

Tract "TP"
(Not a building site)

Andrew Sholar
(Now or Formerly)

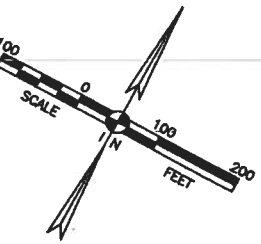
Charlie M. Isles, et al
c/o Eugene McCrory
(Now or Formerly)

U.S. INTERSTATE HIGHWAY 10

Tract X-1-A

COMMON AREA

Joshua H. Burnett
(Now or Formerly)



COMMON AREA:
These areas designated as "Common Area" are hereby dedicated to the property owners and occupants of The Lake at Manchac Subdivision for recreation, servitudes, and other related activities. The "Common Area" is NOT hereby dedicated for use by the general public and the public is not responsible for maintenance thereof. Property owners and occupants of The Lake at Manchac Subdivision are solely responsible for the maintenance thereof.

RESTRICTIONS:
All lots are subject to Declaration of Restrictive Covenants filed as an adjunct hereto.

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. 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.

SEWERAGE:
No PERSON shall provide or install a method of sewage treatment and disposal other than connection to an approved sanitary sewer system until the method of sewage treatment and disposal has been approved by the Ascension Parish Health Department.



NOTE:
No attempt has been made by Ferris Engineering & Surveying, Inc. to verify title, actual legal ownership, servitudes, easements, rights-of-way or other encumbrances on the property other than those furnished by the owner or his representatives.
All lots within the Lake at Manchac Subdivision have a minimum of 60' frontage at the building line.

CERTIFICATION:
This is to certify that this plat conforms to Louisiana Revised Statutes 33:505 et seq. and conforms to all parish ordinances governing the subdivision of land and exceeds the accuracy standards for a Class "B" Survey.

/S/ Ronald K. Ferris 11/17/97
Ferris Engineering & Surveying, Inc. Date

APPROVED:
Ascension Parish Planning Commission

/S/ Harvey Kling 11/18/97
Harvey Kling, Chairman Date
Ascension Parish Planning Commission File No.: 0976

/S/ Brooks Hearn 11/17/97
Quadvest/Hearn Representative Date
10085 Old Hammond Highway
Baton Rouge, Louisiana 70816

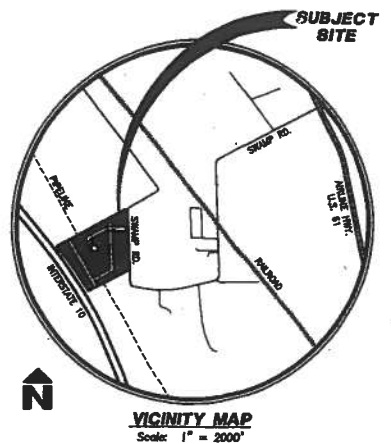
REVISED 3/16/98:
Revised to correct dimensions on front of Lot 44 and on lot line common to Lots 43 and 44.
/S/ Harvey Kling 3/16/98
Harvey Kling, Chairman Date
Ascension Parish Planning Commission File No.: 1131

REVISED 6/3/98:
Revised to exchange property between Common Area and Lot 57 to create Lot 57-A. NO NEW LOTS ARE BEING CREATED.
APPROVED:
Ascension Parish Planning Commission
/S/ Harvey Kling 6/3/98
Harvey Kling, Chairman Date
Ascension Parish Planning Commission File No. 1221

REVISED 1/13/99:
Revised to exchange property between Lot 31 and Tract X-1 to create Lot 31-A and Tract X-1-A. NO NEW LOTS ARE BEING CREATED.
APPROVED:
Ascension Parish Planning Commission
/S/ Harvey Kling 1/13/99
Harvey Kling, Chairman Date
Ascension Parish Planning Commission File No. 1417

REVISED 6/9/99:
Revised to correct location of existing 15' Sewer Servitude (Private) on Lot 31-A and Tract X-1-A as shown. To remove 15' Drainage Servitude on Tract X-1-A adjacent to Lot 30 as revoked by Ascension Parish Council Ordinance dated May 27, 1999.
APPROVED:
Ascension Parish Planning Commission
/S/ Harvey Kling 6/9/99
Harvey Kling, Chairman Date
Ascension Parish Planning Commission File No. 1593

REVISED 7/24/02:
Revised to reduce building line on Lot 27 from 35 feet to 25 feet. Lot 27 has 77.17 feet of frontage on Acadia Way Avenue.
APPROVED:
Ascension Parish Planning Commission
James E. Alton
James E. Alton, Chairman Date
Ascension Parish Planning Commission File No. [REDACTED]



BASE BEARING:
N 63°54'31" E being the northern property line of Tract "A-2-A" as shown on reference map.

REFERENCE MAPS:
Map showing subdivision of a 63.76 ac. tract of the Margery Amis Ronalson Property into Tracts "A" and "B" by Lester A. McLin, Jr., P.L.S., dated 2/18/86, and last revised 4/18/86 to create Tracts "A-2-A" and "A-2-B".
Map showing resubdivision of Tracts "A-2-A" and "A-2-B" of the Margery Amis Ronalson Property into Lot 1 through 13 and Tract "X" by Ronald K. Ferris, dated June 18, 1996.

GENERAL NOTES:
Total No. Lots: 50
Streets: "Local" street standard; 3" asphalt over 10" Soil cement base with concrete curb and gutter.
Sewerage: Sanitary sewer collection lines to community treatment plant.
Water: Baton Rouge Water Co.
Electricity: Entergy
Telephone: Eatel
Flood Zone: Flood Zone (area of minimal flood) according to the H.U.D. F.I.R.M. for Ascension Parish, Louisiana Panel No. 220013-0030C, dated January 20, 1993.
Total Acreage: 19.488 Acres

BENCHMARKS:
South bolt on catch basin in front of Lot 33 on Acadia Avenue. Elevation 26.37.
South bolt on catch basin in front of Lot 53 on Caroline Court. Elevation 26.78.

RIGHT-OF-WAY CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	68.00'	307.27'	82.63'	105.01'	S 24°27'27" W	258°54'07"
2	38.50'	53.02'	31.68'	48.83'	N 65°32'33" W	78°54'07"
3	38.50'	60.48'	38.50'	54.45'	S 18°54'31" W	90°00'00"
4	75.00'	243.97'	1345.82'	148.77'	S 18°54'31" W	186°22'46"
5	279.61'	123.40'	62.72'	122.40'	N 76°33'07" E	25°17'12"
6	328.61'	145.47'	73.94'	144.29'	N 76°33'07" E	25°17'12"
7	62.50'	57.96'	31.25'	55.90'	S 64°14'23" E	53°07'48"
8	62.50'	57.96'	31.25'	55.90'	N 64°14'23" W	53°07'48"
9	38.50'	43.48'	24.39'	41.21'	S 31°33'07" W	84°42'48"
10	75.00'	210.87'	450.42'	147.96'	S 31°33'07" W	161°05'34"

DATE	BY	DESCRIPTION
7/24/02	GF	Before building line on Lot 27 to 25'
6/9/98	GF	Correct 15' Sewer Serv. and remove 15' Drainage Serv.
1/13/99	GF	Exchange property between Lot 31 and Tract X-1
6/9/99	GF	Exchange property between Common Area and Lot 57
3/16/98	GF	Correct lot dimensions

FINAL PLAT

The Lake at Manchac
Second Filing

DESCRIPTION: being a subdivision of Tract "C" of the Margery Amis Ronalson Property, located in Sections 27 and 34, Township 8 South, Range 2 East, Southeastern Land District, Ascension Parish, Louisiana

CLIENT: Quadvest / Hearn
10085 Old Hammond Highway
Baton Rouge, Louisiana 70816

FERRIS ENGINEERING & SURVEYING, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS