

NOTE:
NO ATTEMPT HAS BEEN MADE BY SIGMA CONSULTING GROUP, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT SHOWN ON REFERENCE MAP(S) OR FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

REFERENCE MAPS:
1) "MAP SHOWING THE RESUBDIVISION OF TRACTS "A" & "C-2-B-1" OF THE MARSHALL M. HUGHES AND MRS. M.G. HUGHES (MARGINY PLACE) ORIGINAL 981 ACRE TRACT INTO TRACTS "A-1", "A-2", "C-2-B-1-A-1", "C-2-B-1-B" AND "C-2-B-1-A-2", BY M. GREGORY BREAUX, P.L.S., DATED 3-13-03.
2) FINAL PLATS OF LAKE POINTE, FIRST AND SECOND FILINGS BY M. GREGORY BREAUX, P.L.S.
*REFERENCE BEARING: AS SHOWN ON ABOVE REFERENCE MAP 1).

PRELIMINARY PLAT APPROVED 8-11-03.

GENERAL NOTES:
PROPERTY ZONED: R-10
SCHOOL: ZACHARY HIGH SCHOOL, NORTHWESTERN MIDDLE, ZACHARY ELEMENTARY
STREETS: 27 CURB & GUTTER STREET IN 50' R/W
ELECTRICITY: DEMCO
GAS & WATER: CITY OF ZACHARY
TELEPHONE: BELL SOUTH
SEWAGE DISPOSAL: GRAVITY COLLECTION LINES TO EXISTING C.S.D. COLLECTION LINES.

NOTE:
CONTOURS SHOWN HEREON ARE BASED ON TOPOGRAPHIC SURVEY PERFORMED PRIOR TO CONSTRUCTION. ELEVATIONS CHANGES DURING CONSTRUCTION ARE NOT REFLECTED HEREON.

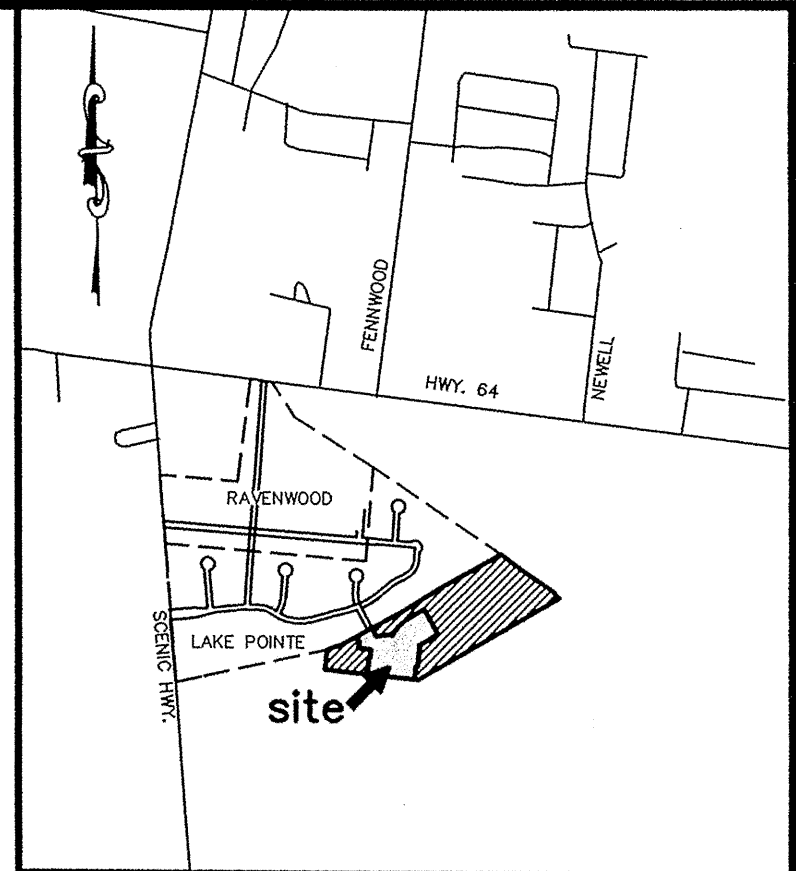
NOTE:
DENOTES PROPERTY IN FLOOD ZONE "A" (SCALED FROM FIRM)
100 YR. BASE FLOOD ELEVATION: 86.5*
PROPERTY IS LOCATED IN FLOOD ZONES "A" & "X" PER F.E.M.A. F.I.R.M. 220058 0035D, DATED 5-17-93.
*100 YR. B.F.E. 84.0 (PER U.S. ARMY CORP OF ENGRS. 9-29-04)
F.E.M.A. FLOOD ZONE AND FLOOD ELEVATION INFORMATION SHOWN HEREON IS SUBJECT TO CHANGE. THE CURRENT FLOOD INFORMATION SHOULD BE VERIFIED WITH THE DEPT. OF PUBLIC WORKS FOR THE CITY OF ZACHARY OR PARISH OF EAST BATON ROUGE.
FLOOD AREAS WERE SCALED FROM F.E.M.A. F.I.R.M. AND ARE APPROXIMATE.

