REFERENCE MAPS:

1. "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
2. "MAP SHOWING THE BOUNDARY SURVEY OF TRACTS EL–1, EL–2 AND EL–3..." BY WILFRED J. FONTENOT DATED 05/22/2013 – INSTRUMENT NO. N/A
3. "PLAT SHOWING THE SURVEY OF A 92.77 ACRE TRACT OF LAND..." BY VINCENT PIZZOLATO DATED 04/19/1971 – INSTRUMENT NO. 117419
4. "SURVEY OF LOT 1, LOUISE D. NICKENS ESTATE..." BY JOHN P. EARLES DATED 01/10/1981 – INSTRUMENT NO. 180927
5. "SUBDIVISION OF TRACT 1–A, ELSIE B. FORD ESTATE & LOT 3..." BY W.J. COINTMENT JR. DATED 05/25/2004 – INSTRUMENT NO. 577546
6. "BOUNDARY SURVEY OF LOTS A, B, C, D, E, F AND G..." BY W.J. COINTMENT JR. DATED 05/25/1999 – INSTRUMENT NO. 442541
7. "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
8. "FINAL PLAT OF GREENFIELD CROSSING, SECOND FILING..." BY LESTER A. McLIN JR. DATED 11/13/1991 – INSTRUMENT NO. 299605
9. "BOUNDARY AGREEMENT BETWEEN STEVEN G. OUBRE, CARROL J. PHILLIPS AND..." BY W.J. COINTMENT JR. DATED 09/13/1994 – INSTRUMENT NO. 350393
10. "BOUNDARY SURVEY OF LOT 2–C & 2–D " BY W.J. COINTMENT JR. DATED 12/1/1976 – INSTRUMENT NO. 150770
11. "MAP SHOWING THE RESUBDIVISION OF LOT 2–A–A, JIMMY GALTIER PROPERTY..." BY LESTER A. McLIN JR. DATED 06/22/1994 – INSTRUMENT NO. 338641
12. "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
13. "SURVEY MAP OF A TRACT OF LAND LOCATED IN SECTION 37..." BY CAREY HODGES DATED 07/21/1978 – INSTRUMENT NO. 252897
14. "PLAN OF SURVEY OF THE LAWRENCE J. BABIN TRACT OF LAND..." BY DURALD F. WOODS DATED 03/20/1977 – INSTRUMENT NO. 144254

BENCHMARK TABLE		
B.M. #	ELEVATION	DESCRIPTION
7	18.63'	NE BOLT ON CB, LOT 157
8	18.81'	NE BOLT ON CB, LOT 98
9	19.33'	N BOLT ON CB, LOT 117
10	19.33'	N BOLT ON CB, LOT 225
11	18.98'	NE BOLT ON CB, LOT 170
12	19.53'	NE BOLT ON CB, LOT 168

LINE TABLE		
Line #	LINE BEARING	LENGTH
L1	N 32°02'41" W	7.47'
L2	S 32°02'41" E	15.22'
L3	S 32°02'41" E	17.15'
L4	N 31°40'42" W	11.56'
L5	N 32°12'27" W	19.18'
L6	S 32°10'03" E	20.39'
L7	N 32°10'03" W	50.52'
L8	S 32°12'27" E	6.84'
L9	S 31°40'42" E	37.52'
L10	S 31°40'42" E	31.07'

CURVE TABLE						
Curve #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	30.66'	25'	70°15'47"	17.59'	28.77'	N 17°07'38" E
C2	140.06'	565'	14°12'12"	70.39'	139.70'	S 25°06'21" W
C3	260.16'	365'	40°50'19"	135.88'	254.69'	S 02°24'55" W
C4	99.16'	400'	14°12'12"	49.83'	98.90'	N 25°06'21" W
C5	266.60'	200'	76°22'34"	157.32'	247.30'	N 20°11'01" E
C6	230.74'	60'	220°20'06"	163.36'	112.64'	S 76°50'12" E

APPROVED:

ASCENSION PARISH PLANNING COMMISSION

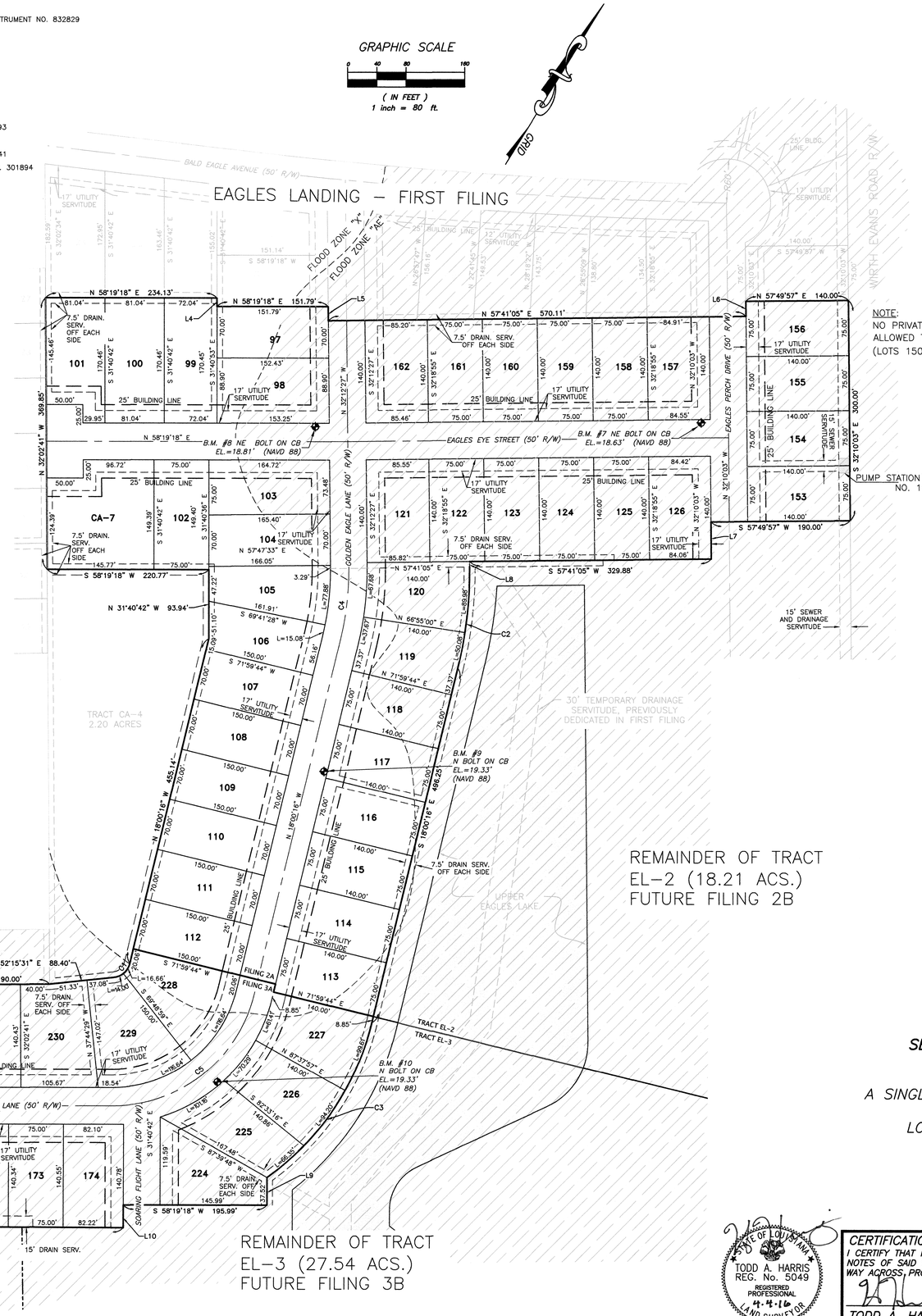
MATTHEW PRYOR – CHAIRMAN

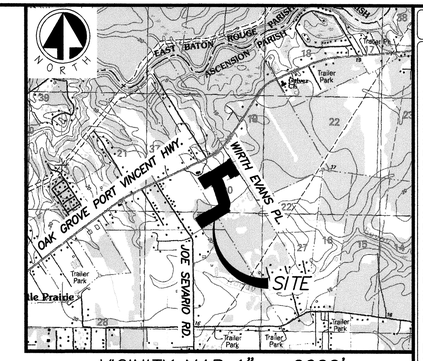
DATE:

FILE NO.:

NOTE:
ALL PROPERTY CORNERS HAVE BEEN MONUMENTED WITH ½" IRON RODS UNLESS OTHERWISE NOTED

DEVELOPER: CITY MANAGER — DATE
D.R. HORTON, INC.
7696 VINCENT RD.
DENHAM SPRINGS, LA 70726





VICINITY MAP 1" = 2000'

NOTE:
NO PRIVATE DRIVE ACCESS WILL BE ALLOWED TO WIRTH EVANS ROAD. (LOTS 150–153)

LEGEND (N.T.S.)

- FLOOD ZONE "AE"
- FOUND 1/2" PIPE (OR AS SHOWN)
- SET 1/2" IRON ROD
- BENCHMARK
- R/W — RIGHT–OF–WAY
- CA–# — COMMON AREAS (NUMBERED)

GENERAL NOTES:

1. ELECTRICAL – ENTERGY
2. GAS – ENTERGY
3. WATER – ASCENSION WATER CO.
4. SEWER – SEWER TREATMENT CO.
5. TELEPHONE – EATEL, EAST ASCENSION TELEPHONE
6. CABLE – COX COMMUNICATIONS
7. SEWAGE TREATMENT – ON SITE W.W.T.P. AND MAINTENANCE CO.
8. SCHOOLS – GALVEZ PRIMARY, GALVEZ 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.
10. FIRE DIST – NO. 1

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 18.5' TO 19.5'

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 LA HIGHWAY 42, LA HIGHWAY 932 OR WIRTH EVANS ROAD.

SIDEWALKS:
THE SIDEWALKS SHALL BE THE PROPERTY OF THE HOMEOWNERS ASSOCIATION AND THE HOMEOWNERS ASSOCIATION DOCUMENTS SHALL REFLECT THE NECESSARY MAINTENANCE AND LIABILITY LANGUAGE.

VERTICAL DATUM: NAVD88 (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 GEOID 03 (REVISED FOR LA 2005) TO WGS 84 POSITION ON TBM #1, FIRST FILING (REF MAP #1).

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.

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 PUBLIC 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 PUBLIC 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 PUBLIC 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.

TRANSPORTATION IMPACT FEE:
ALL SINGLE FAMILY RESIDENCES ARE REQUIRED TO PAY A TRANSPORTATION IMPACT FEE IN ACCORDANCE WITH THE ESTABLISHED ASCENSION PARISH ORDINANCES.

FINAL PLAT OF
EAGLES LANDING SUBDIVISION
SECOND FILING–PHASE 2A AND TRACT CA–7
&
THIRD FILING–PHASE 3A

A SINGLE FAMILY RESIDENTIAL SUBDIVISION OF 64 LOTS.
PROPERTY IS 21.04 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.

STATE OF LOUISIANA
TODD A. HARRIS
REG. No. 5049
REGISTERED PROFESSIONAL
4-4-16
LAND SURVEYOR

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.

TODD A. HARRIS — 4/4/16 — DATE
PROFESSIONAL LAND SURVEYOR

SHEET NUMBER: 1

FINAL PLAT – EAGLES LANDING SUBDIVISION
SECOND FILING, 2A & THIRD FILING, 3A
ASCENSION PARISH, LOUISIANA
SUBDIVISION PLAT

PROJECT	12207R
FIELD BOOK	365-63
DETAILED	RLW
CHECKED	TAH
DATE	04/04/16
SCALE	1"=80'

BATON ROUGE LAND SURVEYING
A Division of Forte & Tablada

ATTENTION: THIS BAR = 1 INCH ON ORIGINAL DRAWING. ADJUST SCALE IF THIS BAR = 1" INCL.

NO.	DATE	REVISION DESCRIPTION	BY

R:\2012\12207 - EAGLES LANDING 2ND FILING\BRLS\CAD\12207R FINAL PLAT (FILING 2A-3A) REV 1.DWG