100 0 100 200

(SCALE IN FEET)

REFERENCE MAPS:

1. MAP SHOWING SURVEY OF A 62.563 ACRE TRACT BEING A PORTION OF THE NEVIL MATHIEU GONZALES PROPERTY BY CURTIS M. CHANEY, R.L.S. DATED JULY 12, 1999 AND LAST REVISED AUGUST 1, 2001.
2. FINAL PLAT OF CHARTER COMMERCIAL PARK SUBDIVISION BY DARVIN W. FERGUSON, R.L.S. DATED JULY 7, 1993.
3. MAP SHOWING RESUBDIVISION OF TRACT Z INTO TRACT Z-1 & Z-2 OF THE CHARTER COMMERCIAL PARK SUBDIVISION, FOR BUZZ-B ENTERPRISE, INC. BY C. MISTRIC SURVEYORS, INC. AND DATED 7-12-96.
4. PROPERTY BOUNDARY SURVEY OF TRACT Z-2, BEING LOTS 1, 2 AND 3 OF CHARTER COMMERCIAL PARK SUBDIVISION, FIRST FILING, AND A PORTION OF TRACT 2 BY W.J. COINTMENT, JR. P.L.S. AND DATED NOVEMBER 2, 2000.
5. MAP SHOWING SURVEY OF A 62.563 ACRE TRACT BEING A PORTION OF THE NEVIL MATHIEU GONZALES PROPERTY AND TRACT Z-2 OF CHARTER COMMERCIAL PARK SUBDIVISION, INTO TRACT X BEING A PORTION OF THE NEVIL MATHIEU GONZALES PROPERTY AND TRACT Z-2-A OF CHARTER COMMERCIAL PARK SUBDIVISION. BY EVANS-GRAVES ENGINEERS, INC., DATED 02-27-02.
6. 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, X-2-B, X-2-C & X-2-D OF THE NEVIL MATHIEU GONZALES PROPERTY AND TRACTS Z-2-A-1, Z-2-A-2 & Z-2-A-3 OF THE CHARTER COMMERCIAL PARK SUBDIVISION AND TRACT A-1-A OF THE HOMER WATTS JR. PROPERTY AND DEDICATION OF CABELA'S PARKWAY, OUTFITTERS DRIVE AND SPORTSMAN'S LANE RIGHT OF WAY BY EVANS GRAVES ENGINEERING, INC., DATED 09-22-06.
7. FINAL PLAT OF SPORTSMAN'S PARK, PHASE I, FORMERLY CHARTER COMMERCIAL PARK, BY GWS ENGINEERING, INC., DATED 10-17-06.

LEGEND

■ CONCRETE MONUMENT

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

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

NOTE:
VARIOUS LOTS 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.

PIPELINE WARNING NOTE:
THE INFORMATION SHOWN ON THESE PLANS CONCERNING PIPELINES WAS FURNISHED BY THE OWNER(S) AND IS NOT GUARANTEED BY GWS ENGINEERING, INC. CONTRACTORS CONSTRUCTING THE IMPROVEMENTS OR FACILITIES SHOWN ON THESE PLANS ARE CHARGED WITH THE RESPONSIBILITY OF NOTIFYING THE PIPELINE OWNER(S) SO AS TO PHYSICALLY VERIFY THE LOCATION, SIZE AND DEPTH OF EACH PIPELINE SHOWN HEREON, AND TO ACQUAINT THEMSELVES WITH THE OPERATING CHARACTERISTICS OF EACH. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE OR LIABILITY OCCASIONED BY HIS FAILURE TO COMPLY WITH THESE INSTRUCTIONS.

RESTRICTIONS:
ALL LOTS ARE SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR THE SPORTSMAN PARK PROPERTY OWNER'S 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 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 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.

/S/ William N. FaKouri — 10-17-06
WILLIAM N. FAKOURI — DATE
TOWER CAPITAL HOLDINGS, L.L.C.

REVISED: 04-14-09
TO SUBDIVIDE TRACT Z-2-A-1-A INTO LOTS 6 THRU 9 & UPDATE FLOOD ZONE INFORMATION.

/S/ William N. FaKouri
WILLIAM N. FAKOURI
TOWER CAPITAL HOLDINGS, L.L.C.

APPROVED:
CITY OF GONZALES

/s/ Clay A. Stafford
CLAY A. STAFFORD
CITY CLERK

04-16-09
DATE

APPROVED:
CITY OF GONZALES

/s/ Clay A. Stafford
CLAY A. STAFFORD
CITY CLERK

10-17-06
DATE

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 LA. 33:5051, ET. SEQ. AND CONFORMS TO ALL CITY ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

GWS ENGINEERING, INC.

/S/ G. Wayne Sledge, P.L.S. — 10-17-06
G. WAYNE SLEDGE, P.L.S. — DATE

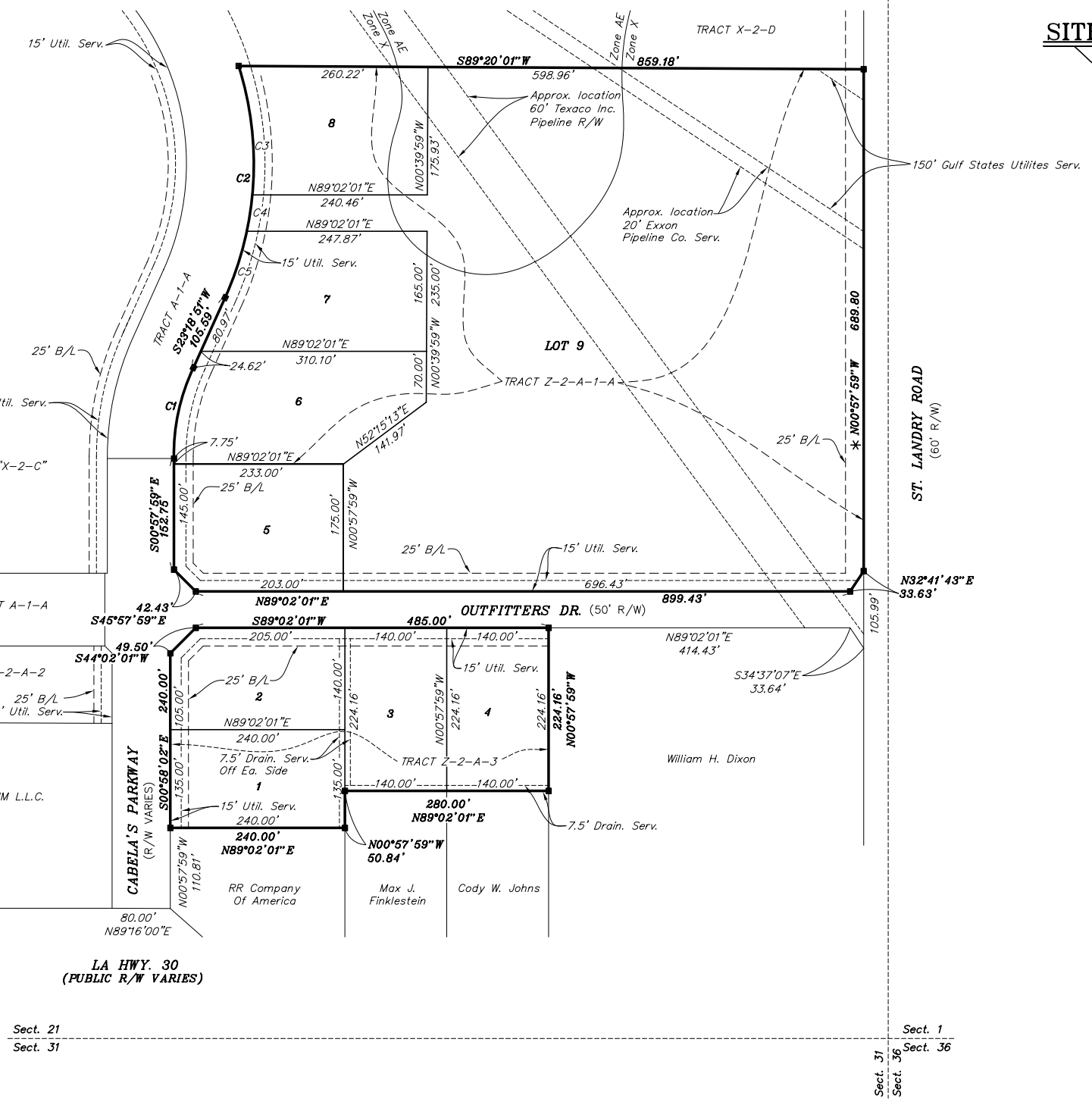
BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ASCENSION PARISH FLOOD PLAIN ADMINISTRATOR.

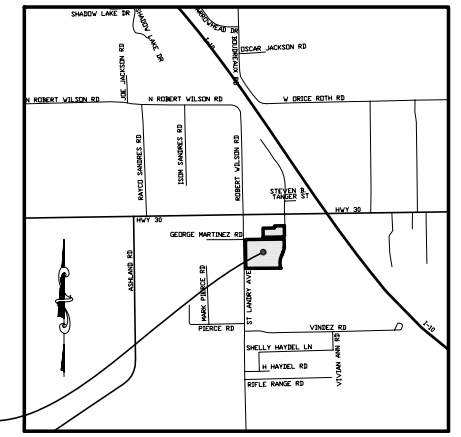
ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAPS NO. 22005 C 0105 E, DATED AUGUST 16, 2007, THIS PROPERTY IS LOCATED IN FLOOD ZONE AE & X.

LINE TABLE		
LINE	LENGTH	BEARING
L1	99.68'	N04°44'39"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	TANGENT	BEARING	DELTA
C1	128.83'	275.00'	127.66'	65.62'	S11°10'26"W	26°50'33"
C2	326.24'	446.50'	319.03'	170.79'	S02°22'57"W	41°51'50"
C3	179.50'	446.50'	178.29'	90.98'	S07°01'58"E	23°02'01"
C4	50.61'	446.50'	50.58'	25.33'	S07°43'52"W	06°29'39"
C5	96.13'	446.50'	95.95'	48.25'	S17°08'47"W	12°20'10"

* **BASIS OF BEARING:** N00°57'59"W
BEING THE EASTERLY RIGHT OF WAY LINE OF OF ST LANDRY RD.





VICINITY MAP

GENERAL NOTES:

1. FLOOD ZONES: AE & X
2. INUNDATION: N/A
3. ACREAGE: 17.744± ACRES
4. UTILITIES:
   ELECTRICITY - ENTERGY/G.S.U.
   WATER - CITY OF GONZALES
   SEWER - CITY OF GONZALES
   TELEPHONE - EATEL
   GAS - CITY OF GONZALES
5. SCHOOLS:
   CARVER PRIMARY
   GONZALES MIDDLE
   EAST ASCENSION HIGH SCHOOL
6. NO. OF LOTS: 9
7. 100 YR. FLOOD ELEV.: 10.5'
8. ZONING: C-1

FINAL PLAT

OF

SPORTSMAN'S PARK

PHASE I

FORMERLY CHARTER COMMERCIAL PARK

LOCATED IN SECTION 21, T-10-S, R-3-E
SOUTHEASTERN LAND DISTRICT
ASCENSION PARISH, LOUISIANA

FOR

TOWER CAPITAL HOLDINGS, L.L.C.
P.O. BOX 14151
BATON ROUGE, LA 70898

F.B. NO.:	PG. NO.:
DESIGNED: BJB	CADFILE: 0311fp1rev1
DETAILED: DLD	DATE: 10-17-06
CHECKED: BJB	SHEET NO:

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