ADVANCED ISSUE

SUBJECT TO CHANGE

(SCALE IN FEET)

BENCHMARKS:
BM #1 ELEV. XX.XX (XXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXX)

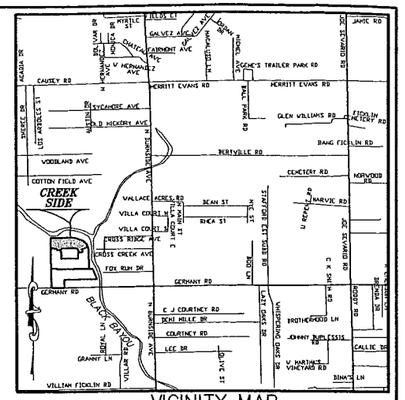
REFERENCE BENCHMARK:
ASCENSION PARISH BM# ~~A-30~~
ELEVATION: ~~14.00' (NGVD)~~ BLKB 13.66 14.44' (NAVD) 1988 Datum
1929 DATUM

*** REFERENCE BEARING:** N89°44'30"E
BEING THE COMMON PROPERTY LINE OF AS SHOWN ON REFERENCE MAP NO. #.

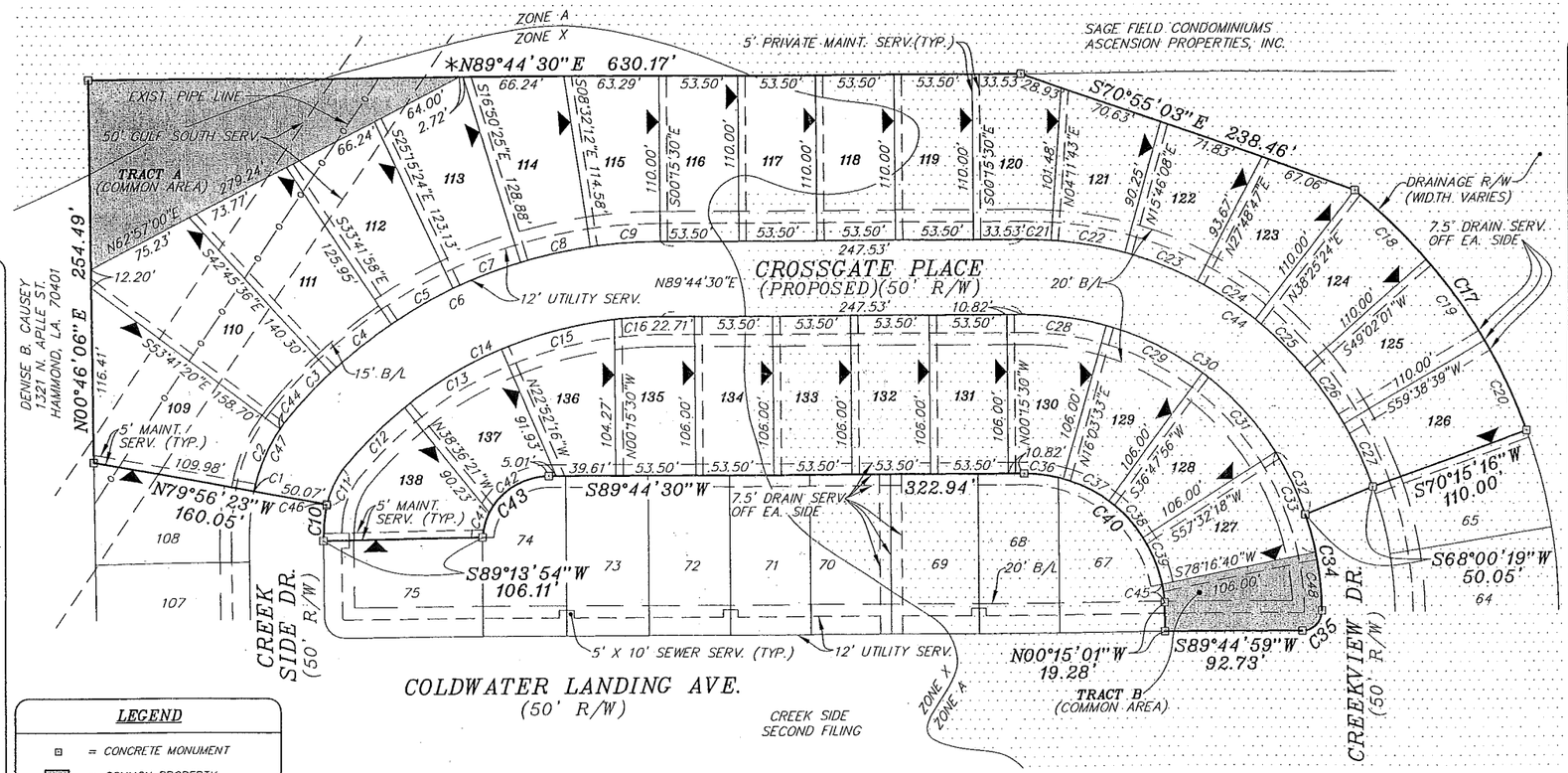
BOARD OF ADJUSTMENT VARIANCES 10-25-05 ZONING REVIEW ID 1368.05:
1. TO REDUCE FRONT BUILDING LINE FROM 25' TO 20' ON ALL LOTS.
2. TO REDUCE REAR BUILDING LINE FROM 20' TO 15' ON ALL LOTS.

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 QUAID AND JAMES LANDRY PROPERTY, BY W.J. COINTMENT, JR., DATED JULY 26, 1999.
4. MAP SHOWING RESUBDIVISION OF A PORTION OF LOT 5-C INTO LOTS 5-C-1, 5-C-2 & 5-C-3, BY GWS ENGINEERING, INC.
5. MAP SHOWING RESUBDIVISION OF LOT 3 INTO LOTS 3-A & 3-B, AUTHUR 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 II, 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.
9. FINAL PLAT OF CREEK SIDE, SECOND FILING BY GWS ENGINEERING, INC., DATED 08-01-07, REVISED 08-23-07.

GENERAL NOTES:
1. FLOOD ZONES: A & X
2. INUNDATION: N/A
3. ACREAGE: 5.743± ACRES
4. UTILITIES:
   ELECTRICITY - DEMCO
   TELEPHONE - CATEL
   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'
   (LOTS 109, 110 & 112 HAVE 15' FRONT SETBACK)
   BACK - 15'
   SIDE - 5'
8. NO. OF LOTS: 32
9. 100 YR. FLOOD ELEV.: ~~XX.X'~~ 15.0'
10. ZONING: RM (MEDIUM INTENSITY RESIDENTIAL)



VICINITY MAP
1" = 2000'



RESTRICTIONS:
ALL LOTS ARE SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR CREEK SIDE 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 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. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

SEWERAGE:
NO PERSON SHALL PROVIDE OR INSTALL 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 UNIT.

COMMON PROPERTY DEDICATION:
THE AREAS SHOWN ON THIS PLAT AND DESIGNATED AS "TRACT X", AND "TRACT X", SHALL BE DEDICATED FOR THE COMMON USE AND ENJOYMENT OF THE LOT OWNERS WITHIN XXXXXXX. THE DEDICATION WILL NOT INFER ANY RIGHTS OF OWNERSHIP AND/OR GENERAL USE OF THE PUBLIC. MAINTENANCE OF TRACTS A, & B WILL BE BY PIN OAK HOMEOWNERS ASSOCIATION, INC. THE DEDICATION OF THESE TRACTS SHALL BE SUBJECT TO SERVITUDES IMPOSED BY DEVELOPER AND THE DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR XXXXXXX.

PRIVATE MAINTENANCE SERVITUDE:
THE AREA DESIGNATED AS PRIVATE MAINTENANCE SERVITUDE IS HEREBY DEDICATED TO CREEK SIDE PROPERTY OWNER'S ASSOCIATION, INC. ("POA") FOR ITS USE IN OPTIONAL MAINTENANCE OF THE AREA, AND NOT FOR USE BY THE GENERAL PUBLIC. THE POA SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THE GRASS, ANY TREES AND OTHER LANDSCAPING, FENCES AND/OR OTHER STRUCTURES IN THIS AREA. ASCENSION PARISH SHALL HAVE NO RESPONSIBILITY FOR MAINTENANCE OF THIS AREA THE OWNER OF ANY LOT OVER WHICH THIS SERVITUDE EXTENDS SHALL NOT PLANT ANY LANDSCAPING, GARDENS OR TREES, OR CONSTRUCT ANY FENCES OR OTHER STRUCTURES OR IMPROVEMENTS, WITHIN THIS SERVITUDE AREA SO AS TO PREVENT OR UNNECESSARILY INTERFERE WITH ANY PURPOSE FOR WHICH THIS SERVITUDE IS GRANTED.

CATHERINE B. BORDELON — DATE
PARTNER - B & B OFFICE HOLDINGS, LLC
OWNER - REMAINING PORTION OF LOTS 1, 2 & 3-A OF THE D.B. MILLER PROPERTY

LEGEND
- = CONCRETE MONUMENT
- = COMMON PROPERTY
- = FLOOD ZONE
- = INDICATES ZERO LOT LINE

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

NOTE
ALL LOTS MEET MINIMUM AREAS OF 5,000 SQUARE FEET FOR ZERO LOT LINE.

APPROVED:
PLANNING COMMISSION
PARISH OF ASCENSION

CHAIRMAN
ASCENSION PARISH PLANNING COMMISSION

DATE — FILE NO.

ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAPS NO. 22005 C 0045 E FOR ASCENSION PARISH, DATED AUGUST 16, 2007, THIS PROPERTY IS LOCATED IN FLOOD ZONES A & X.

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.

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 "B" SURVEY AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH L.A. 33:5051, ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

GWS ENGINEERING, INC.

G. WAYNE SLEDGE, P.L.S. — DATE

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.

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.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	TANGENT	BEARING	DELTA
C1	0.79'	200.00'	0.79'	0.39'	S10°10'23"W	0°13'52"
C2	44.05'	125.00'	44.61'	22.67'	S23°39'08"W	20°33'24"
C3	46.53'	325.00'	46.49'	23.30'	S43°08'18"W	8°12'11"
C4	51.39'	325.00'	51.34'	25.75'	S51°46'13"W	9°03'38"
C5	47.89'	325.00'	47.85'	23.99'	S60°31'19"W	8°26'35"
C6	287.61'	325.00'	278.32'	153.99'	S64°23'21"W	50°42'17"
C7	47.74'	325.00'	47.70'	23.91'	S68°57'06"W	8°24'59"
C8	47.10'	325.00'	47.06'	23.59'	S77°18'42"W	8°18'13"
C9	46.96'	325.00'	46.92'	23.52'	S85°36'09"W	8°16'41"
C10	23.76'	150.00'	23.74'	11.91'	N05°12'13"E	9°04'37"
C11	26.90'	75.00'	26.76'	13.60'	N24°37'20"E	20°33'05"
C12	57.81'	275.00'	57.70'	29.01'	N45°22'19"E	12°02'38"
C13	75.52'	275.00'	75.29'	38.00'	N59°15'41"E	15°44'06"
C14	241.86'	275.00'	234.14'	129.38'	N64°32'45"E	50°23'30"
C15	77.68'	275.00'	77.42'	39.10'	N75°13'17"E	16°11'06"
C16	30.85'	275.00'	30.83	15.44'	N86°31'40"E	6°25'40"
C17	200.00'	360.00'	197.44'	102.65'	S35°39'40"E	31°49'52"
C18	66.67'	360.00'	66.57'	33.43'	S46°16'17"E	10°36'37"
C19	66.67'	360.00'	66.57'	33.43'	S35°39'40"E	10°36'37"
C20	66.67'	360.00'	66.57'	33.43'	S25°03'03"E	10°36'37"
C21	19.43'	250.00'	19.43'	9.72'	N88°01'53"W	4°27'13"
C22	50.50'	250.00'	50.41'	25.34'	N80°01'04"W	11°34'25"
C23	52.55'	250.00'	52.46'	26.37'	N68°12'32"W	12°02'39"
C24	46.30'	250.00'	46.23'	23.21'	N56°52'54"W	10°36'37"
C25	46.30'	250.00'	46.23'	23.21'	N46°16'17"W	10°36'37"
C26	46.30'	250.00'	46.23'	23.21'	N35°39'40"W	10°36'37"
C27	46.30'	250.00'	46.23'	23.21'	N25°03'03"W	10°36'37"
C28	56.96'	200.00'	56.77'	28.67'	S82°05'58"E	16°19'03"
C29	72.39'	200.00'	72.00'	36.60'	S63°34'15"E	20°44'22"
C30	248.10'	200.00'	232.50'	142.86'	S54°43'14"E	71°04'31"
C31	72.39'	200.00'	72.00'	36.60'	S42°49'53"E	20°44'22"
C32	46.35'	200.00'	46.25'	23.28'	S25°49'20"E	13°16'44"
C33	72.39'	200.00'	72.00'	36.60'	S22°05'31"E	20°44'22"
C34	65.17'	200.00'	64.89'	32.88'	S09°50'51"E	18°40'15"
C35	21.27'	13.50'	19.14'	13.56'	S44°37'08"W	90°15'43"
C36	26.77'	94.00'	26.68'	13.48'	N82°05'58"W	16°19'03"
C37	34.03'	94.00'	33.84'	17.20'	N63°34'15"W	20°44'22"
C38	34.03'	94.00'	33.84'	17.20'	N42°49'53"W	20°44'22"
C39	34.03'	94.00'	33.84'	17.20'	N22°05'31"W	20°44'22"
C40	141.03'	94.00'	128.17'	87.60'	N47°16'41"W	85°57'37"
C41	17.30'	44.00'	17.18'	8.76'	S15°23'09"W	22°31'21"
C42	48.45'	44.00'	46.04'	27.01'	S58°11'40"W	63°05'41"
C43	65.75'	44.00'	59.80'	40.76'	S46°55'59"W	85°37'02"
C44	307.67'	250.00'	288.62'	176.72'	N55°00'07"W	70°30'46"
C45	12.18'	94.00'	12.17'	6.10'	N08°00'36"W	7°25'27"
C46	0.84'	75.00'	0.84'	0.42'	S14°39'56"W	0°38'17"
C47	49.07'	125.00'	48.75'	24.85'	S24°37'10"W	22°29'28"
C48	39.13'	200.00'	39.07'	19.63'	S06°07'02"E	11°12'36"

FINAL PLAT
OF
CREEK SIDE
THIRD FILING

BEING A PORTION OF LOTS 1 & 2 OF THE D.B. MILLER PROPERTY

LOCATED IN SECTION 5, T-9-S, R-3-E
SOUTHEASTERN LAND DISTRICT,
EAST OF THE MISSISSIPPI RIVER,
ASCENSION PARISH, LOUISIANA

FOR

B & B OFFICE HOLDINGS, LLC
P.O. BOX 2167
PRAIRIEVILLE, LOUISIANA 70769

F.B. NO.:	PG. NO.:
DESIGNED: BJA	CADFILE: 081722lp1
DETAILED: LLS	DATE: 03-05-09
CHECKED:	SHEET NO:

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