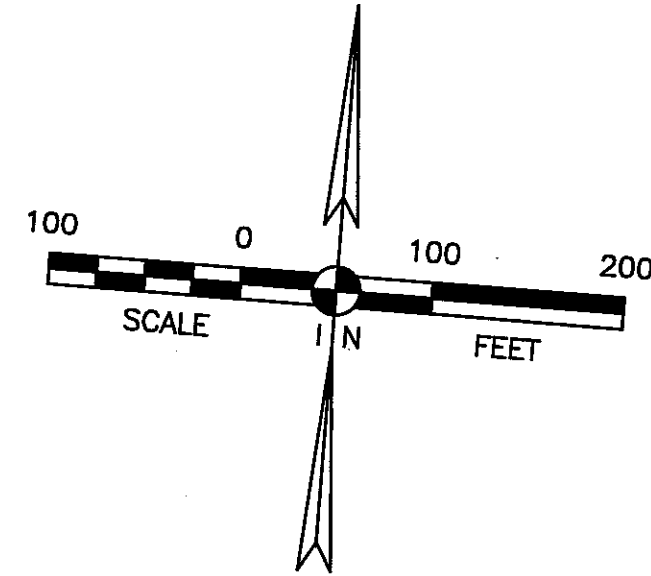


CURVE TABLE					
CURVE	LENGTH	RADIUS	DIRECTION	CHORD	DELTA
C1	143.47	1025.00'	N85°59'37"W	143.35'	8°01'10"
C2	520.77	2050.00'	N89°33'24"E	519.30'	14°53'08"
C3	399.70	2025.00'	S87°45'06"W	399.25'	11°18'33"
C4	139.82	875.00'	N89°17'53"E	138.70'	8°13'00"
C5	58.89	900.00'	S87°05'22"W	58.68'	3°47'59"
C6	56.37	850.00'	S87°05'22"W	56.36'	3°47'59"
C7	147.00	1025.00'	N89°17'53"E	146.87'	8°13'00"
C8	389.83	1975.00'	S87°45'06"W	389.20'	11°18'33"
C9	533.79	2050.00'	N89°33'24"E	533.28'	14°53'08"
C10	136.47	875.00'	N89°33'24"E	136.36'	8°13'00"
C11	478.11	2200.00'	N88°19'22"E	477.17'	12°27'06"
C12	360.23	1825.00'	S87°45'06"W	359.64'	11°18'33"
C13	168.51	1175.00'	N89°17'53"E	168.36'	8°13'00"

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.32'	S46°42'46"E
L2	14.97'	S43°17'14"W
L3	50.00'	N01°00'38"W
L4	25.00'	N88°31'01"E
L5	40.78'	N01°28'59"W
L6	25.00'	N88°31'01"E
L7	39.96'	N01°28'59"W



**GENERAL NOTES:**

LAND USAGE: SINGLE FAMILY RESIDENTIAL  
 ZONING: RM (RESIDENTIAL MEDIUM INTENSITY)  
 ACREAGE: 22.37± ACRES  
 NO. OF LOTS: 56 SINGLE FAMILY  
 OVERALL DENSITY: 2.50 LOTS/ACRE  
 FLOOD ZONE: ZONES "X" AND "Y" ACCORDING TO H.L.D. F.L.M. NO. 220015-040 R, DATED SEPTEMBER 2, 1981.  
 100 YR. BASE FLOOD ELEVATION: -21.0'-FT. NAV.D.

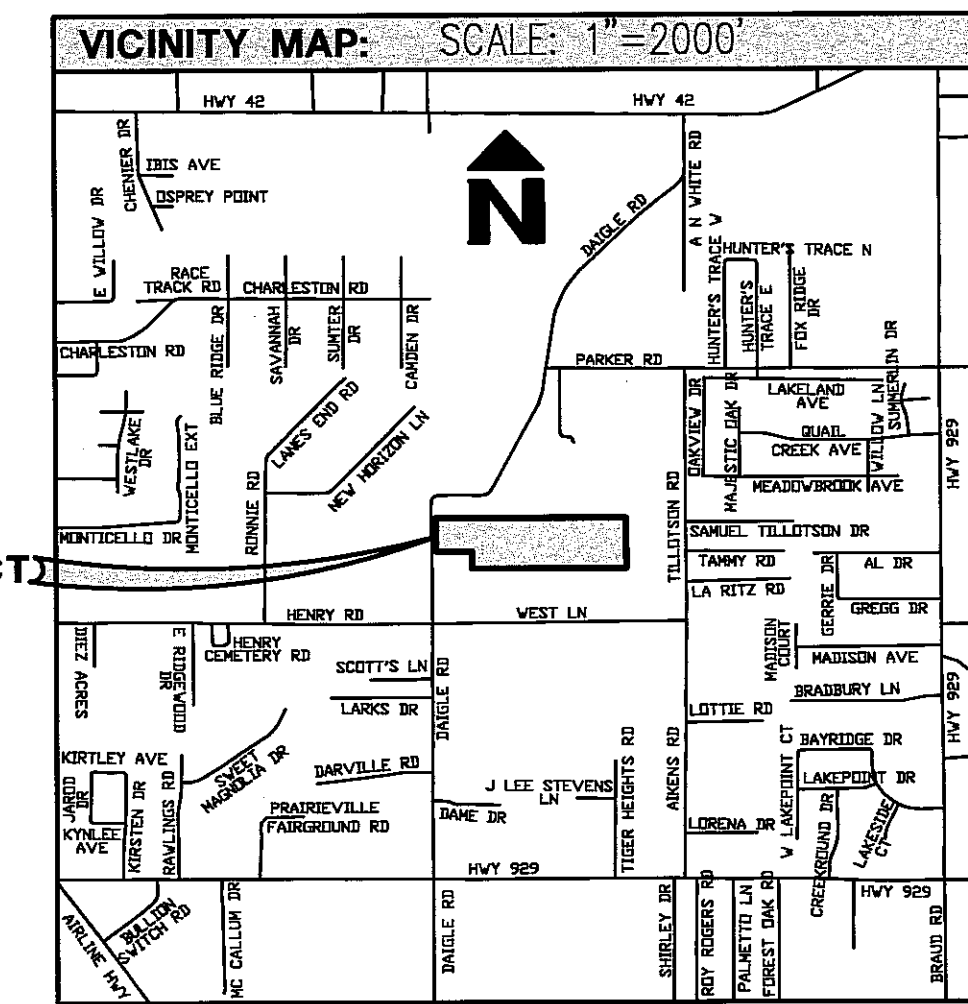
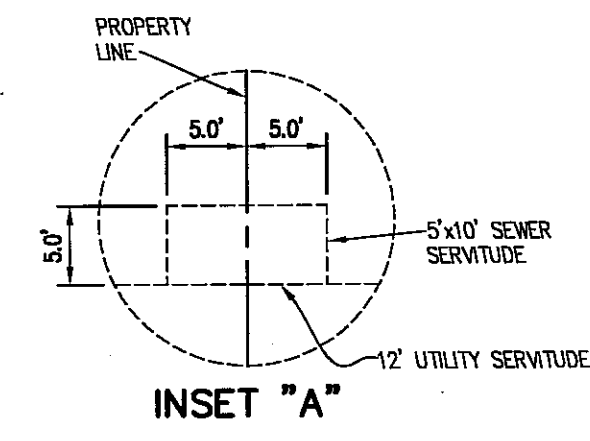
STREETS: STREETS TWENTY-SEVEN (27') FEET WIDE WITH THREE (3") INCHES ASPHALTIC CONCRETE WEARING SURFACE ON A MINIMUM TEN (10") INCH SOIL CEMENT BASE WITH CONCRETE CURB AND GUTTER.

SEWER: GRAVITY COLLECTION LINES TO COMMUNITY TREATMENT PLANT  
 WATER: ASCENSION WATER COMPANY  
 ELECTRIC: ENTENRY  
 GAS: ATMOS ENERGY  
 TELEPHONE: ETEL  
 CABLE TV: COX  
 HIGH SCHOOL: DUTCOTOWN HIGH  
 MIDDLE SCHOOL: PRAIRIEVILLE MIDDLE  
 ELEMENTARY SCHOOL: OAK GROVE PRIMARY

INDICATES TYPICAL 1/2" IRON PIPE SET IN CONCRETE

**MINIMUM SETBACKS:**

FRONT YARD: 25 FEET UNLESS OTHERWISE INDICATED  
 REAR YARD: 20 FEET  
 SIDE YARD: 5 FEET



**FERRIS**  
 ENGINEERING & SURVEYING, L.L.C.  
 CIVIL ENGINEERING - LAND SURVEYING  
 LAND PLANNING - MUNICIPAL/HIGHWAY  
 11854 BRICKSOME AVENUE  
 BATON ROUGE, LA 70816  
 PH - 225.292.6838  
 FAX - 225.292.0441  
 WWW.FERRISINC.COM

Client:  
**DJC LAND DEVELOPMENT, L.L.C.**  
 311 ROBERT ST., SUITE B  
 SLIDELL, LA 70458

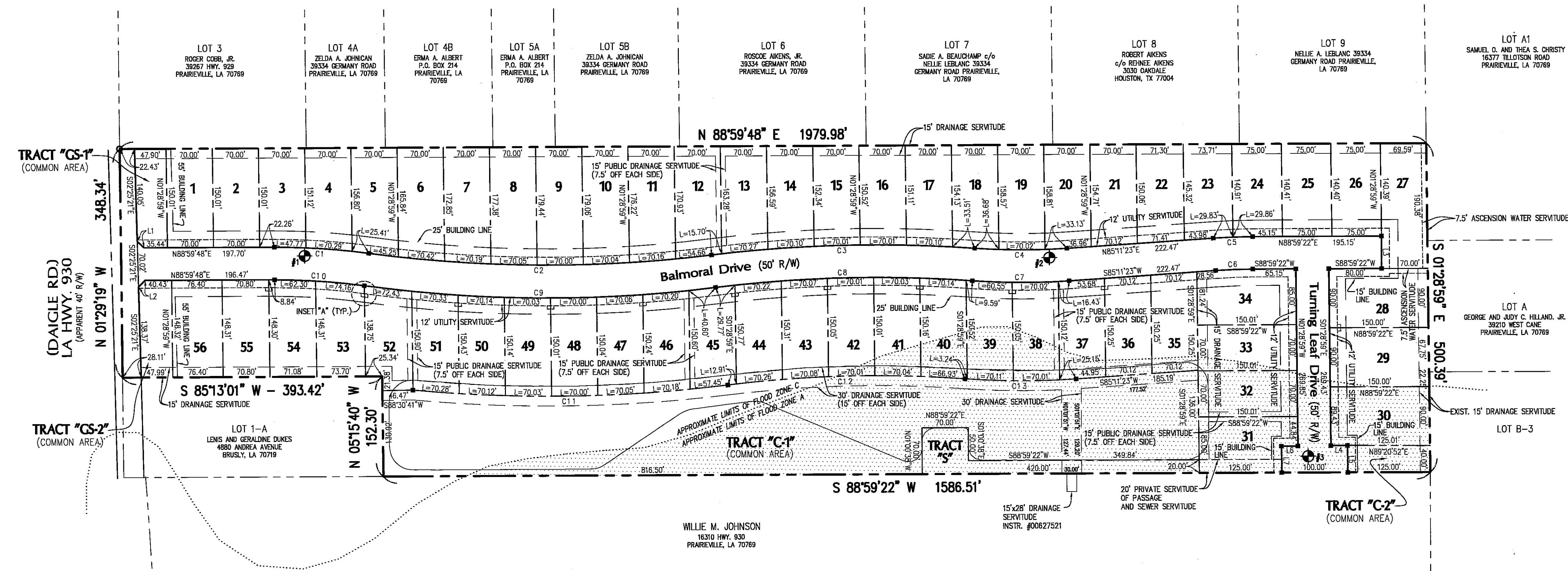
Project:  
**SUMMERLYN**  
 (FORMERLY HELENA PLACE)

DAIGLE ROAD  
 PRAIRIEVILLE, LA

FINAL PLAT OF  
**SUMMERLYN**  
 (FORMERLY HELENA PLACE)

Description:  
 BEING A SUBDIVISION OF A 21.37 ACRE TRACT OF THE HELENA JOHNSON PROPERTY, LOCATED IN SECTION 31, T-8-S, R-3-E, SOUTHEASTERN LAND DISTRICT, LOCATED IN SECTION 31, T-8-S, R-3-E, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA.

DWG# 05031\_FINAL PLAT.dwg 2/23/2007 7:30:11 AM CST



**BENCHMARK:**

#1 WEST BOLT ON CATCH BASIN NORTH SIDE OF CLEAR WATER AVE., FRONT OF LOT 4, ELEV. 20.06.  
 #2 WEST BOLT ON CATCH BASIN NORTH SIDE OF CLEAR WATER AVE., FRONT OF LOT 20, ELEV. 19.76.  
 #3 WEST BOLT ON CATCH BASIN SOUTH SIDE OF TURNING LEAF, ELEV. 20.00.

**BASIS FOR ELEVATIONS:**

ALL ELEVATIONS SHOWN HEREON ARE REFERENCED OFF OF AND RELATIVE TO ASCENSION PARISH BENCHMARK NO. MUDC 4.89 WITH A GIVEN ELEVATION OF 18.84 FEET (N.A.V.D. 1988).

**BASIS FOR BEARING:**

ALL BEARINGS SHOWN HEREON ARE REFERENCED OFF OF AND RELATIVE TO THE BEARINGS SHOWN ON REFERENCE MAP NO. 1.

- REFERENCE MAPS:**
- MAP SHOWING PROPERTY BOUNDARY SURVEY OF THE SUBDIVISION OF LOT 1 OF THE LENSIE L. DUKES, ST. ESTATE PROPERTY AND THE SUBDIVISION OF LOT 2 OF THE HELENA JOHNSON PROPERTY, INTO LOT 1-A AND LOT 2-A, LOCATED IN THE NW 1/4 OF SECTION 31, T-8-S, R-3-E, SOUTHEASTERN LAND DISTRICT, ASCENSION PARISH, LA. PREPARED BY M. J. CONTINENT, JR. P.L.S. DATED 5/30/05. (RECORDED WITH THE ASCENSION PARISH CLERK OF COURT, INSTRUMENT #101009).
  - MAP SHOWING PROPERTY BOUNDARY SURVEY OF LOT 2 OF THE HELENA JOHNSON PROPERTY, LOCATED IN THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 31, T-8-S, R-3-E, SOUTHEASTERN LAND DISTRICT, ASCENSION PARISH, LA. PREPARED BY M. J. CONTINENT, JR. P.L.S. DATED 3/23/05.
  - MAP SHOWING PROPERTY BOUNDARY SURVEY OF LOTS 3 AND LOT 4 OF THE ACT OF PARTITION BETWEEN LILLIE VALLEY, ET AL, RECORDED NOV. 26, 1963, ORIG. 137392 AND CORRECTED BY ACT OF CORRECTION, RECORDED JUNE 11, 1968, ORIG. 947927, LOCATED IN THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 31, T-8-S, R-3-E, SOUTHEASTERN LAND DISTRICT, ASCENSION PARISH, LA. PREPARED BY M. J. CONTINENT, JR. P.L.S. DATED 10/27/97.
  - MAP SHOWING PROPERTY BOUNDARY SURVEY OF LOTS 4-A AND LOT 4-B BEING A PORTION OF LOTS 4 & 5 OF THE LILLIE VALLEY, ET AL PARTITION, LOCATED IN THE NW 1/4 OF SECTION 31, T-8-S, R-3-E, SOUTHEASTERN LAND DISTRICT, ASCENSION PARISH, LA. PREPARED BY W. J. CONTINENT, JR. P.L.S. DATED 2/22/99.
  - MAP SHOWING SURVEY PLAT OF LOTS A AND B, LOCATED IN THE NW 1/4 OF SECTION 31, T-8-S, R-3-E, SOUTHEASTERN LAND DISTRICT, ASCENSION PARISH, LA. PREPARED BY EARLES & ASSOC., DATED 12/19/91.
  - MAP SHOWING SURVEY MAP FOR LENSIE L. DUKES, SHOWING A CERTAIN TRACT OF LAND, LOCATED IN SECTION 31, T-8-S, R-3-E, SOUTHEASTERN LAND DISTRICT, ASCENSION PARISH, LA. PREPARED BY ALEX THERIOT, JR., C.E., DATED 10/19/68.

**REVISION NO. 1: 04/04/2007**

REVISED TO CHANGE SUBDIVISION NAME FROM HELENA PLACE TO SUMMERLYN AND TO CHANGE STREET NAME FROM CLEAR WATER DRIVE TO BALMORAL DRIVE.

**APPROVED:**

*[Signature]* 4/5/07 4167  
 MICHAEL MARCHAND, CHAIRMAN DATE FILE NO.  
 ASCENSION PARISH PLANNING COMMISSION

**GRADING INSTRUCTIONS:**

AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER OR HIS REPRESENTATIVE TO GRADE EACH LOT SO THAT THE STORM DRAINAGE RUNOFF CONFORMS TO THE APPROVED STORM DRAINAGE PLAN FOR HELENA PLACE, UNLESS OTHERWISE APPROVED BY THE ASCENSION PARISH DEPARTMENT OF PUBLIC WORKS.

**DETENTION POND NOTE:**

THE DETENTION POND HAS BEEN DESIGNED AS A DETENTION POND IN CONJUNCTION WITH THE OVERALL APPROVED DRAINAGE PLAN OF THIS SUBDIVISION. THE POND, SHORES AND/OR LEAVES SHALL BE PRIVATELY OWNED AND MAINTAINED. THE PARISH OF ASCENSION SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE THEREOF. NO FILLING OR ALTERING OF ANY POND AREA SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ASCENSION PARISH DEPARTMENT OF PUBLIC WORKS.

**NOTES:**

- NO ATTEMPT HAS BEEN MADE BY FERRIS ENGINEERING & SURVEYING, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.
- ALL LOTS SHOWN HEREON HAVE THE MINIMUM LOT SIZE AND LOT FRONTAGE FOR THEIR RESPECTIVE ZONING DISTRICTS AS SET FORTH IN THE ASCENSION PARISH DEVELOPMENT CODE.
- ALL PROPERTY CORNERS SHOWN HEREON HAVE BEEN MONUMENTED WITH 1/2 INCH IRON PIPES, UNLESS OTHERWISE INDICATED.

**PRELIMINARY PLAT APPROVAL:**

PLANNING COMMISSION: MAY 10, 2006

**VARIANCE REQUESTED/APPROVED:**

NONE

**SEWER SYSTEM DEDICATION:**

TRACT "S", THE SANITARY SEWER COLLECTION SYSTEM AND LIFT STATION FOR HELENA PLACE, SHALL BE DEDICATED TO WASTEWATER TREATMENT OF LOUISIANA, INC. FOR THE PURPOSE OF SANITARY SEWER TREATMENT. THE PARISH OF ASCENSION IS NOT RESPONSIBLE FOR THE MAINTENANCE THEREOF.

**RESTRICTIONS NOTE:**

ALL LOTS ARE SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED AS AN ADJUNCT HERETO.

**COMMON AREA DEDICATION:**

THOSE AREAS DESIGNATED AS "COMMON AREA" ARE HEREBY DEDICATED TO THE HOME OWNERS AND OCCUPANTS OF HELENA PLACE FOR RECREATION, PRIVATE SERVITUDES, AND OTHER RELATED ACTIVITIES. THE "COMMON PROPERTY" ARE NOT HEREBY DEDICATED FOR USE OF THE GENERAL PUBLIC, BUT DEDICATED FOR THE COMMON USE AND ENJOYMENT OF THE HOME OWNERS AND OCCUPANTS OF HELENA PLACE. OWNERSHIP AND MAINTENANCE SHALL BE BY THE HELENA PLACE PROPERTY OWNERS ASSOCIATION. THE ASCENSION PARISH DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE WITHIN "COMMON PROPERTY."

**PRIVATE DEDICATION:**

THE SERVITUDES DESIGNATED HEREON AS "PRIVATE SERVITUDES" ARE HEREBY RESERVED FOR THE USE OF HELENA PLACE HOME OWNERS ASSOCIATION PROPERTY OWNERS. ITS SUCCESSORS AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF SAID LOTS AND TRACT. THE SALE OF ANY PROPERTY SHOWN HEREON BY REFERENCE TO THIS PLAT SHALL NOT CONSTITUTE A DEDICATION TO THE PUBLIC OF ANY "PRIVATE SERVITUDE" SHOWN HEREON. FURTHERMORE, THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE "PRIVATE SERVITUDES." THE ASCENSION PARISH DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE OF PRIVATE FACILITIES.

**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. 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.

**SEWAGE DISPOSAL:**

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 HEALTH UNIT OF ASCENSION PARISH, LOUISIANA.

**/S/ C. J. DUNAWAY, JR.** 03/15/07  
 C. J. DUNAWAY, JR. DATE  
 DJC LAND DEVELOPMENT, L.L.C.

**ASCENSION PARISH PLANNING COMMISSION:**

**APPROVED:**

**/S/ MICHAEL MARCHAND**  
 MICHAEL MARCHAND, CHAIRMAN  
 ASCENSION PARISH PLANNING COMMISSION

3-16-07  
 DATE

3613 00663094  
 FILE NO. INSTR. NO.

**CERTIFICATION:**

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051, ET SEQ., AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

**/S/ DARVIN W. FERGUSON** 03/15/07  
 DARVIN W. FERGUSON, P.L.S. DATE  
 FERRIS ENGINEERING & SURVEYING, L.L.C.

Revisions:

No.	Date	Description
1	4-4-07	STREET & SUBD. NAME



Date: FEBRUARY 5, 2007

Project No.: 05-031

Drawn By: TGM

Cadfile: 05031\_FPLAT

Drawing No.: 06-F-0042

Sheet:  
 1 OF 1