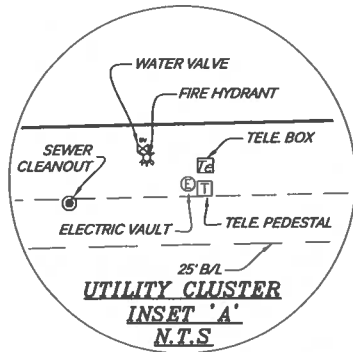


\*BASIS OF BEARING: N 88° 48' 38" E  
BEING THE SOUTHERLY RIGHT OF WAY LINE OF OUTFITTERS DR.  
BEARINGS ARE REFERENCED TO LA STATE PLANE GRID, SOUTH ZONE 1702.

**REFERENCE MAP:**

FINAL PLAT OF SPORTSMAN'S PARK PHASE I FORMERLY CHARTER COMMERCIAL  
PARK, LOCATED IN SECTION 21, T10S-R3E, SOUTHEASTERN LAND DISTRICT,  
ASCENSION PARISH, LOUISIANA  
FOR: TOWER CAPITAL HOLDINGS, L.L.C.  
BY: GWS ENGINEERING, INC.  
DATED: OCTOBER 17, 2006  
REVISED: APRIL 16, 2009, OCTOBER 16, 2012 & SEPTEMBER 25, 2013



**UTILITY NOTE:**

THE LAND OWNER IS RESPONSIBLE FOR ANY AND ALL COSTS ASSOCIATED  
WITH SUPPLYING WATER AND SEWER TO THE LOTS SHOWN HEREON. UTILITY  
CONNECTION TO THE CITY OF GONZALES SEWER AND WATER SYSTEMS  
ARE REQUIRED FOR BUILDING PERMITS, BUT THE CITY OF GONZALES IS  
NOT RESPONSIBLE TO EXTEND SERVICE OR PROVIDE UTILITY ACCESS TO  
THE PROPOSED LOTS. ANY REQUIRED WATER AND SEWER INFRASTRUCTURE  
SHALL BE APPROVED BY THE CITY OF GONZALES PRIOR TO CONSTRUCTION  
AND INSPECTED PRIOR TO ISSUANCE OF BUILDING OF PERMITS.

**NOTE:**

THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE  
PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH  
ALL FEDERAL, STATE, AND CITY LAWS AND ORDINANCES GOVERNING THE  
SALE AND DEVELOPMENT OF THE PROPERTY.

**NOTE:**

THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE  
PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH  
ALL FEDERAL, STATE, AND CITY LAWS AND ORDINANCES GOVERNING THE  
SALE AND DEVELOPMENT OF THE PROPERTY.

**NEW DITCH NOTE:**

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 OWNER(S).

**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 CENTERLINE ENGINEERING & LAND  
SURVEYING, LLC 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.

**STRUCTURE NOTE:**

ALL STRUCTURES SHALL BE CONSTRUCTED AT A MINIMUM OF ONE FOOT ABOVE FEMA  
BASE FLOOD ELEVATION AND THE TOP ELEVATION OF THE NEAREST ADJACENT SANITARY  
SEWER MANHOLE ON THE SEWER COLLECTION SYSTEM SERVICING THE PROPOSED  
STRUCTURE.

**SEWERAGE:**

NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT  
CONNECTION TO THE CITY OF GONZALES SEWER SYSTEM.

**PUBLIC DEDICATION:**

THE RIGHTS-OF-WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE  
HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS  
SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE,  
SEWAGE REMOVAL, AND OTHER PROPER 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 SERVITUDE WAS GRANTED.

*William N. Fakouri* 1/26/23  
WILLIAM N. FAKOURI  
TOWER CAPITAL HOLDINGS, L.L.C.  
OWNER - LOT 9-C & 9-E-1

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

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF  
THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 22005 C  
0105 E DATED AUGUST 16, 2007. REVISED SEPTEMBER 20, 2019.

**NOTE:**  
ALL LOT AREAS MEET MINIMUM AREAS

**NOTE:**  
SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION  
PARISH HEALTH UNIT.

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

APPROVED:  
CITY OF GONZALES  
ADMINISTRATOR

*6601 BYRD* 1-26-2024  
DATE

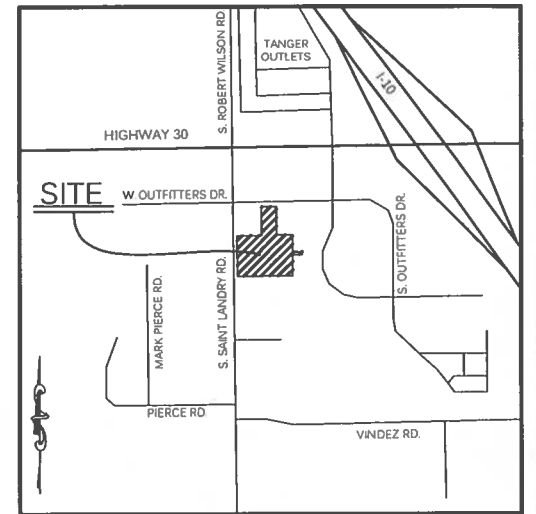
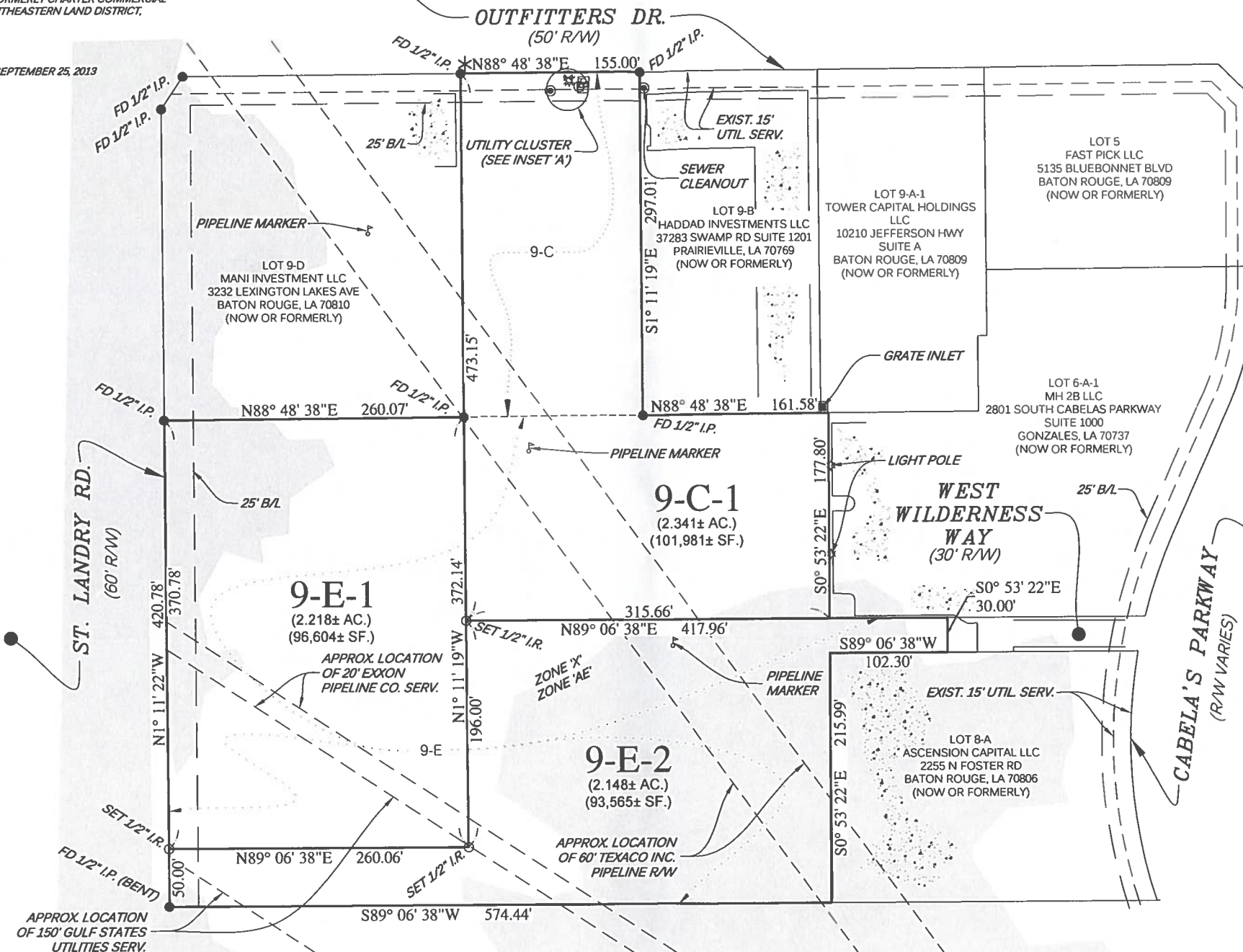
**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE  
STANDARDS OF PRACTICE FOR PROPERTY 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 PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

CENTERLINE ENGINEERING & LAND SURVEYING, LLC

*Robert W. Overall*  
ROBERT W. OVERALL, P.L.S.

1/25/24  
DATE



VICINITY MAP  
1"=1000'

**GENERAL NOTES:**

1. ZONING: C-1
2. BUILDING SETBACKS: (PER CODE OF ORDINANCES CHAPTER 22)  
FRONT: 0' (25' AS PER REF. MAP)  
REAR: 0'  
SIDE: 0'
3. SEWAGE DISPOSAL: CITY OF GONZALES
4. ELECTRIC CO: ENTERGY/G.S.U.
5. GAS CO: ATMOS ENERGY
6. WATER: CITY OF GONZALES
7. TELEPHONE: EATEL
8. CABLE: EATEL/COX COMMUNICATIONS
9. FIRE DISTRICT: GONZALES FIRE DEPARTMENT
10. ACREAGE: 6.71± ACRES
14. ALL LOT FRONTAGES, AREA, AND SETBACKS SHALL MEET  
ZONING REQUIREMENTS.
15. NO. OF LOTS: 3 (LOTS 9-C-1, 9-E-1 & 9-E-2)

= FLOODZONE AE  
 = EXISTING CONCRETE

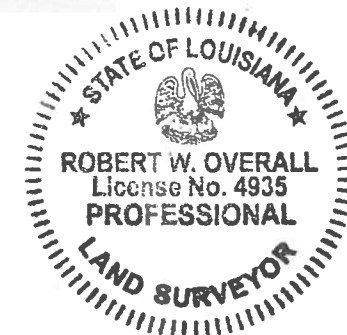
MAP SHOWING  
RESUBDIVISION  
OF  
LOTS 9-E & 9-C  
INTO  
LOTS 9-C-1, 9-E-1 & 9-E-2  
SPORTSMAN'S PARK

PHASE 1

LOCATED IN SECTION 21, T10S-R3E  
SOUTHEASTERN LAND DISTRICT,  
EAST OF THE MISSISSIPPI RIVER,  
ASCENSION PARISH, LOUISIANA

FOR

TOWER CAPITAL HOLDINGS, L.L.C.



Louisiana  
Call before  
you dig.  
1-800-272-3020

**CENTERLINE**  
ENGINEERING & LAND SURVEYING, LLC  
200 Government St., Ste. 200 Baton Rouge, LA 70802  
(225) 412-4848 centerlinea.com



Certified Copy

Ascension Parish Clerk of Court  
607 E. Worthey St.,  
1st Floor  
Gonzales, LA 70737  
Phone (225) 621-8400

**Bridget Hanna**  
Clerk of Court  
Parish of Ascension

**Instrument Number: 1085551**

**Book/Index:** COB  
**Document Type:** MAP OR PLAT  
**Recording Date:** 1/26/24 10:32:20 AM

**Grantor 1:** TOWER CAPITAL HOLDINGS LLC  
**Grantee 1:** TOWER CAPITAL HOLDINGS LLC

THIS PAGE IS RECORDED AS PART OF YOUR DOCUMENT AND  
SHOULD BE RETAINED WITH ANY COPIES.

THE ATTACHED DOCUMENT IS A **CERTIFIED TRUE AND CORRECT COPY** THAT WAS  
RECORDED ON THE DATE AND TIME LISTED ABOVE AND CERTIFIED ON THE SAME.



*Laneika White*  
\_\_\_\_\_  
**Laneika White, Deputy Clerk**