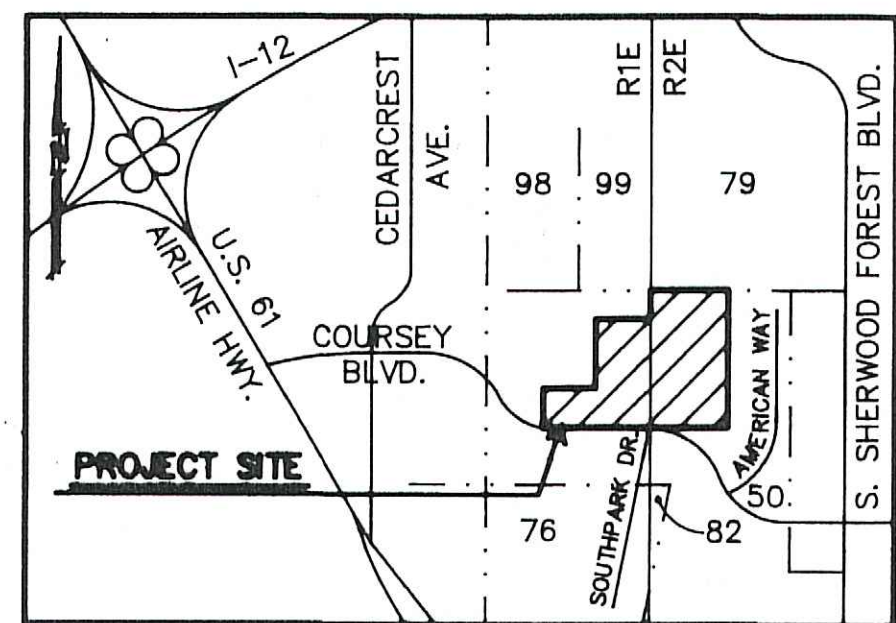
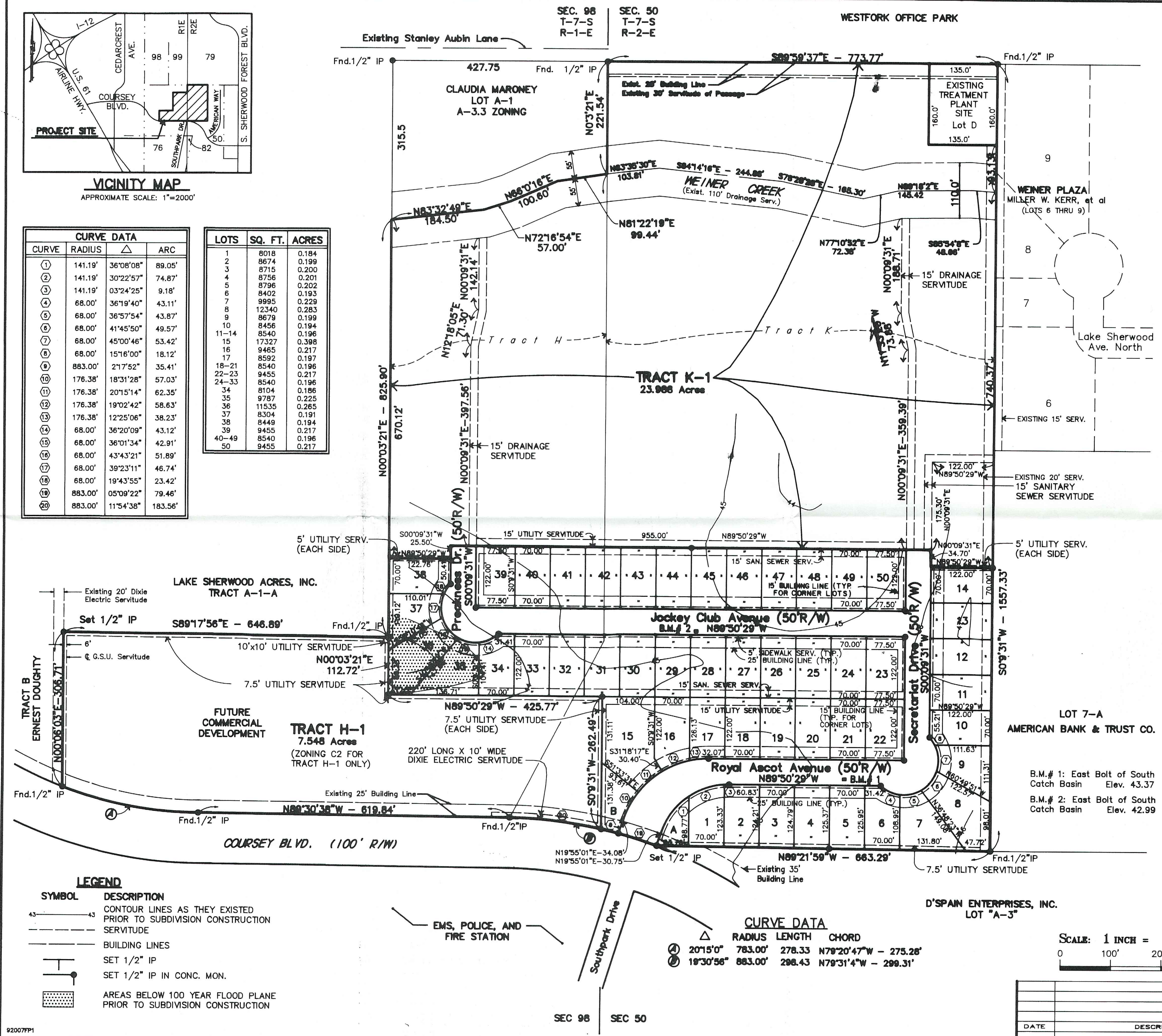




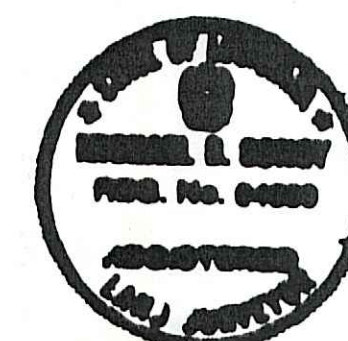
CURVE DATA			
CURVE	RADIUS	Δ	ARC
①	141.19'	36°08'08"	89.05'
②	141.19'	30°22'57"	74.87'
③	141.19'	03°24'25"	9.18'
④	68.00'	36°19'40"	43.11'
⑤	68.00'	36°57'54"	43.87'
⑥	68.00'	41°45'50"	49.57'
⑦	68.00'	45°00'46"	53.42'
⑧	68.00'	15°16'00"	18.12'
⑨	883.00'	21°17'52"	35.41'
⑩	176.38'	18°31'28"	57.03'
⑪	176.38'	20°15'14"	62.35'
⑫	176.38'	19°02'42"	58.63'
⑬	176.38'	12°25'06"	38.23'
⑭	68.00'	36°20'09"	43.12'
⑮	68.00'	36°01'34"	42.91'
⑯	68.00'	43°43'21"	51.89'
⑰	68.00'	39°23'11"	46.74'
⑱	68.00'	19°43'55"	23.42'
⑲	883.00'	05°09'22"	79.46'
⑳	883.00'	11°54'38"	183.56'

LOTS	SQ. FT.	ACRES
1	8018	0.184
2	8674	0.199
3	8715	0.200
4	8756	0.201
5	8796	0.202
6	8402	0.193
7	9995	0.229
8	12340	0.283
9	8679	0.199
10	8456	0.194
11-14	8540	0.196
15	17327	0.398
16	9465	0.217
17	8592	0.197
18-21	8540	0.196
22-23	9455	0.217
24-33	8540	0.196
34	8104	0.186
35	9787	0.225
36	11535	0.265
37	8304	0.191
38	8449	0.194
39	9455	0.217
40-49	8540	0.196
50	9455	0.217



GENERAL NOTES:

- Property is located in Flood Zone A2, B, and C in accordance with FEMA Flood Insurance Rate Map 220058 0095, last revised November 15, 1985; 100 year Flood Elevations are 42.0 on the East End and 43.0 on the West End. Record inundation Elevation is 41.0 recorded in 1976. 10 year Design Water Surface is Elev. 40.7 on the East End and 42.0 on the West End. Base Flood Elevations are subject to change and the current Base Flood Elevation should be verified with the Engineering Division of the Department of Public Works.
- Property Zoning: A-2 Single Family Residential
- Sanitary Sewer: Collection lines will tie in to existing collection line and Treatment Plant located on the Northeast corner of the site.
- All Utilities shall be underground.
- Utility Companies: Water - Baton Rouge Water Co.
Gas - Gulf States Utilities
Electricity - Dixie Electric Memb. Corp.
Telephone - South Central Bell
- Area of Subdivision: 44.680 Acres
- Streets are 27' Curb & Gutter Asphalt Pavement.
- All bearings based on 'Map Showing Boundary Survey of Tracts "H" & "K" for Ascot Development Corporation by Michael B. Songy, P.L.S., dated July 1992.
- Reference Benchmark: C.P.B.M. 6-87 (Sherwood @ Coursey) adjusted +1.00 Ft. to 46.28 to correlate with 1959 Datum.
- Lots A & B are not Building Sites and shall be used as green areas. Lots to be owned and maintained by the Homeowners Association.
- Lots shown subject to deed restrictions executed by Ascot Development Corporation.
- The Owners of each lot shall furnish an Electric Servitude from the source of supply to the meter location for receipt of Electric Service.



GRADING INSTRUCTIONS

AS PART OF EACH HOUSE CONNECTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR HIS REPRESENTATIVE TO GRADE EACH LOT SO THAT THE STORM DRAINAGE RUNOFF CONFORMS TO THE DRAINAGE MAP ON FILE WITH THE DEPARTMENT OF PUBLIC WORKS.

DEDICATION:

THE STREETS AND RIGHT-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.

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 EAST BATON ROUGE PARISH.

ASCOT DEVELOPMENT CORPORATION

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. REVISED STATUTES 33:5051 ET SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

Michael B. Songy
MICHAEL B. SONGY, P.E., P.L.S. RODI & SONGY, INC.
LA. REGISTRATION NO. 04609

RECOMMENDED FOR APPROVAL

Robert R. Canfield 11/12/92
ROBERT R. CANFIELD, DIRECTOR
DEPARTMENT OF PUBLIC WORKS

APPROVED

Robert S. Dolese 13/10/92
ROBERT S. DOLESE, DIRECTOR
CITY-PARISH PLANNING COMMISSION
P. 24857

FINAL PLAT OF ASCOT FIRST FILING

(BEING A SUBDIVISION OF TRACTS H & K OF THE
TESSIER AND CYRUS H. DEHART PROPERTY)
LOCATED IN

SECTION 98, T-7-S, R-1-E & SECTION 50, T-7-S, R-2-E
EAST BATON ROUGE PARISH, LOUISIANA

FOR ASCOT DEVELOPMENT CORPORATION

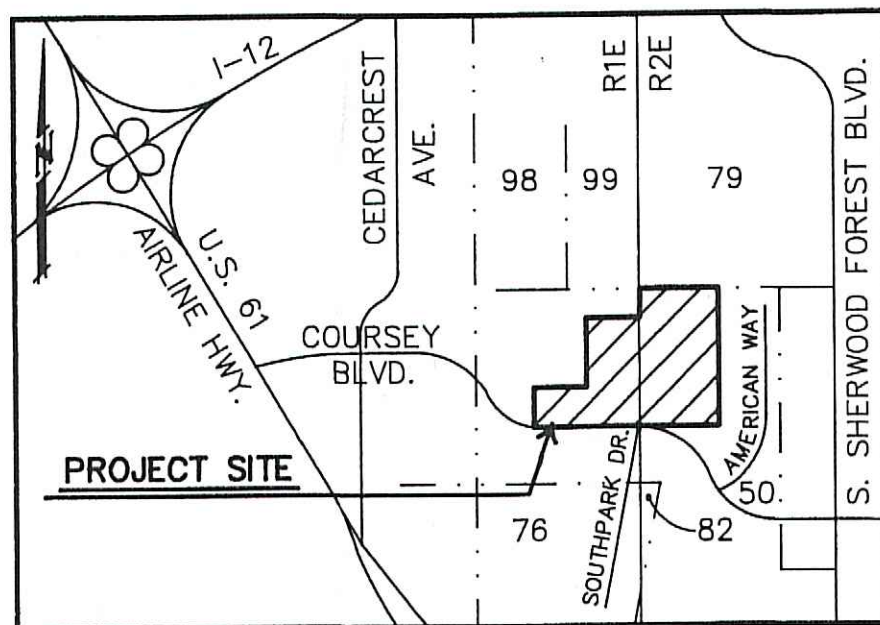
5800 ONE PERKINS PLACE
SUITE 6A
BATON ROUGE, LA 70808

RODI & SONGY, INC.

CONSULTING ENGINEERS AND LAND SURVEYORS
5800 ONE PERKINS PLACE
SUITE 9-A
BATON ROUGE, LOUISIANA 70808

SCALE: 1 INCH = 100' FEET
0 100' 200' 300' 400'

DATE	DESCRIPTION	BY	JOB NO. 92007	SCALE 1" = 100'
	REVISIONS		DATE August 1992	CLIENT Ascot Develop't. Corp.

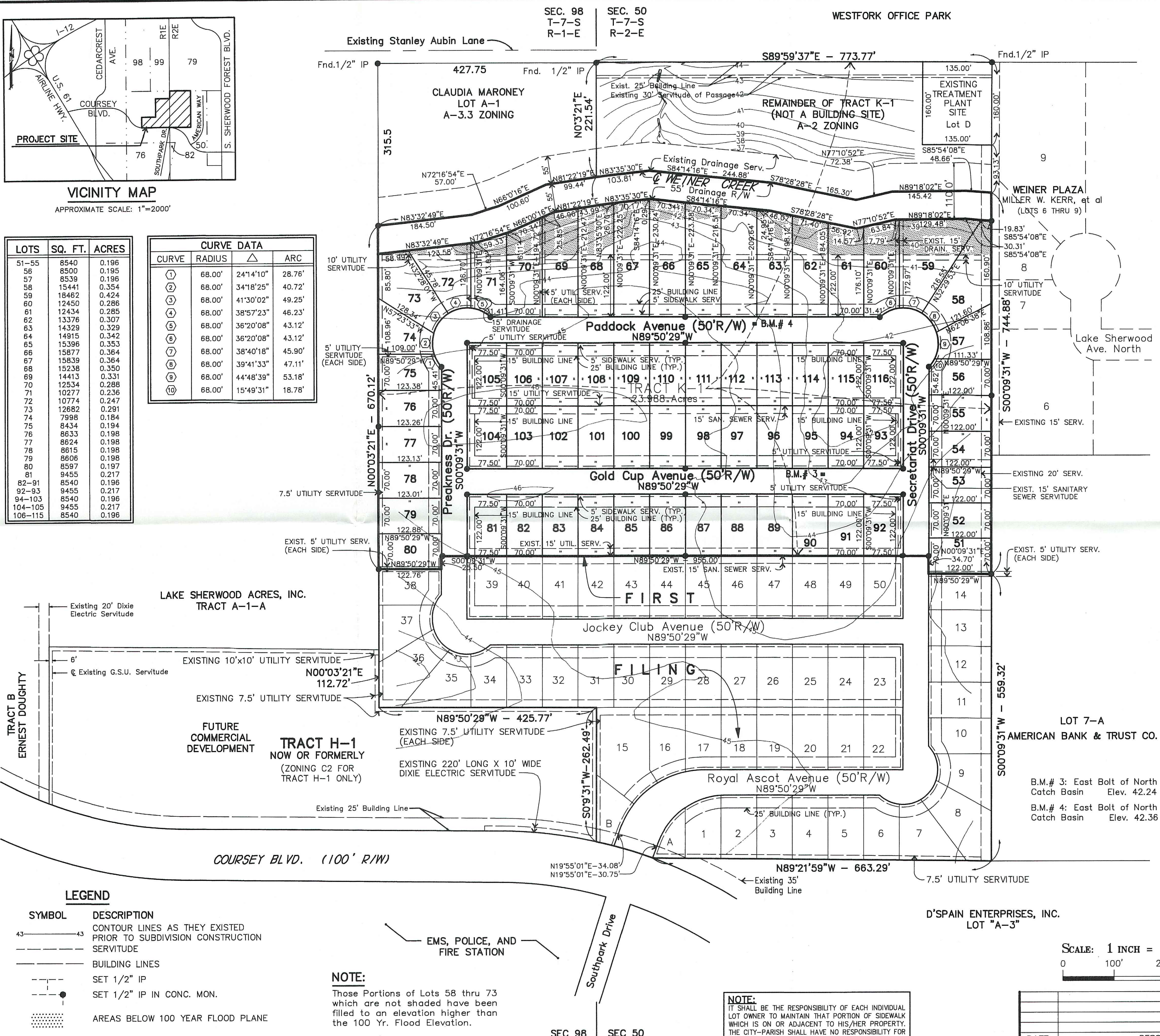


VICINITY MAP

APPROXIMATE SCALE: 1"=2000'

LOTS	SQ. FT.	ACRES
51-55	8540	0.196
56	8500	0.196
57	8539	0.196
58	15441	0.354
59	18462	0.424
60	12450	0.286
61	12434	0.285
62	13376	0.307
63	14329	0.329
64	14915	0.342
65	15396	0.353
66	15877	0.364
67	15839	0.364
68	15238	0.350
69	14413	0.331
70	12534	0.288
71	10277	0.236
72	10774	0.247
73	12682	0.291
74	7998	0.184
75	8434	0.194
76	8633	0.198
77	8624	0.198
78	8615	0.198
79	8606	0.198
80	8597	0.197
81	9455	0.217
82-91	8540	0.196
92-93	9455	0.217
94-103	8540	0.196
104-105	9455	0.217
106-115	8540	0.196

CURVE	RADIUS	Δ	ARC
①	68.00'	24°14'10"	28.76'
②	68.00'	34°18'25"	40.72'
③	68.00'	41°30'02"	49.25'
④	68.00'	38°57'23"	46.23'
⑤	68.00'	36°20'08"	43.12'
⑥	68.00'	36°20'08"	43.12'
⑦	68.00'	38°40'18"	45.90'
⑧	68.00'	39°41'33"	47.11'
⑨	68.00'	44°48'39"	53.18'
⑩	68.00'	15°49'31"	18.78'



GENERAL NOTES:

- Property is located in Flood Zone AE and X in accordance with FEMA Flood Insurance Rate Map 220058 0095, last revised May 17, 1993; 100 year Flood Elevations are 42.0 on the East End and 43.0 on the West End. Record Inundation Elevation is 41.0 recorded in 1976. 10 year Design Water Surface is Elev. 40.7 on the East End and 42.0 on the West End. Base Flood Elevations are subject to change and the current Base Flood Elevation should be verified with the Engineering Division of the Department of Public Works.
- Property Zoning: A-2 Single Family Residential
- Sanitary Sewer: Collection lines will tie in to existing collection line and Treatment Plant located on the Northeast corner of the site.
- All Utilities shall be underground.
- Utility Companies: Water - Baton Rouge Water Co.
Gas - Gulf States Utilities
Electricity - Dixie Electric Memb. Corp.
Telephone - South Central Bell
- Area of Subdivision: 23.988 Acres (Tract K-1)
- Streets are 27' Curb & Gutter Asphalt Pavement.
- All bearings based on 'Map Showing Boundary Survey of Tracts "H" & "K" for Ascot Development Corporation' by Michael B. Songy, P.L.S., dated July 1992.
- Reference Benchmark: C.P.B.M. 6-87 (Sherwood @ Coursey) adjusted +1.00 Ft. to 46.28 to correlate with 1959 Datum.
- Lots shown subject to restrictive covenants executed by Royal Ascot, Inc.
- The Owners of each lot shall furnish an Electric Servitude from the source of supply to the meter location for receipt of Electric Service.



GRADING INSTRUCTIONS
AS PART OF EACH HOUSE CONNECTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR HIS REPRESENTATIVE TO GRADE EACH LOT SO THAT THE STORM DRAINAGE RUNOFF CONFORMS TO THE DRAINAGE MAP ON FILE WITH THE DEPARTMENT OF PUBLIC WORKS.

DEDICATION:
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 EAST BATON ROUGE PARISH.

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 EAST BATON ROUGE PARISH.

ROYAL ASCOT, INC.

CERTIFICATION
THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. REVISED STATUTES 33:5051 ET SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

Michael B. Songy
MICHAEL B. SONGY, P.E., P.L.S.
LA. REGISTRATION NO. 04608

RECOMMENDED FOR APPROVAL
Robert R. Canfield 9/27/93
ROBERT R. CANFIELD, DIRECTOR
DEPARTMENT OF PUBLIC WORKS

APPROVED
Robert S. Dolese 29 September 1993
ROBERT S. DOLESE, DIRECTOR
CITY-PARISH PLANNING COMMISSION

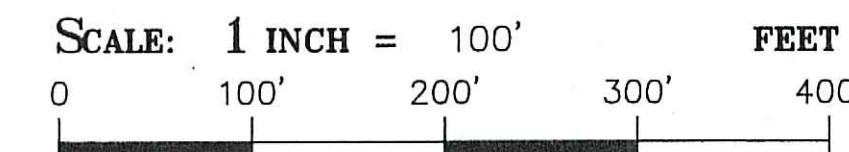
FINAL PLAT
OF
ASCOT
SECOND FILING

(BEING A SUBDIVISION OF TRACT K-1 OF THE
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LOCATED IN

SECTION 98, T-7-S, R-1-E & SECTION 50, T-7-S, R-2-E
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FOR
ROYAL ASCOT, INC.
5800 ONE PERKINS PLACE
SUITE 6A
BATON ROUGE, LA 70808

RODI & SONGY, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
5800 ONE PERKINS PLACE
SUITE 9-A
BATON ROUGE, LOUISIANA 70808



DATE	DESCRIPTION	BY	JOB NO.	SCALE
SEPTEMBER 1993	REVISIONS		92059	1" = 100'
				CLIENT Royal Ascot, Inc.