NOTE:
BENCHMARKS:
BM 1: SOUTHWEST BOLT ON DOUBLE CATCH BASIN ON EAST SIDE OF CYPRESS CLEAR AVENUE NEAR LOT 69, ELEVATION= 88.02
BM 2: SOUTHWEST BOLT ON CATCH BASIN AT LOTS 62 & 63, ELEVATION= 87.64
REFERENCE BENCHMARK:
EBR 626-73, ELEVATION = 103.68 (1973 DATUM)
• DENOTES 1/2" IRON PIPE SET IN CONCRETE
1/2" IRON PIPE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

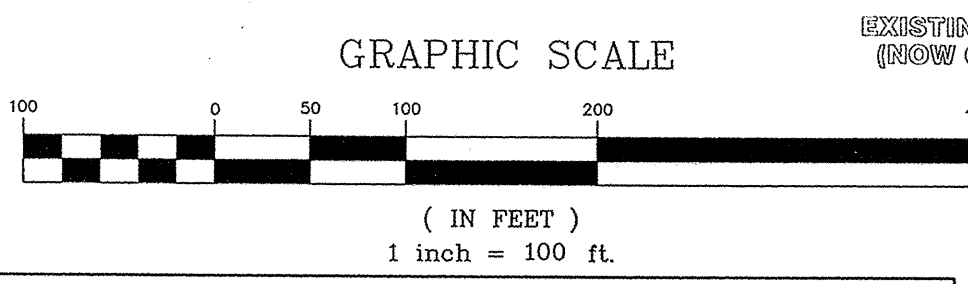
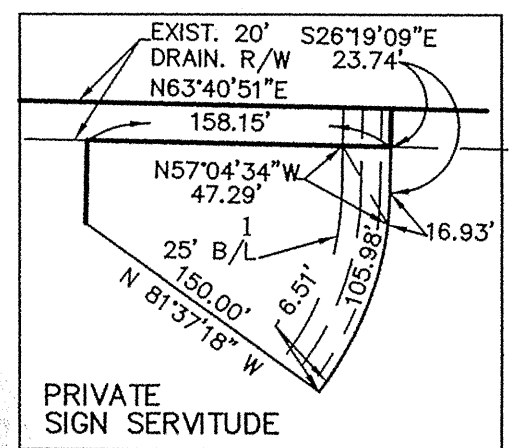
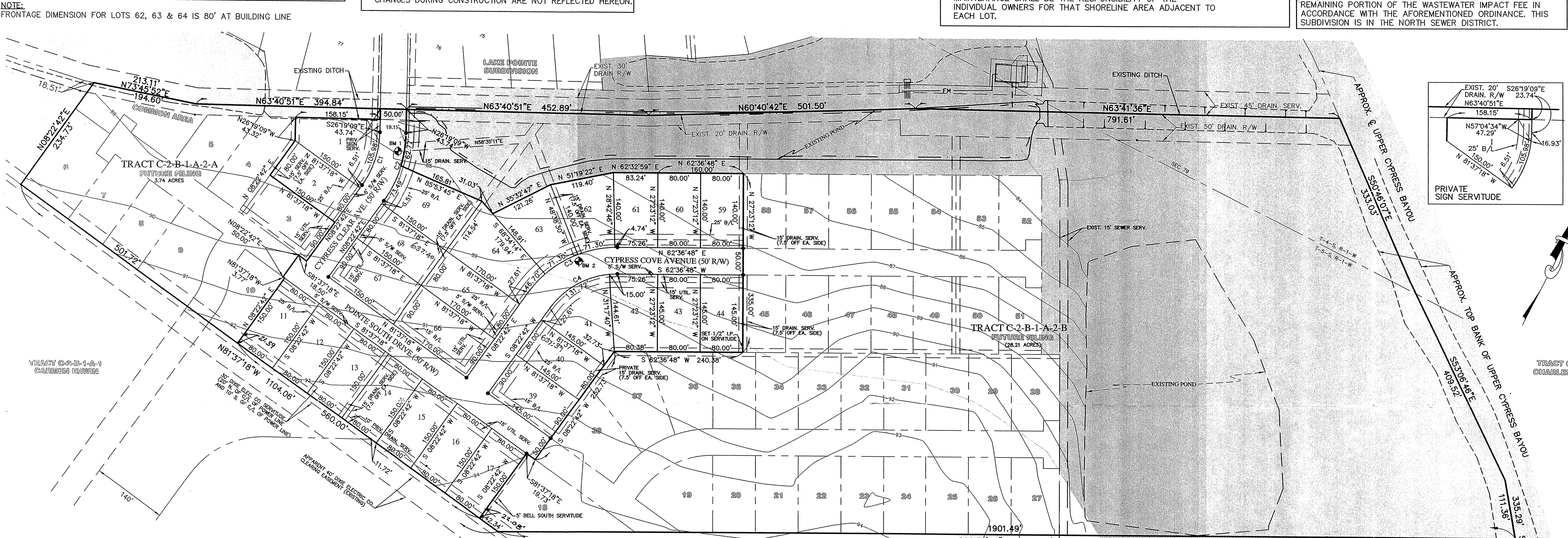
NOTE: MAINTENANCE OF THE DETENTION POND AREAS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION. WHERE LOTS BACK UP TO THE DETENTION POND, SHORELINE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL OWNERS FOR THAT SHORELINE AREA ADJACENT TO EACH LOT.

NOTE:
VARIOUS LOTS WITHIN THE SUBDIVISION HAVE RECEIVED COMPACTED FILL DURING THE CONSTRUCTION PHASE OF 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.

SEWER IMPACT FEE CERTIFICATION:
THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 1, 2, 11-17, 39-44 & 59-69 HAS PAID \$1,075.00 PER LOT FOR A TOTAL OF \$27,950.00 (CHECK NO. ...) IN WASTEWATER IMPACT FEES IN ACCORDANCE WITH ORDINANCE 10043, EBROSCO ORDINANCE 1242 AS AMENDED, ADOPTED SEPT. 28, 1994, BY THE METROPOLITAN COUNCIL. ADDITIONALLY, ALL LOTS FOR WHICH A BUILDING PERMIT WILL BE ISSUED FOR IMPROVEMENTS TO THE LOT WILL REQUIRE PAYMENT OF THE REMAINING PORTION OF THE WASTEWATER IMPACT FEE IN ACCORDANCE WITH THE AFOREMENTIONED ORDINANCE. THIS SUBDIVISION IS IN THE NORTH SEWER DISTRICT.



VICINITY MAP
1" = 2000'



CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	34°41'51"	175.00'	105.99'	N08°58'13"W	104.37'
C2	34°41'51"	225.00'	136.28'	N08°58'13"W	134.18'
C3	54°14'06"	205.00'	194.05'	S35°29'45"W	186.88'
C4	54°14'06"	155.00'	146.72'	S35°29'45"W	141.30'

LOT NO.	MUNIC. NO.	STREET NAME
1	3989	CYPRESS CLEAR AVE.
2	3957	CYPRESS CLEAR AVE.
11	1826	POINTE SOUTH DRIVE
12	1848	POINTE SOUTH DRIVE
13	1860	POINTE SOUTH DRIVE
14	1872	POINTE SOUTH DRIVE
15	1894	POINTE SOUTH DRIVE
16	1906	POINTE SOUTH DRIVE
17	1918	POINTE SOUTH DRIVE
39	2002	CYPRESS COVE AVE.
40	2014	CYPRESS COVE AVE.
41	2026	CYPRESS COVE AVE.
42	2038	CYPRESS COVE AVE.
43	2040	CYPRESS COVE AVE.
44	2044	CYPRESS COVE AVE.
59	2045	CYPRESS COVE AVE.
60	2043	CYPRESS COVE AVE.
61	2041	CYPRESS COVE AVE.
62	2039	CYPRESS COVE AVE.
63	2027	CYPRESS COVE AVE.
64	2015	CYPRESS COVE AVE.
65	2013	CYPRESS COVE AVE.
66	2001	CYPRESS COVE AVE.
67	3920	CYPRESS CLEAR AVE.
68	3952	CYPRESS CLEAR AVE.
69	3984	CYPRESS CLEAR AVE.

**FINAL PLAT
OF
POINTE SOUTH
FIRST FILING
(LOTS 1, 2, 11-17, 39-44 & 59-69)
AND
TRACTS C-2-B-1-A-2-A & C-2-B-1-A-2-B
BEING THE SUBDIVISION OF TRACT C-2-B-1-A-2
OF THE MARSHALL M. HUGHES AND MRS. M.G. HUGHES
(MARGINY PLACE) ORIGINAL 981 ACRE TRACT
LOCATED IN SECTION 79 T-4-S., R-1-W
GREENSBURG LAND DISTRICT
PARISH OF EAST BATON ROUGE, LOUISIANA
FOR
LAKE POINTE PROPERTIES, LLC**

2021 TUCKER ROAD
ZACHARY, LA. 70791
225-654-0886

PRIVATE DEDICATION:
THE PRIVATE DRAINAGE SERVITUDES SHOWN AT THE REAR OF LOTS 11 - 17 AND LOTS 39 - 44 ARE HEREBY DEDICATED TO THE RESPECTIVE LOT OWNERS FOR THE PURPOSE OF PROVIDING REAR YARD DRAINAGE. THE INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE REAR YARD INLETS AND SUBSURFACE DRAINAGE SYSTEM. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER THESE PRIVATE SERVITUDES SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSES FOR WHICH THESE SERVITUDES ARE GRANTED.

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, WITHOUT WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT AND THE CITY INSPECTOR.

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.

REVISED 12-20-04 TO ADD "S" BELL SOUTH SERVITUDE ALONG THE EASTERLY PROPERTY LINE OF LOT 17.
(RECORDED 12-22-04 AS ORIGINAL 859 BUNDLE 11671.)

REVISED 10-18-04 TO REMOVE LOTS 1-9, 28-34, 41-51, 52-65, 67-69 AND COMMON AREA FROM THE SPECIAL FLOOD HAZARD AREA (ZONE A) PER THE F.E.M.A. "LETTER OF MAP REVISION BASED ON FILL" DATED 10-08-04 (CASE NO.: 04-06-1771A). PER SAID LETTER, LOTS 1-9, 28-34, 41-51, 52-65, 67-69 AND COMMON AREA ARE LOCATED IN FLOOD ZONE "X" (UNSHADED). (RECORDED 10-19-04 AS ORIGINAL 846 BUNDLE 11660)
NOTE: PARCEL "A" REFERRED TO IN LOMAR ENCOMPASSES ALL ABOVE NOTED LOTS.

NOTE:
SUBSURFACE REAR YARD DRAINAGE ON LOTS 11-17 AND LOTS 39-44 SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE RESPECTIVE LOT OWNERS. THE INDIVIDUAL BUILDERS/OWNER SHALL BE RESPONSIBLE FOR GRADING REAR YARDS TO DRAIN TO SAID DRAINAGE SYSTEM (INCLUDING ADJUSTING INLET ELEVATIONS IF REQUIRED) PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS ACTUALLY MADE ON THE GROUND, UNDER MY DIRECTION, 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. R.S. 33:5051, ET SEQ., AND CONFORMS TO ALL APPLICABLE ORDINANCES GOVERNING THE SUBDIVISION OF LAND.
THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT SHOWN HEREON AND DOES NOT EXTEND TO THIRD PARTIES, UNLESS THIS PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

/s/ M. GREGORY BREAUX
M. GREGORY BREAUX, P.L.S.
REG. NO. 4618

7-6-04
DATE

[Signature]
MACK DAVID STEWART
LAKE POINTE PROPERTIES, LLC

/s/ MACK DAVID STEWART
MACK DAVID STEWART
LAKE POINTE PROPERTIES, LLC

7-27-04
DATE

RECOMMENDED FOR APPROVAL:
PLANNING COMMISSION
CITY OF ZACHARY

BY: /s/ EDWARD B. LANDRY
EDWARD B. LANDRY
CHAIRMAN
DATE: 7-27-04

RECOMMENDED FOR APPROVAL:
CITY OF ZACHARY

BY: /s/ CHRIS DAVEZAC
CHRIS DAVEZAC
PUBLIC WORKS DIRECTOR
DATE: 7-27-04

APPROVED:
CITY OF ZACHARY

BY: /s/ CHARLENE M. SMITH
CHARLENE M. SMITH
MAYOR
DATE: 7-27-04

RECORDED 7-28-04 ORIG. 29 BDL 11635

SIGMA CONSULTING GROUP INC.
ENGINEERS AND SURVEYORS
10305 AIRLINE HWY. - BATON ROUGE, LA. 70816
225-298-0800