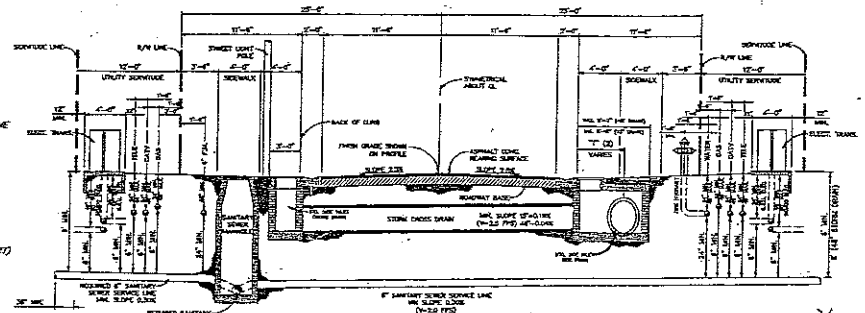
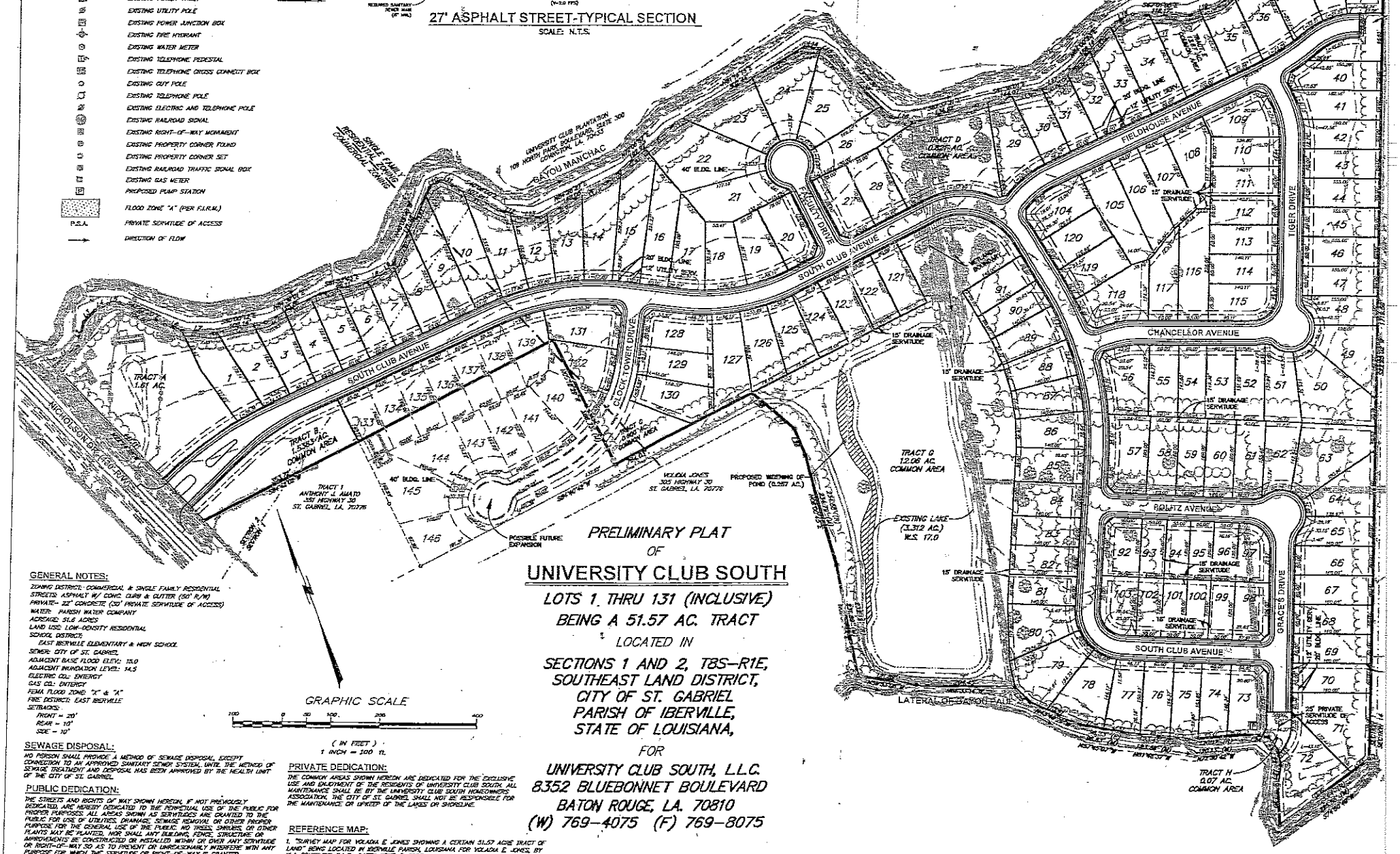
LEGEND:

- EXISTING FENCE
- TREE / TREE CLUSTER
- EXISTING EDGE OF PAVEMENT
- EXISTING CENTER OF PAVED ROAD
- EXISTING EDGE OF GRAVEL
- EXISTING OVERHEAD ELECTRIC AND TELEPHONE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- EXISTING TOP BANK (OPEN DITCH)
- EXISTING TOE BANK (OPEN DITCH)
- EXISTING CENTER (OPEN DITCH)
- EXISTING CULVERT (W/SIZE, TYPE, AND INVERT)
- EXISTING TREE LINE / BRUSH LINE
- EXISTING POWER POLE (W/GUY WIRE)
- EXISTING POWER VAULT
- EXISTING UTILITY POLE
- EXISTING POWER JUNCTION BOX
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE CROSS CONNECT BOX
- EXISTING GUY POLE
- EXISTING TELEPHONE POLE
- EXISTING ELECTRIC AND TELEPHONE POLE
- EXISTING RAILROAD SIGNAL
- EXISTING RIGHT-OF-WAY MONUMENT
- EXISTING PROPERTY CORNER FOUND
- EXISTING PROPERTY CORNER SET
- EXISTING RAILROAD TRAFFIC SIGNAL BOX
- EXISTING GAS METER
- PROPOSED PUMP STATION
- FLOOD ZONE "A" (PER F.I.R.M.)
- P.S.J. PRIVATE SERVITUDE OF ACCESS
- DIRECTION OF FLOW



27' ASPHALT STREET-TYPICAL SECTION

SCALE: N.T.S.



PRELIMINARY PLAT OF UNIVERSITY CLUB SOUTH

LOTS 1 THRU 131 (INCLUSIVE)

BEING A 51.57 AC. TRACT

LOCATED IN

SECTIONS 1 AND 2, T8S-R1E,
SOUTHEAST LAND DISTRICT,
CITY OF ST. GABRIEL
PARISH OF IBERVILLE,
STATE OF LOUISIANA,

FOR

UNIVERSITY CLUB SOUTH, L.L.C.
8352 BLUEBONNET BOULEVARD
BATON ROUGE, LA. 70810
(W) 769-4075 (F) 769-8075

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 INCH = 100 ft.

GENERAL NOTES:

ZONING DISTRICT: COMMERCIAL & SINGLE FAMILY RESIDENTIAL
STREETS: ASPHALT W/ CONC. CURB & GUTTER (50' R/W)
PRIVATE- 22' CONCRETE (50' PRIVATE SERVITUDE OF ACCESS)
WATER: PARISH WATER COMPANY
ACREAGE: 51.6 ACRES
LAND USE: LOW-DENSITY RESIDENTIAL
SCHOOL DISTRICT:
EAST IBERVILLE ELEMENTARY & HIGH SCHOOL
SEWER: CITY OF ST. GABRIEL
ADJACENT BASE FLOOD ELEV.: 15.0
ADJACENT INUNDATION LEVEL: 14.5
ELECTRIC CO.: ENTERGY
GAS CO.: ENTERGY
FEMA FLOOD ZONE: "X" & "A"
FIRE DISTRICT: EAST IBERVILLE
SETBACKS:
FRONT = 20'
REAR = 10'
SIDE = 10'

SEWAGE DISPOSAL:

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 HEALTH UNIT OF THE CITY OF ST. GABRIEL.

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.

PRIVATE DEDICATION:

THE COMMON AREAS SHOWN HEREON ARE DEDICATED FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE RESIDENTS OF UNIVERSITY CLUB SOUTH. ALL MAINTENANCE SHALL BE BY THE UNIVERSITY CLUB SOUTH HOMEOWNERS ASSOCIATION. THE CITY OF ST. GABRIEL SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR UPKEEP OF THE LANDS OR SHORELINE.

REFERENCE MAP:

1. "SURVEY MAP FOR VOLADA E. JONES SHOWING A CERTAIN 51.57 ACRE TRACT OF LAND" BEING LOCATED IN IBERVILLE PARISH, LOUISIANA FOR VOLADA E. JONES, BY W.J. FONTENOT, P.L.S., DATED SEPT. 3, 1993.