

RESTRICTIONS:
ALL LOTS ARE SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR LAKE TRITON FIRST FILING HOMEOWNERS & ASSOCIATION ("RESTRICTIONS") FILED AS AN ADJUNCT HERETO.

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 SERVICED AND SERVICE OF ACCESS 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, NOW OR IN THE FUTURE, WITHIN OR OVER ANY SERVICE, OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICE OR RIGHT OF WAY IS GRANTED. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

WINDY, LLC
OWNER

COMMON PROPERTY DEDICATION:
THE AREA SHOWN ON THIS PLAN AND DESIGNATED AS "COMMON AREA" IS HEREBY DEDICATED FOR RECREATIONAL PURPOSES FOR THE COMMON USE AND ENJOYMENT OF THE LOT OWNERS WITHIN LAKE TRITON AND IS NOT DEDICATED FOR THE GENERAL USE OF THE PUBLIC. MAINTENANCE OF THE COMMON PROPERTY SHOWN HEREON WILL BE BY THE LAKE TRITON HOME OWNERS ASSOCIATION, INC. (HOA), EXCEPT THOSE PUBLIC SERVICES WHICH ARE OBLIGATED TO BE PROVIDED BY THE PUBLIC.

SANITARY SEWER SYSTEM DEDICATION:
TRACT "TP" INCLUDING ALL IMPROVEMENTS THEREON (SANITARY SEWER TREATMENT PLANT), THE SANITARY SEWER LINES, PUMP STATIONS, SERVICE LINES AND THE SANITARY SEWER OUTFALL ARE DEDICATED TO WASTEWATER TREATMENT UTILITIES, INC. TO PROVIDE SANITARY SEWER FOR ALL LOTS IN LAKE TRITON TOGETHER WITH ALL REQUIRED SERVICE AND MAINTENANCE.

TEMPORARY SERVITUDE OF ACCESS DEDICATION:
THE AREA DESIGNATED AS TEMPORARY SERVITUDE OF ACCESS IS HEREBY TEMPORARILY DEDICATED TO THE USE OF THE PUBLIC FOR ACCESS PURPOSES. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOW OR IN THE FUTURE, WITHIN THE TEMPORARY SERVITUDE OF ACCESS SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED. UPON THE CONSTRUCTION OF THE REMAINING ROADWAY AND ITS SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY THE PARISH OF ASCENSION DEPARTMENT OF PUBLIC WORKS, THE TEMPORARY SERVITUDE OF ACCESS SHALL AUTOMATICALLY EXTINGUISH AS THE SERVITUDE WILL NO LONGER BE NECESSARY FOR PUBLIC PURPOSES.

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

NOTE:
ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAPS NO. 22001J 0240 FOR ASCENSION PARISH, LA, DATED SEPTEMBER 21, 1981, THIS PROPERTY IS LOCATED IN FLOOD ZONES A & C.

LEGEND
■ = CONCRETE MONUMENT
□ = COMMON PROPERTY
--- = CONTOUR
☒ = CATCH BASIN

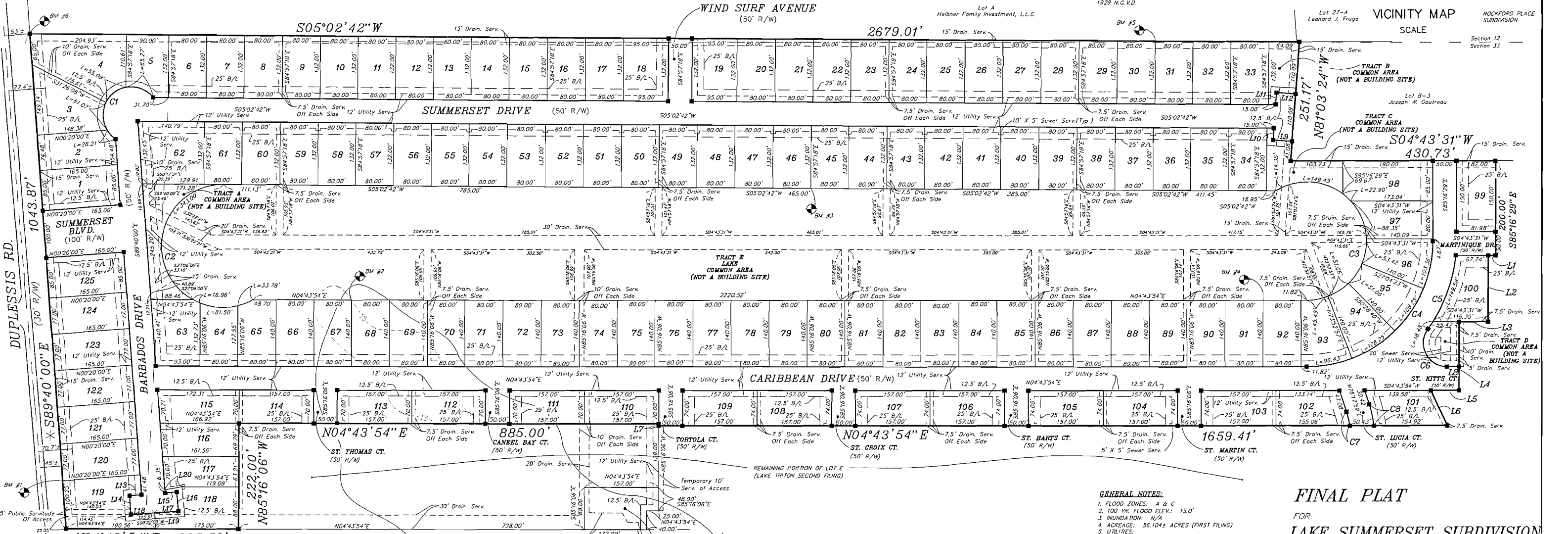
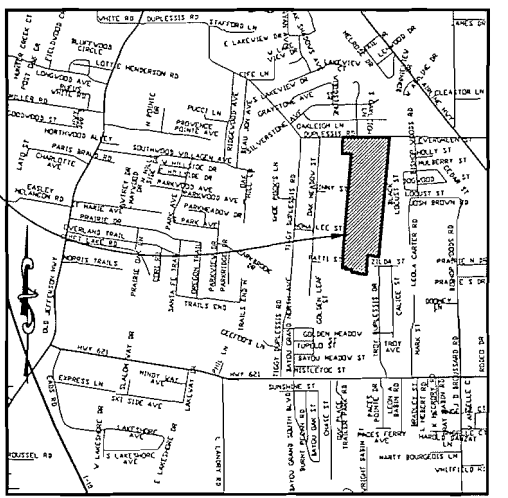
NOTE:
1/2" IRON PIPES SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

REFERENCE MAPS:
1. FINAL PLAT OF OAK MEADOW SUBDIVISION, BY NORRIS J. DECOTEAU, R.L.S., DATED 1-4-85.
2. FINAL PLAT OF ROCKFORD PLACE, FIRST FILING, BY GERARD W. LANGLOIS, C.E., DATED 1-11-85.
3. PLAT OF BAYOU GRAND NORTH SUBDIVISION, BY JOHN W. KELLEN, C.E., DATED 1-23-81.
4. PLAN OF SURVEY AND SUBDIVISION OF THE W.W. WEBB PROPERTY, BY DURALD WOODS, DATED 9-30-57.
5. PROPERTY BOUNDARY SURVEY OF TRACT B-1, BY W.J. COMTENT, JR., P.L.S., DATED 1-7-75.
6. MAP SHOWING LOT B-1 OF THE DR. C.A. PHILLIPS PROPERTY, BY W.J. COMTENT, JR., P.L.S., DATED 1-7-75.
7. MAP SHOWING LOT C-1 OF THE DR. C.A. PHILLIPS PROPERTY, BY W.J. COMTENT, JR., P.L.S., DATED 1-7-75.
8. MAP SHOWING LOT O-1 OF THE DR. C.A. PHILLIPS PROPERTY, BY W.J. COMTENT, JR., P.L.S., DATED 1-7-75.
9. MAP SHOWING LOT E-1 OF THE DR. C.A. PHILLIPS PROPERTY, BY W.J. COMTENT, JR., P.L.S., DATED 1-7-75.
10. MAP SHOWING LOT F-1 OF THE DR. C.A. PHILLIPS PROPERTY, BY W.J. COMTENT, JR., P.L.S., DATED 1-7-75.
11. MAP SHOWING LOT G-1 OF THE DR. C.A. PHILLIPS PROPERTY, BY W.J. COMTENT, JR., P.L.S., DATED 1-7-75.
12. MAP SHOWING LOT H-1 OF THE DR. C.A. PHILLIPS PROPERTY, BY W.J. COMTENT, JR., P.L.S., DATED 1-7-75.
13. MAP SHOWING ALTA/ACSM LAND TITLE SURVEY OF THE NORTHERN AND CENTRAL PORTION OF LOTS B-1, C, C-1, D, G, H-1, E & E-1 OF THE W.W. WEBB PROPERTY BY GWS ENGINEERING INC., DATED 02-02-06.

BENCHMARKS:
BM #1 ELEV. 18.07'
(BEING 1/2" IRON PIPE LOCATED ON THE INTERSECTION OF NORTHEAST CORNER OF LOT 119 AND DUPLESSIS RD.)
BM #2 ELEV. 16.21'
(BEING 1/2" IRON PIPE LOCATED BETWEEN LOTS 67 & 68 ON THE EAST SIDE OF LOTS)
BM #3 ELEV. 15.49'
(BEING 1/2" IRON PIPE LOCATED BETWEEN LOTS 45 & 46 ON THE WEST SIDE OF LOTS)
BM #4 ELEV. 16.15'
(BEING 1/2" IRON PIPE LOCATED BETWEEN LOTS 91 & 92 ON THE EAST SIDE OF LOTS)
BM #5 ELEV. 18.20'
(BEING 1/2" IRON PIPE LOCATED BETWEEN LOTS 30 & 31 ON EAST SIDE OF LOTS)
BM #6 ELEV. 17.77'
(BEING 1/2" IRON PIPE LOCATED ON THE INTERSECTION OF THE NORTHEAST CORNER OF LOT 4 AND DUPLESSIS RD.)

*** REFERENCE BEARING: S89°40'00"E**
BEING THE SOUTHERLY RIGHT OF WAY LINE OF DUPLESSIS RD. AS SHOWN ON REFERENCE MAP NO. 4.

REFERENCE BENCHMARK
ASCENSION PARISH BM# A-60
ELEVATION: 18.05'
1929 N.G.V.D.



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.
1/5/ G. WAYNE SLEDGE
G. WAYNE SLEDGE, P.L.S.

APPROVED:
PLANNING COMMISSION
PARISH OF ASCENSION

1/5/ MICHAEL MARCHAND
CHAIRMAN
ASCENSION PARISH PLANNING COMMISSION

1/5/ 12-15-06
DATE

3579
FILE NO.

NOTE:
VARIOUS LOTS WITHIN THE SUBDIVISION HAVE RECEIVED COMPACTED FILL DURING THE CONSTRUCTION PHASE OF THE PROJECT. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY GWS ENGINEERING, INC. BEFORE THE PLACEMENT OF FILL. EACH BUILDER/OWNER SHALL INDEPENDENTLY INVESTIGATE EXISTING SOIL CONDITIONS PRIOR TO COMMENCING CONSTRUCTION TO ENSURE APPROPRIATE FOUNDATION /SLAB DESIGN. THE DEVELOPER AND ENGINEER DO NOT WARRANT SOIL CONDITIONS.

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

CURVE	LENGTH	RADIUS	CHORD	TANGENT	BEARING	DELTA
C1	207.63'	60.00'	118.48'	373.13'	N42°46'39"W	198°16'13"
C2	475.24'	130.00'	251.46'	494.58'	S80°19'05"W	209°27'14"
C3	461.72'	125.00'	240.53'	441.17'	N78°54'45"E	211°38'19"
C4	416.29'	265.00'	374.79'	265.03'	S40°16'17"E	90°00'23"
C5	168.06'	315.00'	166.08'	86.08'	S64°27'51"W	30°34'10"
C6	110.03'	50.00'	89.14'	98.32'	S67°46'34"W	126°05'20"
C7	30.20'	175.00'	30.16'	15.14'	N81°14'37"E	9°53'16"
C8	46.32'	225.00'	46.24'	23.24'	N82°11'52"E	11°47'42"

LINE	LENGTH	BEARING
L1	15.72'	N04°43'31"E
L2	140.00'	N85°16'29"W
L3	60.83'	N04°43'31"E
L4	144.70'	N85°16'29"W
L5	59.70'	N04°43'54"E
L6	81.85'	S62°25'42"W
L7	4.00'	S85°16'06"E
L8	25.50'	N04°43'54"E
L9	40.00'	S08°36'36"W
L10	24.94'	N81°03'24"W
L11	24.94'	N81°03'24"W
L12	40.00'	S08°36'36"W
L13	25.00'	N00°20'00"E
L14	40.00'	S89°40'00"E
L15	25.00'	N00°20'00"E
L16	40.00'	S02°20'00"W
L17	50.00'	S02°20'00"W
L18	50.00'	S02°20'00"W
L19	33.38'	N89°40'00"W
L20	37.68'	S05°20'10"E

REVISÉ:
1. TO CHANGE SUBDIVISION NAME FROM LAKE TRITON
2. TO RENAME STREETS

CHAIRMAN
ASCENSION PARISH PLANNING COMMISSION

DATE
FILE NO.

GENERAL NOTES:
1. FLOOD ZONES: A & C
2. 100 YR. FLOOD ELEV.: 15.0'
3. UNBUILT FROM: N/A
4. ACREAGE: 56.104± ACRES (FIRST FILING)
5. UTILITIES:
ELECTRICITY - DEMCO
TELEPHONE - CTEL
WATER - ASCENSION WATER CO.
SEWER DISPOSAL - COLLECTION SYSTEM TO PRIVATE TREATMENT PLANT
6. SCHOOLS:
DUPLESSIS PRIMARY
DUPLESSIS MIDDLE
DUPLESSIS HIGH SCHOOL
7. STREETS: 27' ASPHALT W/ CURB & GUTTER
8. BUILDING SETBACKS:
FRONT - 15'
BACK - 15'
SIDE - 5'
9. NO. OF LOTS: 125 AND TRACTS A, B, C, D, E & TP
10. ZONING: RM (MEDIUM INTENSITY RESIDENTIAL)
11. TRACT TP - LOCATION OF PRIVATE TREATMENT PLANT
12. ALL LOT AREAS AND LOT FRONTAGE MEET OR EXCEED MINIMUM REQUIREMENTS FOR RM ZONING
13. LOTS 1-4 AND 119-125 SHALL NOT HAVE DIRECT ACCESS TO DUPLESSIS ROAD.

FINAL PLAT
FOR
LAKE SUMMERSET SUBDIVISION
FIRST FILING
BEING FITZGERALD, BABIN & IKERD PROPERTIES LOCATED IN SECTION 12 & 33, T-9-S, R-2-E SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER ASCENSION PARISH, LOUISIANA

FOR
WINDY, LLC
7922 SUMMA DRIVE - SUITE A-2
BATON ROUGE, LOUISIANA 70809

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

F.B. NO.:	PG. NO.:
DESIGNED: KMK	CADFILE: 05176p1
DETAILED: DLD	DATE: 2-14-07
CHECKED: KMK	SHEET NO.: