

REFERENCE MAPS:

- FINAL PLAT OF SPORTSMAN'S PARK, PHASE I, FORMERLY CHARTER COMMERCIAL PARK, BY GWS ENGINEERING, INC., DATED 10-17-06, REVISED 04-14-08.
- MAP SHOWING SUBDIVISION OF TRACT Z-2-A-2; CHARTER COMMERCIAL PARK SUBDIVISION AND TRACT A-1-A-1; HOMER WATTS, JR. PROPERTY, INTO TRACTS Z-2-A-2-A-1; CHARTER COMMERCIAL PARK SUBDIVISION, AND TRACT A-1-A-1-1; HOMER WATTS, JR. PROPERTY AND TRACT X-2-C-1, NEVIL MATHIEU GONZALES PROPERTY, AND DEDICATION OF WATER TOWER SEWITUDE ON TRACT X-2-D; A 15' UTILITY SEWITUDE ON TRACTS X-2-D' & X-1-A-1' & A 10' UTILITY SEWITUDE ON TRACT X-2-B; BY EVANS-GRAVES ENGINEERS, INC., DATED 11-28-07.
- MAP SHOWING SUBDIVISION OF TRACT X-2' OF THE NEVIL MATHIEU GONZALES PROPERTY AND TRACT Z-2-A OF THE CHARTER COMMERCIAL PARK SUBDIVISION, AND TRACT A-1' OF THE HOMER WATTS, JR. PROPERTY INTO TRACTS X-2-A-1, X-2-B-1, X-2-C-1 & X-2-D OF THE NEVIL MATHIEU GONZALES PROPERTY AND TRACTS Z-2-A-1 AND Z-2-A-2 OF THE CHARTER COMMERCIAL PARK SUBDIVISION AND TRACT A-1-1 OF THE HOMER WATTS, JR. PROPERTY AND DEDICATION OF CABELA'S PARKWAY, OUTFITTERS DRIVE AND SPORTSMAN'S LANE RIGHT-OF-WAY, BY EVANS-GRAVES ENGINEERS, INC., DATED 09-22-06.

**\*BASIS OF BEARING: N89°00'27"E**

BEING THE SOUTHERLY RIGHT OF WAY LINE OF OF OUTFITTERS DR.

LEGEND

- = CONCRETE MONUMENT

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	TANGENT	BEARING	DELTA
C1	703.12'	353.50'	592.81'	543.95'	N33°40'07"W	113°57'44"
C2	168.02'	396.50'	166.77'	85.29'	N11°10'26"E	24°16'49"
C3	349.25'	221.50'	314.18'	222.82'	S45°49'11"E	90°20'29"
C4	28.02'	221.50'	28.05'	14.05'	S04°16'42"E	07°15'44"
C5	321.18'	221.50'	293.77'	196.24'	S49°27'02"E	83°04'48"

BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ASCENSION PARISH FLOOD PLAN ADMINISTRATOR.

ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAPS NO. 22005C0105E, DATED AUGUST 16, 2007, THIS PROPERTY IS LOCATED IN FLOOD ZONE X.

WETLANDS DETERMINATION:

A WETLANDS DETERMINATION WAS NOT REQUESTED AND IS NOT BEING PROVIDED AS PART OF THIS SURVEY.

NOTE:

NO ATTEMPT HAS BEEN MADE BY GWS ENGINEERING, INC. TO VERIFY THE LOCATION OF THE CONCRETE MONUMENTS. PROPERTY OWNERS ARE ADVISED THAT THE MONUMENTS MAY BE LOCATED AT A LOCATION OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

NOTE:

IRON PIPES ARE PLACED AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.

NOTE:

VARIABLES WITHIN THE SUBDIVISION HAVE RECEIVED COMPACTED FILL DURING THE CONSTRUCTION PHASE OF THE PROJECT. EACH BUILDER/OWNER SHALL INDEPENDENTLY INVESTIGATE EXISTING SOIL CONDITIONS PRIOR TO COMMENCING CONSTRUCTION TO ENSURE APPROPRIATE FOUNDATION DESIGN. THE DEVELOPER AND/OR ENGINEER DOES NOT WARRANT SOIL CONDITIONS.

RESTRICTIONS:

ALL LOTS ARE SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR THE SPORTSMAN PARK PROPERTY OWNERS ASSOCIATIONS ("RESTRICTIONS") FILED AS AN ADJUNCT HERETO.

PUBLIC DEDICATION:

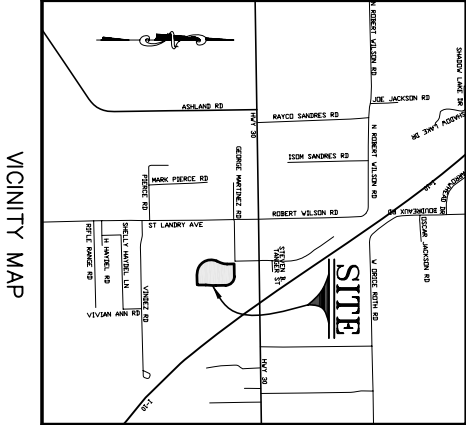
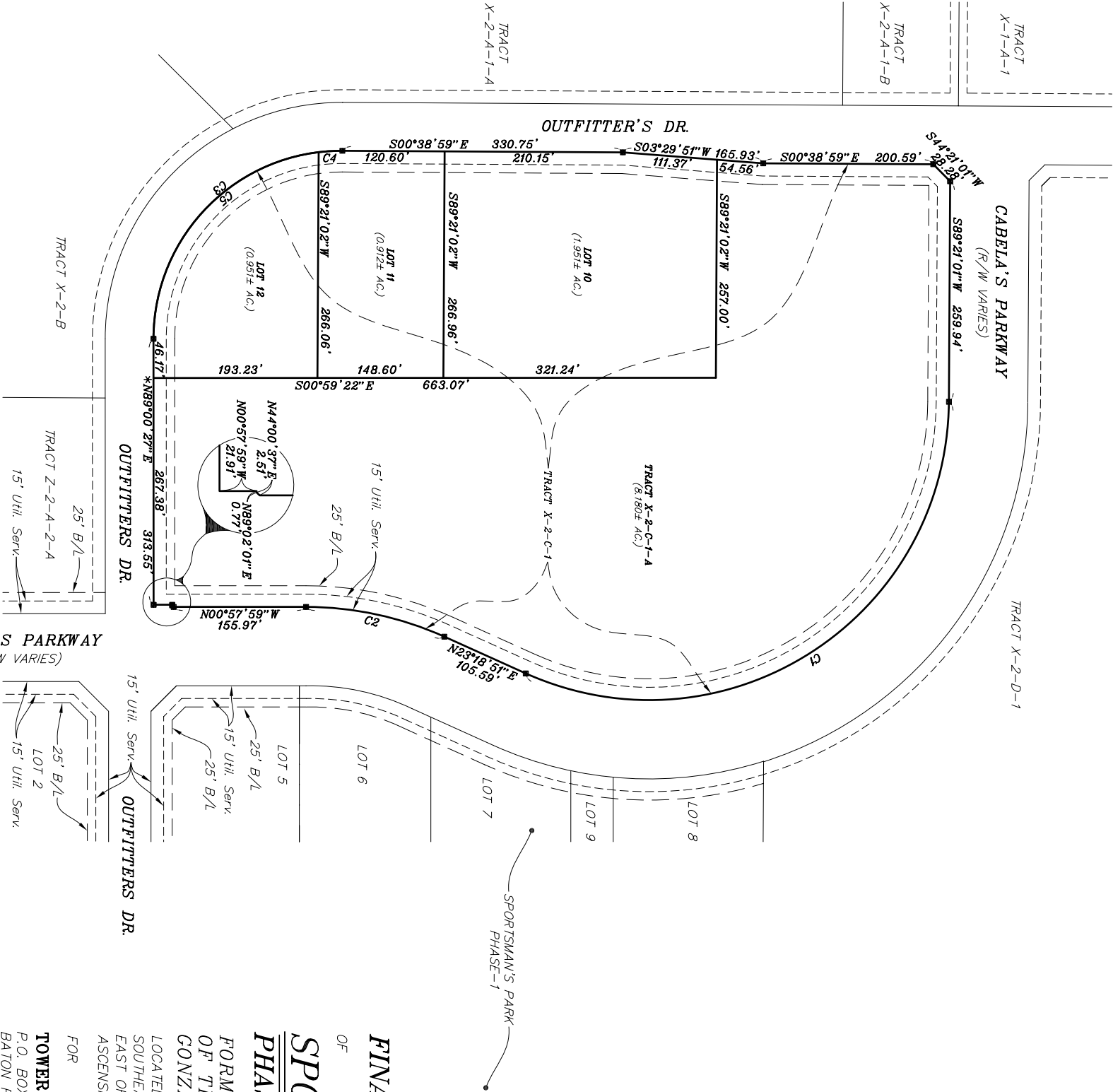
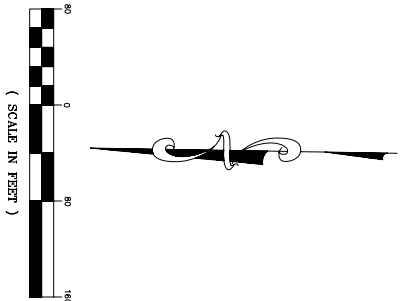
THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SEWITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES. DRAINAGE, SEWAGE, AND WATER SEWITUDES ARE HEREBY DEDICATED TO THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SEWITUDE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SEWITUDE OR RIGHT OF WAY IS GRANTED. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

SEWERAGE:

NO PERSON SHALL PROVIDE 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 DEPARTMENT.

GENERAL NOTES:

- FLOOD ZONE: X
- INUNDATION: N/A
- UTILITIES:
  - ELECTRICITY - ENERGY/G.S.U.
  - WATER - CITY OF GONZALES
  - SEWER - CITY OF GONZALES
  - TELEPHONE - ETELL
  - GAS - CITY OF GONZALES
- SCHOOLS:
  - CARRIER PRIMARY
  - GONZALES MIDDLE
  - EAST ASCENSION HIGH SCHOOL
- NO. OF LOTS: 4
- 100 YR. FLOOD ELEV.: 10.5'
- ZONING: C-1
- ACREAGE: 11.994± ACRES



FINAL PLAT

SPORTSMAN'S PARK  
PHASE II

FORMERLY BEING TRACT X-2-C-1  
OF THE NEVIL MATHIEU  
GONZALES PROPERTY  
LOCATED IN SECTION 21, T-10-S, R-3-E  
SOUTHEASTERN LAND DISTRICT,  
EAST OF THE MISSISSIPPI RIVER  
ASCENSION PARISH, LOUISIANA

FOR

TOWER CAPITAL HOLDINGS, L.L.C.

P.O. BOX 14151  
BATON ROUGE, LA 70898

**CWS** Engineering, Inc.

Engineering Consultants – Land Surveyors

7530 Perkins Rd. • Suite 280 • Baton Rouge, LA 70806

F.B. NO.:	PG. NO.:
DESIGNED: RMO	CADFILE: 0922461
DETAILED: LLS	DATE: 03-17-10
CHECKED: RMO	SHEET NO.: