

**REFERENCE MAPS:**

1. SURVEY MAP OF TRACT B, BY W. L. COINTMENT, JR., REVISED 9-17-96.
2. MAP SHOWING RESUBDIVISION OF TRACT B-1 & B-2, INTO TRACTS B-1-A, B-2-A & LOT 50, BY GWS ENGINEERING, INC., DATED 11-20-02.
3. FINAL PLAT OF THE PARKS OF DUTCHTOWN, FIRST FILING, BY GWS ENGINEERING, INC., DATED 2-13-03, REVISED 8-20-03.

**NOTE:**  
IRON PIPES AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.

**NOTE:**  
ALL LOTS MEET MINIMUM AREAS OF 10,500 SQUARE FEET FOR A SINGLE FAMILY RESIDENCE WITH THE EXCEPTION OF LOTS 150-160.

BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ASCENSION PARISH FLOOD PLAIN ADMINISTRATOR.

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

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 22003 0103 DATED SEPT. 2, 1981, THIS PROPERTY IS NOW LOCATED IN FLOOD ZONE A-2, C & X.

**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 DESIGN. THE DEVELOPER AND/OR ENGINEER DOES NOT WARRANT SOIL CONDITIONS.

**GRADING INSTRUCTIONS:**  
AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER, HIS CONTRACTOR OR HIS REPRESENTATIVE TO GRADE EACH LOT TO THE STORM DRAINAGE RUNOFF CONFORMS TO THE APPROVED DRAINAGE LAYOUT, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.

**RESTRICTIONS:**  
ALL LOTS ARE SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR THE PARKS OF DUTCHTOWN HOMEOWNERS ASSOCIATIONS ("RESTRICTIONS") FILED AS AN ADJUNCT HERETO.

**COMMON PROPERTY DEDICATION:**  
THE AREA SHOWN ON THIS PLAT AND DESIGNATED AS "COMMON PROPERTY" IS HEREBY DEDICATED FOR RECREATIONAL PURPOSES FOR THE COMMON USE AND ENJOYMENT OF THE LOT OWNERS WITHIN THE PARKS OF DUTCHTOWN AND IS NOT DEDICATED FOR THE GENERAL USE OF THE PUBLIC. MAINTENANCE OF THE COMMON PROPERTY SHOWN HEREON WILL BE BY THE PARKS OF DUTCHTOWN HOMEOWNERS ASSOCIATION, EXCEPT THOSE PUBLIC SERVICES WHICH ARE DULY DEDICATED FOR PUBLIC USE.

**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 PURPOSES 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.

**SANITARY SEWER SYSTEM DEDICATION:**  
TRACT "P" INCLUDING ALL IMPROVEMENTS THEREON (SANITARY SEWER TREATMENT PLANT), THE SANITARY SEWER LINES, SERVICE LINES AND THE SANITARY SEWER OUTFALL ARE DEDICATED TO WASTEWATER TREATMENT UTILITIES, INC. TO PROVIDE SANITARY SEWER FOR ALL LOTS IN THE PARKS OF DUTCHTOWN SUBDIVISION TOGETHER WITH ALL REQUIRED SERVICE AND MAINTENANCE.

**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.

/s/ THOMAS F. PERTUIT 1-4-05  
THOMAS F. PERTUIT, PRESIDENT  
WASTEWATER TREATMENT UTILITIES, INC. DATE

/s/ MARK P. WASHAUER 1-4-05  
MARK P. WASHAUER  
SIGNATURE HOMES DATE  
1500 LOBDELL AVE., SUITE B  
BATON ROUGE, LA 70806

REVISED: 09-14-07  
TO AMEND THE REAR PROPERTY LINE OF LOTS 150-162.  
APPROVED:  
PLANNING COMMISSION  
PARISH OF ASCENSION

9/14/07 4346  
DATE FILE NO.  
CHAIRMAN  
ASCENSION PARISH PLANNING COMMISSION

REVISED: 07-6-06  
TO CORRECT LOT 145 DIMENSIONS AND TO INCORPORATE TRACT D "COMMON AREA" INTO LOT 76 CREATING NEW LOT 76-A.  
APPROVED:  
PLANNING COMMISSION  
PARISH OF ASCENSION

7-17-06 3097  
DATE FILE NO.  
/s/ MICHAEL MARCHAND  
CHAIRMAN  
ASCENSION PARISH PLANNING COMMISSION

7-06-06  
DATE  
/s/ MARK P. WASHAUER  
MARK P. WASHAUER  
SIGNATURE HOMES

REVISED: 4-20-05  
TO REFLECT CURRENT FLOOD AREA ACCORDING TO FEMA, CASE NO. 05-05-0475A DATED APRIL 1, 2005 & SHOW THE LOCATION OF VARIOUS PIPES SET ON OFFSETS.  
APPROVED:  
PLANNING COMMISSION  
PARISH OF ASCENSION

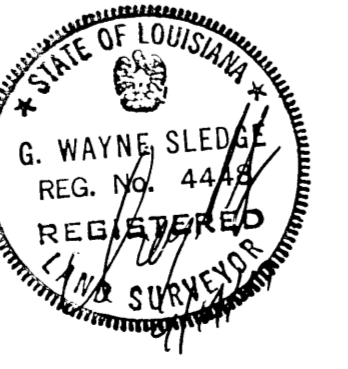
4-10-05 3426  
DATE FILE NO.  
/s/ MARIAN MILES  
MARIAN MILES, CHAIRMAN  
ASCENSION PARISH PLANNING COMMISSION

REVISED: 1-19-05  
TO REVISE SIDE SETBACK LINES FROM 7.5' TO 5'.  
APPROVED:  
PLANNING COMMISSION  
PARISH OF ASCENSION

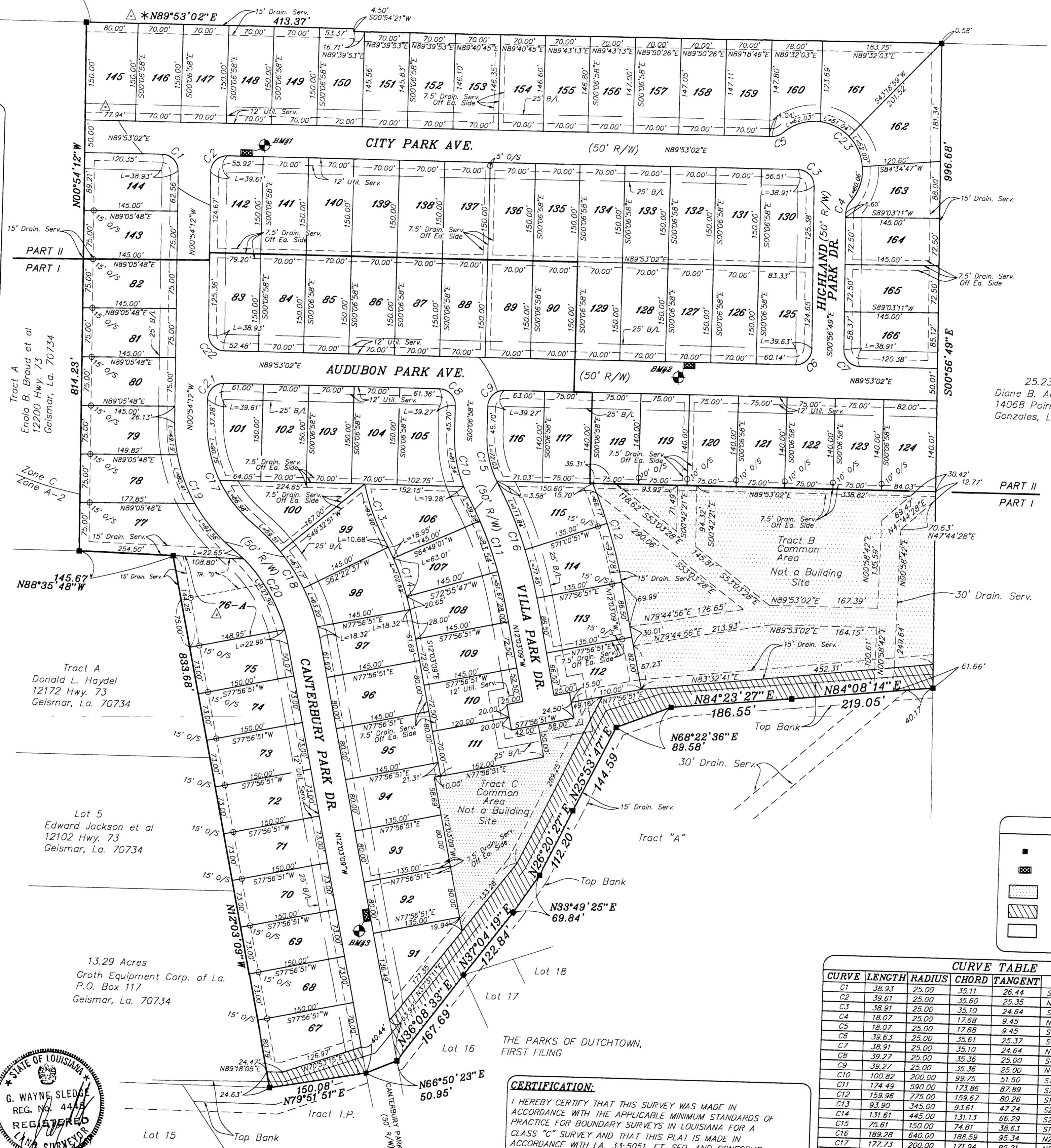
1-19-05 3343  
DATE FILE NO.  
/s/ MARIAN MILES  
MARIAN MILES, CHAIRMAN  
ASCENSION PARISH PLANNING COMMISSION

