(SCALE IN FEET)

GENERAL NOTES:

1. FLOOD ZONES: A & C
2. INUNDATION: N/A
3. ACREAGE: 12.385± ACRES
4. UTILITIES:
   ELECTRICITY – DEMCO
   TELEPHONE – EATEL
   WATER – ASCENSION WATER CO.
   SEWER DISPOSAL – COLLECTION SYSTEM TO PRIVATE TREATMENT PLANT
5. SCHOOLS:
   CENTRAL PRIMARY
   CENTRAL MIDDLE
   EAST ASCENSION HIGH SCHOOL
6. STREETS: 27' ASPHALT W/CURB & GUTTER
7. BUILDING SETBACKS:
   FRONT – 20'
   BACK – 15'
   SIDE – 5'
8. NO. OF LOTS: 65
9. 100 YR. FLOOD ELEV.: 16.0'
10. ZONING: RM (MEDIUM INTENSITY RESIDENTIAL)

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

NOTE
ALL LOTS MEET MINIMUM AREAS OF 3,000 SQUARE FEET FOR ZERO LOT LINE.

ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAPS 220011 0045 C FOR ASCENSION PARISH, DATED JANUARY 20, 1993, THIS PROPERTY IS LOCATED IN FLOOD ZONES A & C.

NOTE:
[illegible] WITH THE ASCENSION PARISH FLOOD PLAIN ADMINISTRATOR

BENCHMARKS:

BM #1 ELEV. 15.23 (NORTH BOLT ON CATCH BASIN LOCATED ON THE EAST SIDE OF CREEKVIEW DR. @ LOTS 58 & 59)

BM #2 ELEV. 15.71 (NORTH BOLT ON CATCH BASIN LOCATED ON THE WEST SIDE OF CREEK SIDE DR. @ LOTS 106 & 107)

REFERENCE BENCHMARK:

ASCENSION PARISH BM# A-96
ELEVATION: 17.96' (N.G.V.D.)
1929 DATUM

* REFERENCE BEARING: S89°44'16"W

BEING THE COMMON FILING LINE BETWEEN CREEK SIDE FIRST & SECOND FILING AS SHOWN ON REFERENCE MAP NO. 8.

REFERENCE MAPS:

1. FINAL PLAT OF FOX RUN SUB'D., FIRST FILING BY EARLES & ASSOCIATES DATED 2-3-84.
2. REVISED FINAL PLAT OF FOX RUN SUBD., FIRST FILING BY GWS ENGINEERING, INC., DATED 4-29-03, REVISED 7-15-03.
3. PROPERTY BOUNDARY SURVEY OF THE SUBDIVISION OF THE LISA LANDRY QUAD AND JAMES LANDRY PROPERTY, BY W.J. CONTANENT, JR., DATED JULY 26, 1999.
4. MAP SHOWING RESUBDIVISION OF A PORTION OF LOT 3-C INTO LOTS 3-C-1, 3-C-2 & 3-C-3, BY GWS ENGINEERING, INC.
5. MAP SHOWING RESUBDIVISION OF LOT 3 INTO LOTS 3-A & 3-B, ARTHUR COOK PROPERTY BY GWS ENGINEERING, INC., DATED 01-28-04.
6. FINAL PLAT OF CROSS CREEK SUBDIVISION, FIRST FILING, PART 1, BY GWS ENGINEERING, INC., DATED 6-2-04, REVISED 4-02-05.
7. FINAL PLAT OF CROSS CREEK FIRST FILING, PART 4, BY GWS ENGINEERING, INC., DATED 12-20-05, REVISED 05-24-06.
8. FINAL PLAT OF CREEK SIDE, FIRST FILING BY GWS ENGINEERING, INC., DATED 09-08-06, REVISED 03-08-07.

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

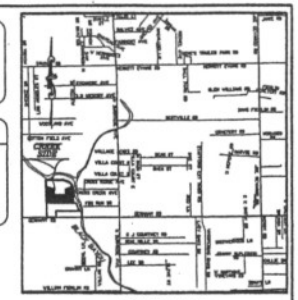
NOTE:
VARIOUS LOTS WITHIN THE SUBDIVISION HAVE RECEIVED COMPACTED FILL DURING THE CONSTRUCTION PHASE OF THE PROJECT. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY GWS ENGINEERING, INC. BEFORE THE PLACEMENT OF FILL. EACH BUILDER/OWNER SHALL INDEPENDENTLY INVESTIGATE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

GRADING INSTRUCTIONS:

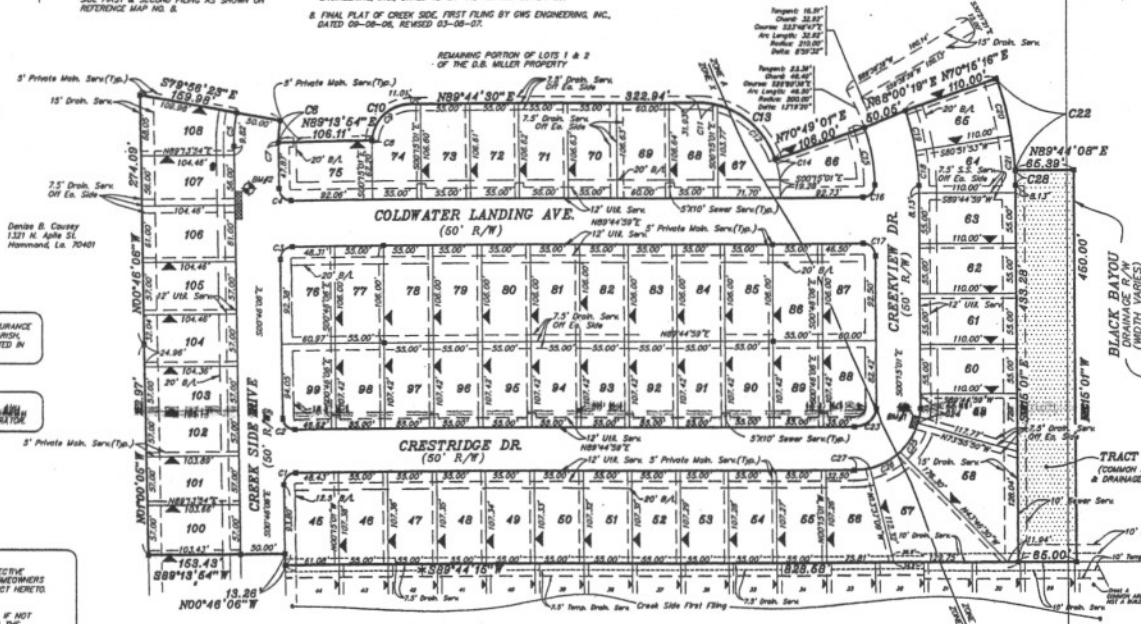
AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER, HIS CONTRACTOR OR HIS REPRESENTATIVE TO GRADE EACH LOT SO THAT THE STORM DRAINAGE RUNOFF CONFORMS TO THE APPROVED DRAINAGE LAYOUT, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.

LEGEND

- = CONCRETE MONUMENT
- = COMMON PROPERTY
- = CATCH BASIN
- = INDICATES ZERO LOT LINE



VICINITY MAP
1"=2000'


COLDWATER LANDING AVE.
(50' R/W)
CRESTRIDGE DR.
(50' R/W)
CREEKVIEW DR.
(50' R/W)
CREEK SIDE DRIVE
(50' R/W)
BLACK BAYOU
DRAINAGE R/W
(WIDTH VARIES)
TRACT "B"
(COMMON AREA
& DRAINAGE SERV.)
REMAINING PORTION OF LOTS 1 & 2
OF THE D.B. MILLER PROPERTY
Denise B. Causey
1321 N. Apile St.
Hammond, La. 70401
S89°44'16"W
13.26
N00°46'06"W
163.43'
S89°43'64"W
S89°44'16"W
828.68'
N89°44'08"E
86.39'
450.00'
N00°46'06"W
274.09'
322.94'
N89°44'50"E
106.11'
S79°59'25"E
169.96'
N70°49'01"E
106.00'
N88°00'19"E
50.06'
N70°16'16"E
110.00'
S00°15'01"E
433.28'
N00°46'06"W
N00°46'06"W
S89°44'59"E
S00°15'01"E
N89°44'59"E
N89°44'58"E
N89°44'59"E
S89°44'39"W
N73°36'56"W
N89°44'58"E
N89°44'59"E
N89°44'58"E
N89°44'59"E
N89°44'59"E
N89°44'59