



12. THERE ARE EXISTING CURVES ON PUBLIC STREETS WITHIN ONE-FOURTH (1/4) MILE OF THE PROPOSED ENTRANCE.
13. SANITARY SEWER IS PROPOSED GRAVITY COLLECTION TO TRACT "STP" AND THENCE VIA FORCE MAIN TO THE INTO COOD LATERAL DITCH.
14. EXISTING SITE IS CLEARED WITH NO EXISTING STRUCTURES.
15. THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "X" & "AE". (AREAS DETERMINED TO BE INSIDE THE 100 YEAR FLOODPLAIN) AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FROM ASCENSION PARISH, LOUISIANA, COMMUNITY-PANEL NUMBER 22005C0105E & 22005C0106E, DATED AUGUST 16, 2007. ADJACENT BASE FLOOD ELEVATIONS = 15.0'-16.0'.
16. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE CODES, COVENANTS, & RESTRICTIONS FOR THE SUBDIVISION FILED AS AN ADJUNCT TO THIS MAP AND MADE APART HEREOF.
17. NO ATTEMPT HAS BEEN MADE BY MR ENGINEERING & SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNERS REPRESENTATIVE.
18. WHERE FOUND, PHYSICAL ABOVE GROUND EVIDENCE OF UTILITIES HAVE BEEN SHOWN HEREON. THE LOCATION OF UNDERGROUND AND OTHER NON-VISIBLE UTILITIES, HOWEVER, HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE CONTROLLING AGENCIES AND / OR EXTRACTED FROM RECORDS MADE AVAILABLE BY THE CONTROLLING AGENCIES. THE ACTUAL LOCATIONS OF UNDERGROUND AND OTHER NON-VISIBLE UTILITIES MAY VARY FROM THOSE SHOWN ON THIS SURVEY. ANY REQUEST FOR UTILITY LOCATIONS SHOULD BE MADE THROUGH LOUISIANA ONE CALL CONTACT LOUISIANA ONE CALL AT 1-800-272-3020 BEFORE DIGGING.
19. DELINEATION OF JURISDICTIONAL WETLANDS HAS BEEN REQUESTED FROM THE CORPS OF ENGINEERS AS A PART OF THIS SURVEY.
20. THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ANY APPLICABLE FEDERAL, STATE, AND PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY.
21. ALL AREAS SHOWN AND LABELED AS FUTURE CONNECTIONS SHALL CONNECT TO ANY FUTURE DEVELOPMENT OF ADJACENT PROPERTIES.
22. 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 LOCAL HEALTH AUTHORITY.
23. ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF OR SEWAGE TREATMENT PLANT EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNERS.
24. SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.

25. ALL STRUCTURES SHALL BE CONSTRUCTED A MINIMUM ELEVATION OF ONE FOOT ABOVE FEMA BASE FLOOD ELEVATION OR CENTERLINE OF ROAD, WHICHEVER IS HIGHER OF THE TWO.
26. SIDEWALK MUST BE CONSTRUCTED PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED FOR EACH LOT. THE OWNER OF A LOT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, OR REPLACEMENT OF THE SIDEWALK ON ADJACENT TO HIS/HER LOT. BOTH THE HOMEOWNER AND THE HOMEOWNER'S ASSOCIATION SHALL HOLD ASCENSION PARISH HARMLESS FOR ANY AND ALL WORK PERTAINING TO THE UPKEEP AND/OR REPLACEMENT OF THE SIDEWALK WITHIN THIS DEVELOPMENT.
27. THE SEWER SYSTEM, INCLUDING BUT NOT LIMITED TO, ALL TREATMENT SYSTEM(S), PUMP(S), LIFT STATION(S), COLLECTION LINES TO THE SYSTEM, BOTH ON-SITE AND OFF-SITE, AND THE USER OF SAID IMPROVEMENTS ARE HEREBY DEDICATED TO THE PARISH OF ASCENSION, THE PARISH OF ASCENSION IS ALSO HEREBY GRANTED A PERMANENT SERVITUDE OF ACCESS AND USE OVER THE IMMOVABLE PROPERTY UPON WHICH ANY PORTION OF THE TREATMENT SYSTEM(S), PUMP(S), LIFT STATION(S), COLLECTION LINES DEDICATED ABOVE ARE LOCATED FOR NECESSARY MAINTENANCE OR IMPROVEMENTS. SAID SERVITUDE IS TO BE CONSIDERED TRANSFERABLE AND HERITABLE AND SHALL BE ENFORCEABLE AGAINST ANY AND ALL SUCCESSORS OR ASSIGNS OF THE PROPERTY OWNER.
28. T TURNAROUNDS WILL BE PROVIDED IN BETWEEN EACH FILING DURING CONSTRUCTION.
29. ANY NON-STANDARD STREET SIGNS AND POSTS CONSIDERED TO BE ORNAMENTAL SHALL BE OWNED, MAINTAINED, REPAIRED AND/OR REPLACED BY THE DEVELOPER OR SUBDIVISION HOMEOWNER'S ASSOCIATION. BOTH THE DEVELOPER AND THE HOMEOWNER'S ASSOCIATION SHALL HOLD ASCENSION PARISH HARMLESS FOR ANY AND ALL WORK PERTAINING TO THE REPLACEMENT AND UPKEEP OF THESE NON-STANDARD STREET SIGNS AND/OR POSTS WITHIN THIS DEVELOPMENT. THE DEVELOPER AND/OR HOMEOWNER'S ASSOCIATION ALSO HEREBY AGREES TO MAINTAIN SAID ORNAMENTAL STREET SIGNS AND POSTS AS REQUIRED BY LAW.
30. ONE CLASS "A" TREE MUST BE PLANTED PER LOT. TREES MUST BE PLANTED PRIOR TO C.O. BEING ISSUED FOR EACH LOT.
31. 12 CLASS "A" TREES AND 24 ORNAMENTAL TREES ARE TO BE PLANTED PER ACRE OF PARK SPACE. TREES SHALL BE PLANTED PRIOR TO FIRST C.O. BEING ISSUED.
32. THE PARKS WILL BE OF A STAGE 1 REQUIREMENT AND THE MAINTENANCE AND UPKEEP OF ALL COMMON AREAS WILL BE THE RESPONSIBILITY OF THE H.O.A.
33. UPON APPROVAL AND RECORDATION OF THIS PLAT, ALL SERVITUDES PREVIOUSLY AFFECTING THE PROPERTY DESCRIBED BY THIS PLAT ARE DEEMED REVOKED AND SAID SERVITUDES SHALL NOW EXIST AS SHOWN BY AND ENDORSED ON THIS PLAT.
34. THIS PROJECT IS SUBJECT TO TRAFFIC IMPACT FEES IN ACCORDANCE WITH ASCENSION PARISH ORDINANCES.

CLOMR-F NOTE:
A CONDITIONAL LETTER OF MAP REVISION BASED ON FLL HAS BEEN APPROVED BY E.I.A.A. CASE NO. 16-06-4049C, DATE: OCTOBER 14, 2016. A LOWR-F HAS BEEN SUBMITTED.

PUBLIC DEDICATION:
ALL AREAS SHOWN AS PUBLIC SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES DRAINAGE, SEWAGE REMOVAL AND OTHER PROPOSED PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED NOR SHRUBBERY PLANTED, WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE WAS GRANTED.

PRIVATE DEDICATION:
THE COMMON AREAS AND PRIVATE STREETS SHOWN HEREON ARE DEDICATED FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE RESIDENTS OF STONEY POINT ESTATES. ALL MAINTENANCE SHALL BE BY THE STONEY POINT ESTATES HOMEOWNER ASSOCIATION. THE PARISH OF ASCENSION SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE PRIVATE ROADS, STREETS, LAKES, SHORELINE, OR ANY OTHER COMMON AREAS.

OWNER:
CORBIN LADNER, MEMBER
STONEY POINT ESTATES, L.L.C.
DATE: 7/13/18

APPROVED:
MICKEY L. ROBERTSON, P.E., P.L.S.
ASCENSION PARISH PLANNING COMMISSION
DATE: 9/12/18

CERTIFICATION:
I HEREBY CERTIFY THAT THE PLAT SHOWN 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 FOR A CLASS "C" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

FINAL PLAT
OF
STONEY POINT ESTATES
FIRST FILING (A PRIVATE SUBDIVISION)
LOTS 1 THRU 68 (INCLUSIVE), TRACTS "B", "P-1" & "P-2", "CA-1" THRU "CA-6", & TRACT "STP" BEING A SUBDIVISION OF LOTS "A" & "B" OF THE JOHNNY R. GUITREAU ESTATE LOCATED IN SECTION 27, T9S-R2E, SOUTHEAST LAND DISTRICT, ASCENSION PARISH, STATE OF LOUISIANA, FOR
STONEY POINT ESTATES, LLC

MICKEY L. ROBERTSON
REG. NO. 4868
REGISTERED PROFESSIONAL LAND SURVEYOR

MICKEY L. ROBERTSON
REG. NO. 3991
REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING

MR ENGINEERING & SURVEYING, LLC
9345 Interline Ave, Baton Rouge, LA 70809 225.490.9592

CAD ORIGINAL DO NOT MODIFY THIS DRAWING ALL REVISIONS MUST BE MADE TO THE CAD FILE ONLY	SCALE: 1"=100' DATE: SEPT 2018	DRAWN: QAT CHECKED: MLR
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