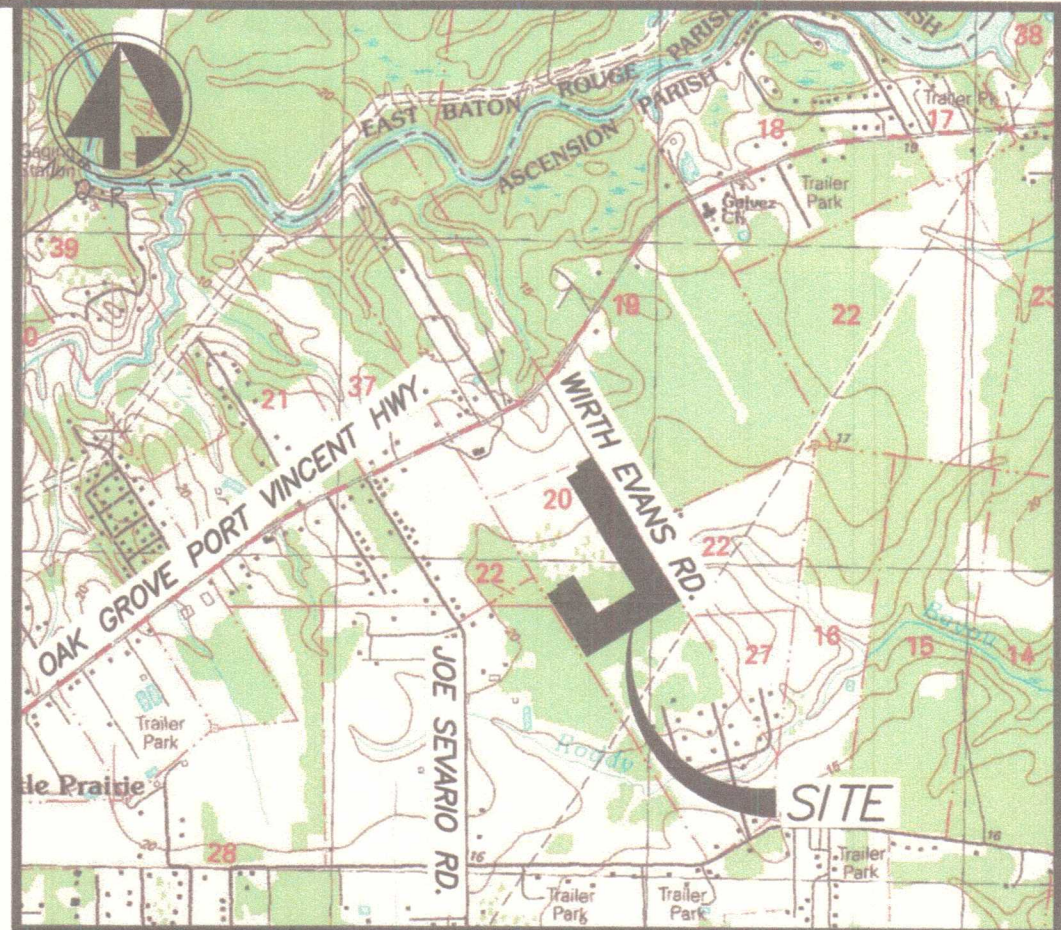
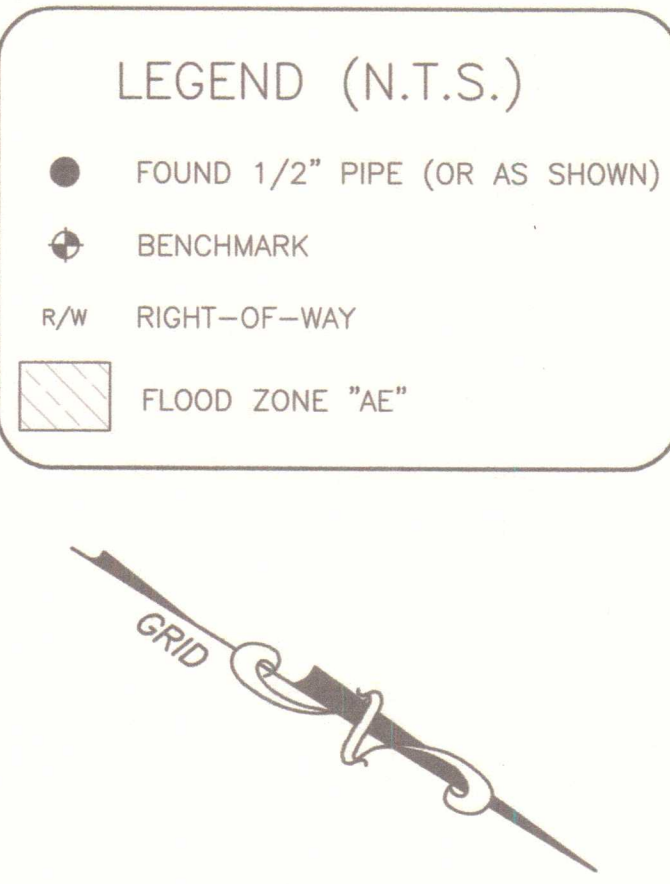
REFERENCE MAPS:

1. "FINAL PLAT OF EAGLES LANDING SUBDIVISION SECOND FILING-PHASE 2A AND TRACT CA-7 & THIRD FILING-PHASE 3A..." BY TODD A. HARRIS DATED 06/15/2016 - INSTRUMENT 902275.
2. "FINAL PLAT OF EAGLES LANDING SUBDIVISION FIRST FILING-LOTS 1-96 & TRACTS CA-1 THRU CA-6..." BY TODD A. HARRIS DATED 04/03/2013 - INSTRUMENT NO. 832829
3. "MAP SHOWING SURVEY & RESUBDIVISION OF 5 UNDESIGNATED TRACTS OF LAND (REVISED AS OF 2-07-2017) FORMERLY THE REGINA LYONS HOOD ESTATE & THE MELISSA H. DUHE TRACTS INTO TRACTS EL-1, EL-2, AND EL-3..." BY WILFRED J. FONTENOT DATED 02/07/2012 - INSTRUMENT NO. 799477
4. "PLAT SHOWING THE SURVEY OF A 92.77 ACRE TRACT OF LAND..." BY VINCENT PIZZOLATO DATED 04/19/1971 - INSTRUMENT NO. 117419
5. "SURVEY OF LOT 1, LOUISE D. NICKENS ESTATE..." BY JOHN P. EARLES DATED 01/10/1981 - INSTRUMENT NO. 180927
6. "SUBDIVISION OF TRACT 1-A, ELSIE B. FORD ESTATE & LOT 3..." BY W.J. COINTMENT JR. DATED 05/25/2004 - INSTRUMENT NO. 577546
7. "BOUNDARY SURVEY OF LOTS A, B, C, D, E, F AND G..." BY W.J. COINTMENT JR. DATED 05/25/1999 - INSTRUMENT NO. 442541
8. "SUBDIVISION OF LOT A-D AND LOT B OF THE TROY W. ACOSTA PROPERTY..." BY W.J. COINTMENT JR. DATED 11/26/2003 - INSTRUMENT NO. 563182
9. "FINAL PLAT OF GREENFIELD CROSSING, SECOND FILING..." BY LESTER A. MCLIN JR. DATED 11/13/1991 - INSTRUMENT NO. 298605
10. "BOUNDARY AGREEMENT BETWEEN STEVEN G. OUBRE, CARROL J. PHILLIPS AND..." BY W.J. COINTMENT JR. DATED 09/13/1994 - INSTRUMENT NO. 350393
11. "BOUNDARY SURVEY OF LOT 2-C & 2-D" BY W.J. COINTMENT JR. DATED 12/11/1976 - INSTRUMENT NO. 150770
12. "MAP SHOWING THE RESUBDIVISION OF LOT 2-A-A, JIMMY GALTIER PROPERTY..." BY LESTER A. MCLIN JR. DATED 06/22/1994 - INSTRUMENT NO. 336641
13. "MAP SHOWING THE RESUBDIVISION OF THE JIMMY J. GALTIER PROPERTY, LOT 2-A-1..." MAP BY KARAM THOMAS DATED 08/13/1991 - INSTRUMENT NO. 301894
14. "SURVEY MAP OF A TRACT OF LAND LOCATED IN SECTION 37..." BY CAREY HODGES DATED 07/21/1978 - INSTRUMENT NO. 252897
15. "PLAN OF SURVEY OF THE LAWRENCE J. BABIN TRACT OF LAND..." BY DURALD F. WOODS DATED 03/20/1977 - INSTRUMENT NO. 144254

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	57.28'	60.00'	54°41'40"	31.03'	55.13'	S 70°04'52" E
C2	51.14'	60.00'	48°49'50"	27.24'	49.60'	N 23°16'46" E
C3	260.16'	365.00'	40°50'19"	135.88'	254.69'	N 02°24'53" E
C4	140.06'	565.00'	14°12'12"	70.39'	139.70'	N 25°06'21" W

BENCHMARK TABLE		
B.M. #	ELEVATION	DESCRIPTION
13	18.65'	N BOLT ON CB
14	18.10'	N BOLT ON CB
15	17.73'	N BOLT ON CB
16	17.91'	N BOLT ON CB
17	17.82'	N BOLT ON CB
18	17.84'	N BOLT ON CB

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	31.07	N 31°40'42" W
L2	45.00	N 58°19'18" E
L3	50.88	N 32°10'03" W
L4	25.19	N 57°49'57" E
L5	140.00	N 31°40'42" W
L6	19.34	S 58°19'18" W
L7	140.00	S 31°40'42" E
L8	50.52	N 32°10'03" W
L9	37.52	S 31°40'42" E
L10	6.84	S 32°12'27" E



VICINITY MAP 1" = 2000'

- GENERAL NOTES:
1. ELECTRICAL - ENTERGY
 2. GAS - ENTERGY
 3. WATER - ASCENSION WATER CO.
 4. SEWER - WATER & WASTEWATER UTILITIES, INC.
 5. TELEPHONE - CATEL, EAST ASCENSION TELEPHONE
 6. CABLE - COX COMMUNICATIONS
 7. SEWAGE TREATMENT - ON SITE W.W.T.P. AND MAINTENANCE CO.
 8. SCHOOLS - CALVEZ PRIMARY, CALVEZ MIDDLE, ST. AMANT HIGH
 9. ZONING - MEDIUM INTENSITY (RM)
- SETBACK: FRONT = 25' (UNLESS NOTED OTHERWISE)
 SIDE = 5'
 REAR = 20'
 MINIMUM LOT SIZE: 10,500 SQ. FT.
 FIRE DIST - NO. 1
 11. LOT BREAKDOWN PER FILING AND TOTAL:
 1ST FILING - 96 LOTS
 2A/3A - 64 LOTS
 2B/3B - 75 LOTS
 TOTAL LOTS ALL FILINGS - 235 LOTS

APPROVED:
 ASCENSION PARISH PLANNING COMMISSION
 MATTHEW W. PRYOR, CHAIRMAN
 DATE: 3/1/18
 FILE NO.: PZ-1536

DEVELOPER: GEORGE A. KURZ
 D.R. HORTON, INC.-GULF COAST
 7696 VINCENT RD.
 DENHAM SPRINGS, LA 70726
 DATE: 1-24-18

NOTES:
 ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP NO. 22005C0035E DATED AUGUST 16, 2007, THIS PROPERTY LIES IN FLOOD ZONES "AE" AND "X". BASE FLOOD ELEVATION = VARIES 18.3' TO 19.0'

BASE BEARING: BEING N 32°02'41" W, ALONG THE WESTERLY BOUNDARY LINE OF EAGLES LANDING - SECOND FILING (ALONG THE REAR OF LOTS 163 THROUGH 166).
 ALL INTERIOR CORNERS ARE SET 1/2" IRON RODS (UNLESS OTHERWISE NOTED).
 ADJOINING OWNERSHIP INFORMATION TAKEN FROM ASCENSION PARISH MAP GALLERY WEB SITE.

STREETS:
 CURB AND GUTTER - 27' BACK OF CURB TO BACK OF CURB.
 NO PRIVATE DRIVE ACCESS WILL BE ALLOWED TO WIRTH EVANS ROAD.

SIDEWALKS:
 THE OWNER OF A LOT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR OR REPLACEMENT OF THE SIDEWALK ON OR ADJACENT TO HIS/HER LOT. BOTH THE HOMEOWNER AND THE HOMEOWNER'S ASSOCIATION SHALL HOLD ASCENSION PARISH HARMLESS FOR ANY AND ALL WORK PERTAINING TO THE UPKEEP AND/OR REPLACEMENT OF THE SIDEWALKS WITHIN THIS DEVELOPMENT.

VERTICAL DATUM: NAVD83 (US SURVEY FEET)
 GEODETIC POSITION DERIVED THROUGH LSU C4G REAL TIME NETWORK AND TIED TO ASCENSION PARISH BENCHMARK, DESIGNATION "APG-2009-1004". ELEVATIONS DERIVED APPLYING GEOD 03 (REVISED FOR LA 2005) TO WGS 84 POSITION ON TBM #1, FIRST FILING (REF MAP #2).

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

SEWAGE DISPOSAL:
 NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY. SYSTEM TO BE OWNED, OPERATED AND MAINTAINED BY WATER & WASTEWATER UTILITIES, INC. (337) 354-2800.

DRAINAGE:
 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).

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 AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, AND OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED, WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH SERVITUDE WAS GRANTED.

IMPACT FEES:
 THIS PROJECT IS SUBJECT TO TRAFFIC IMPACT FEES ACCORDING TO ASCENSION PARISH ORDINANCES.

SEWER DEVELOPMENT FEES:
 THIS PROJECT IS SUBJECT TO SEWER DEVELOPMENT FEES OF \$1,250.00 PER LOT TO BE PAID AT THE TIME OF THE APPLICATION FOR A BUILDING PERMIT.

NOTE:
 ANY NON STANDARD STREET SIGNS AND POSTS CONSIDERED TO BE ORNAMENTAL SHALL BE OWNED, MAINTAINED, REPAIRED, AND/OR REPLACED BY THE DEVELOPER OR SUBDIVISION HOMEOWNER'S ASSOCIATION. BOTH THE DEVELOPER AND THE HOMEOWNER'S ASSOCIATION SHALL HOLD ASCENSION PARISH HARMLESS FOR ANY AND ALL WORK PERTAINING TO THE REPLACEMENT AND UPKEEP OF THESE NON-STANDARD STREET SIGNS AND/OR POSTS WITHIN THIS DEVELOPMENT. THE DEVELOPER AND/OR HOMEOWNER'S ASSOCIATION ALSO HEREBY AGREES TO MAINTAIN SAID ORNAMENTAL STREET SIGNS AND POSTS AS REQUIRED BY LAW.

INSTRUMENT # 00941267
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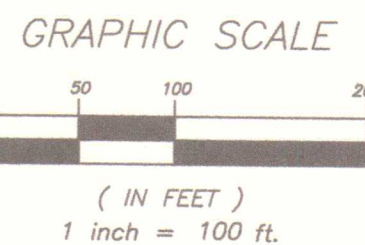
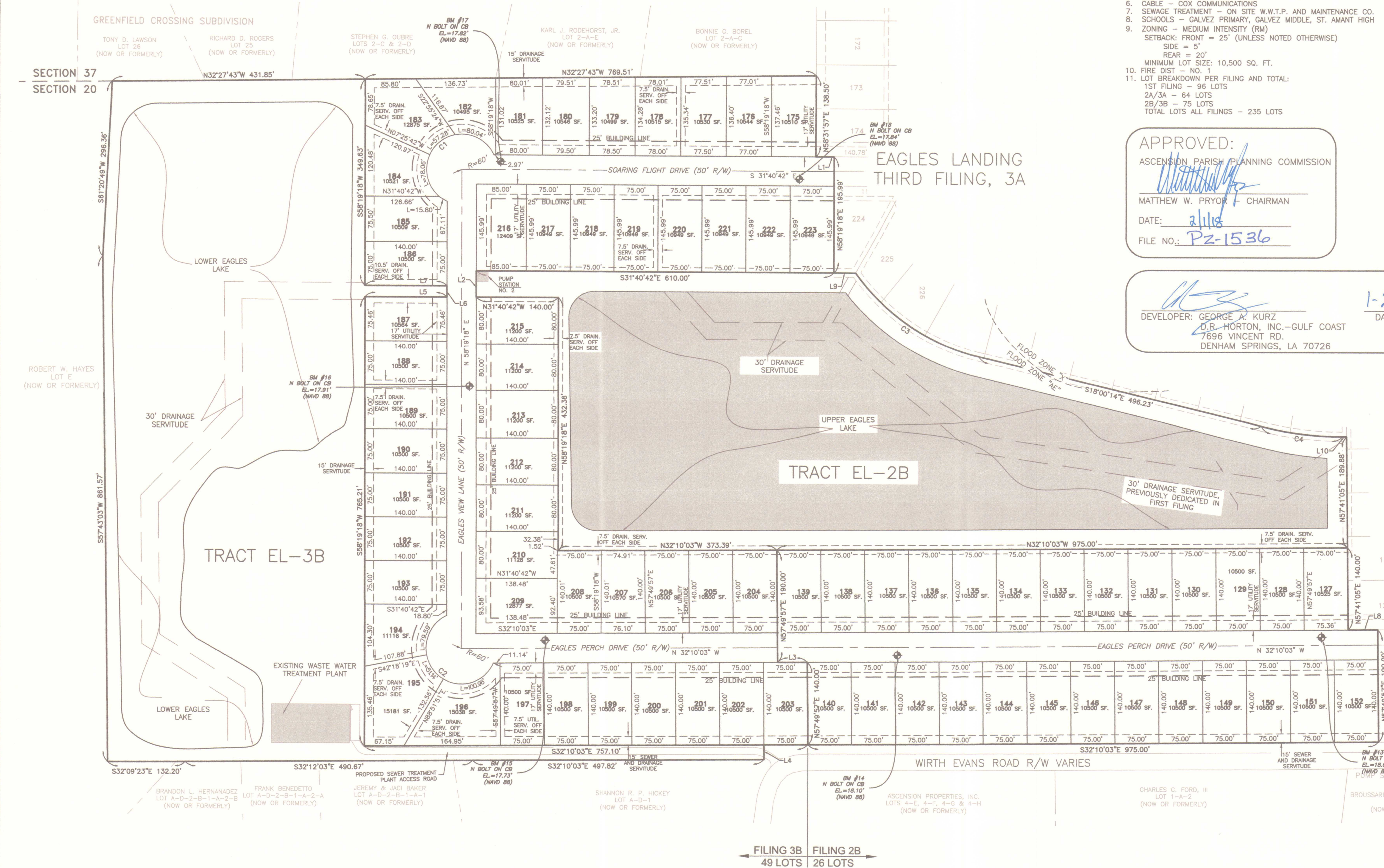
NOTE:
 ALL PROPERTY CORNERS HAVE BEEN MONUMENTED WITH 3" IRON RODS UNLESS OTHERWISE NOTED

FINAL PLAT OF
**EAGLES LANDING SUBDIVISION
 SECOND FILING-PHASE 2B,
 THIRD FILING-PHASE 3B,
 &
 TRACTS EL-2B AND EL-3B**
 A SINGLE FAMILY RESIDENTIAL SUBDIVISION OF 75 LOTS.
 PROPERTY IS 38.24 ACRES.
 LOCATED IN SECTIONS 20 AND 37, T8S-R3E,
 SOUTHEASTERN LAND DISTRICT,
 EAST OF THE MISSISSIPPI RIVER,
 ASCENSION PARISH, LOUISIANA.
 FOR
D.R. HORTON INC.

CERTIFICATION:
 I CERTIFY THAT I MADE THE SURVEY SHOWN HEREON, THAT IT IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY, AND THAT THERE ARE NO SIGNIFICANT VISIBLE ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, UNLESS OTHERWISE NOTED. COMPLIES WITH LA RS 33:5051 AND LOUISIANA STANDARDS.
 TODD A. HARRIS
 PROFESSIONAL LAND SURVEYOR
 DATE: 2/25/18



NOTE:
 NO PRIVATE DRIVE ACCESS WILL BE ALLOWED TO WIRTH EVANS ROAD.
 (LOTS 152-195)



R:\2012\12307 - EAGLES LANDING 3RD FILING\SURVEY\CAD\FIELD DATA\12307R EAGLES LANDING FINAL PLAT 2B 3B.DWG

SHEET NUMBER

1

FINAL PLAT - EAGLES LANDING SUBDIVISION

2ND FILING, 2B & 3RD FILING, 3B

ASCENSION PARISH, LOUISIANA

SUBDIVISION PLAT

PROJECT

12307R

FIELD BOOK

XXX XX

DETAILED

RAW

CHECKED

TAH

DATE

XX/XX/XXXX

SCALE

1" = 100'

ATTENTION: THIS ORIGINAL DRAWING IS TO BE ADJUSTED TO 1" = 1" INCH.

REVISION DESCRIPTION

NO.

DATE

BATON ROUGE LAND SURVEYING

A Division of Forte & Tablada