APPROVED:  
PLANNING COMMISSION  
PARISH OF ASCENSION

1-5-05 3181  
DATE FILE NO.  
/s/ MICHAEL MARCHAND  
MICHAEL MARCHAND, VICE CHAIRMAN  
ASCENSION PARISH PLANNING COMMISSION



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

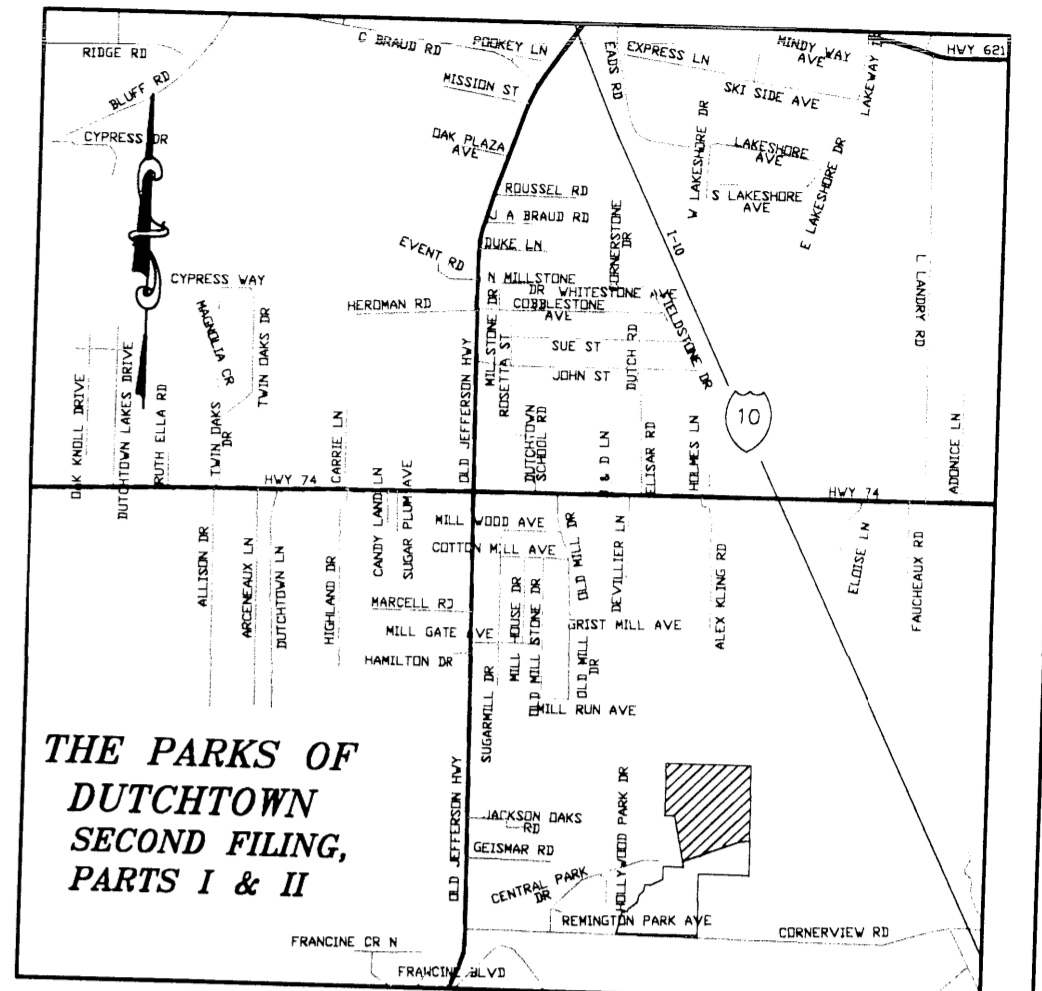


**LEGEND**

- CONCRETE MONUMENT
- CATCH BASIN
- COMMON PROPERTY
- DRAINAGE SERVITUDE
- 100 YEAR FLOOD ZONE

CURVE	LENGTH	CURVE TABLE		BEARING	DELTA
		RADIUS	CHORD TANGENT		
C1	36.93	25.00	35.11	26.44	S45°30'35"E 89°12'46"
C2	38.91	25.00	35.60	25.35	N44°28'25"W 90°47'14"
C3	18.07	25.00	17.68	9.45	S45°31'53"E 89°10'09"
C4	18.07	25.00	17.68	9.45	S69°10'45"E 41°24'35"
C5	38.91	25.00	35.61	25.37	S44°28'07"W 90°49'51"
C6	38.91	25.00	35.10	24.64	N45°31'53"W 89°10'09"
C7	38.91	25.00	35.36	25.00	S45°36'58"E 90°00'00"
C8	100.82	200.00	99.75	51.50	S14°33'25"W 85°54'57"
C9	174.49	590.00	173.86	87.89	S20°31'31"E 16°56'44"
C10	159.96	775.00	159.67	80.26	S17°57'55"E 11°49'32"
C11	131.61	445.00	131.13	66.29	S21°12'03"E 15°35'36"
C12	177.73	600.00	177.33	108.50	S20°31'31"E 15°56'44"
C13	131.61	445.00	131.13	66.29	S14°33'25"W 28°52'55"
C14	177.73	600.00	177.33	108.50	S14°33'25"W 16°56'44"
C15	177.73	600.00	177.33	108.50	N26°21'40"W 50°54'57"
C16	188.28	640.00	188.59	95.34	N20°31'31"W 16°56'44"
C17	208.22	800.00	204.96	110.02	N26°21'40"W 50°54'57"
C18	222.16	250.00	214.92	90.42	N31°56'09"W 39°45'00"
C19	173.51	250.00	170.05	90.42	N31°56'09"W 39°45'00"
C20	38.93	25.00	35.60	25.35	N44°28'25"W 90°47'14"
C21	38.93	25.00	35.11	24.64	N45°30'35"E 89°12'46"
C22	228.13	78.00	148.63	1070.99	S45°31'53"E 171°59'18"

**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 "C" 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.  
/s/ G. WAYNE SLEDGE 1-4-05  
G. WAYNE SLEDGE, P.L.S. DATE



THE PARKS OF DUTCHTOWN SECOND FILING, PARTS I & II  
VICINITY MAP  
1"=2000'

- BENCHMARK # 1 ELEV. 13.60'**  
TOP OF CATCH BASIN LOCATED ON NORTH END OF LOT 142 ON THE SOUTH SIDE OF CITY PARK AVE. AS SHOWN ON MAP.
  - BENCHMARK # 2 ELEV. 12.54'**  
TOP OF CATCH BASIN LOCATED ON LOT 127 ON THE NORTH SIDE OF AUDUBON PARK AVE. AS SHOWN ON MAP.
  - BENCHMARK # 3 ELEV. 12.54'**  
TOP OF CATCH BASIN LOCATED ON WEST END OF LOT 92 ON THE EAST SIDE OF CANTERBURY PARK DR. AS SHOWN ON MAP.
- REFERENCE BENCHMARK: ELEV. 12.64'**  
ASCENSION PARISH BM NO. A-44, LOCATED AT THE INTERSECTION OF HWY 73 & HWY 74.

**\* BASIS OF BEARING: N 89°53'02" W**  
BEING THE NORTH PROPERTY LINE OF TRACT OF LAND AS SHOWN ON REFERENCE MAP NO. 3.

- GENERAL NOTES:**
1. ZONING: RM (MEDIUM INTENSITY RESIDENTIAL)
  2. SEWAGE DISPOSAL: COMMUNITY TREATMENT PLANT (PRIVATE)
  3. 100 YEAR FLOOD ELEVATION : 13.5'
  4. ELECTRIC CO: ENTERGY
  5. GAS CO: LOUISIANA GAS COMPANY
  6. WATER: ASCENSION WATER CO.
  7. ACREAGE: 36.257 ACRES
  8. LAND USE: SINGLE FAMILY RESIDENTIAL
  9. STREETS: 27' ASPHALT CONCRETE WITH CURB AND GUTTER.
  10. NO. OF LOTS: 100
  11. SCHOOLS:  
PRIMARY: DUTCHTOWN PRIMARY  
MIDDLE: DUTCHTOWN MIDDLE  
HIGH: DUTCHTOWN HIGH SCHOOL
  12. THERE ARE NO EXISTING CURVES ON PUBLIC STREETS WITHIN ONE-FOURTH (1/4) MILE OF THE PROPOSED STREET.
  13. BUILDING SETBACKS:  
FRONT: 25'  
SIDE: 5'  
BACK: 20'

**FINAL PLAT**  
**THE PARKS OF DUTCHTOWN**  
**SECOND FILING, PARTS I & II**  
**PRICE LeBLANC PROPERTY**

BEING TRACTS B-1, B-2 & B-3-B-2 & LOT 50, LOCATED IN THE SW 1/4 OF SECTION 23, T-9-S, R-2-E SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI ASCENSION PARISH, LOUISIANA

FOR  
**SIGNATURE HOMES**  
1500 LOBDELL AVE., SUITE B  
BATON ROUGE, LA 70806

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

F.B. NO.:	PG. NO.:
DESIGNED: BMA	CADFILE: 03100FP3REV
DETAILED: DLD	DATE: 7-06-06
CHECKED: GWS	SHEET NO.: