

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 BREAU, P.L.S., DATED 3-13-03.
2) FINAL PLATS OF LAKE POINTE, FIRST AND SECOND FILINGS BY M. GREGORY BREAU, P.L.S.
* REFERENCE BEARING: AS SHOWN ON ABOVE REFERENCE MAP 1).

PRELIMINARY PLAT APPROVED 8-11-03.
NOTE:
FRONTAGE DIMENSION FOR LOTS 36 - 37 IS 80' AT BUILDING LINE

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.

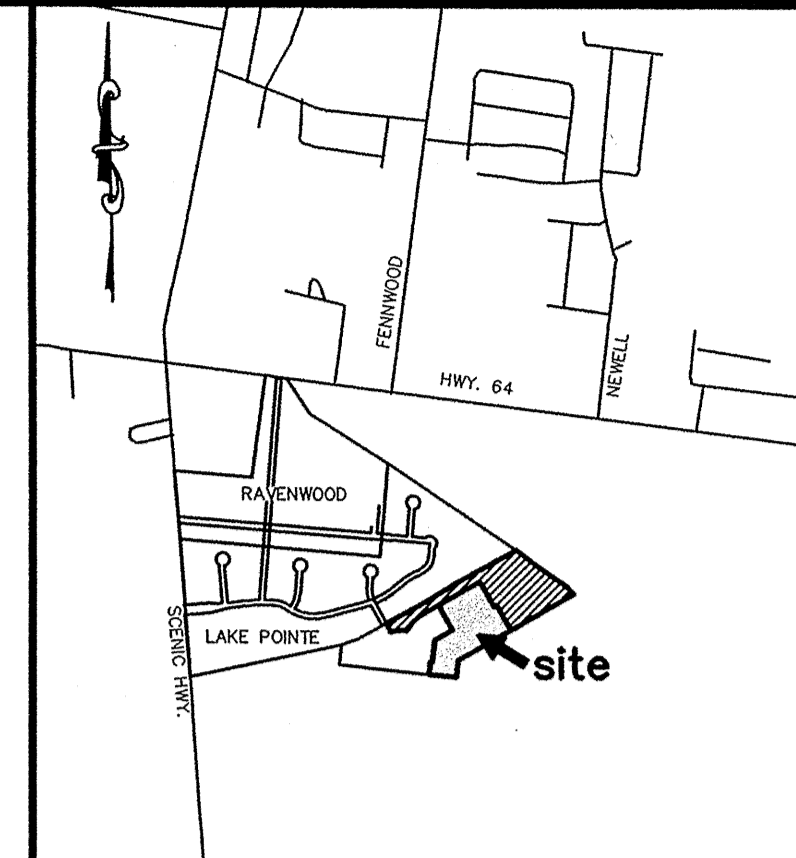
NOTE:
CONTOURS SHOWN HEREON ARE BASED ON TOPOGRAPHIC CONTOURS SURVEYED PRIOR TO CONSTRUCTION. ELEVATIONS CHANGE DURING CONSTRUCTION ARE NOT REFLECTED HEREON.

NOTE:
DENOTES PROPERTY IN FLOOD ZONE "A" (SCALED FROM FIRM)
PROPERTY IS LOCATED IN FLOOD ZONES "A" & "X" PER F.E.M.A. F.I.R.M. 220058 0035D, DATED 5-17-93 AND "LETTER OF MAP REVISION BASED ON FIRM" DATED 10-08-04 (CASE NO. 04-06-1771A).
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.

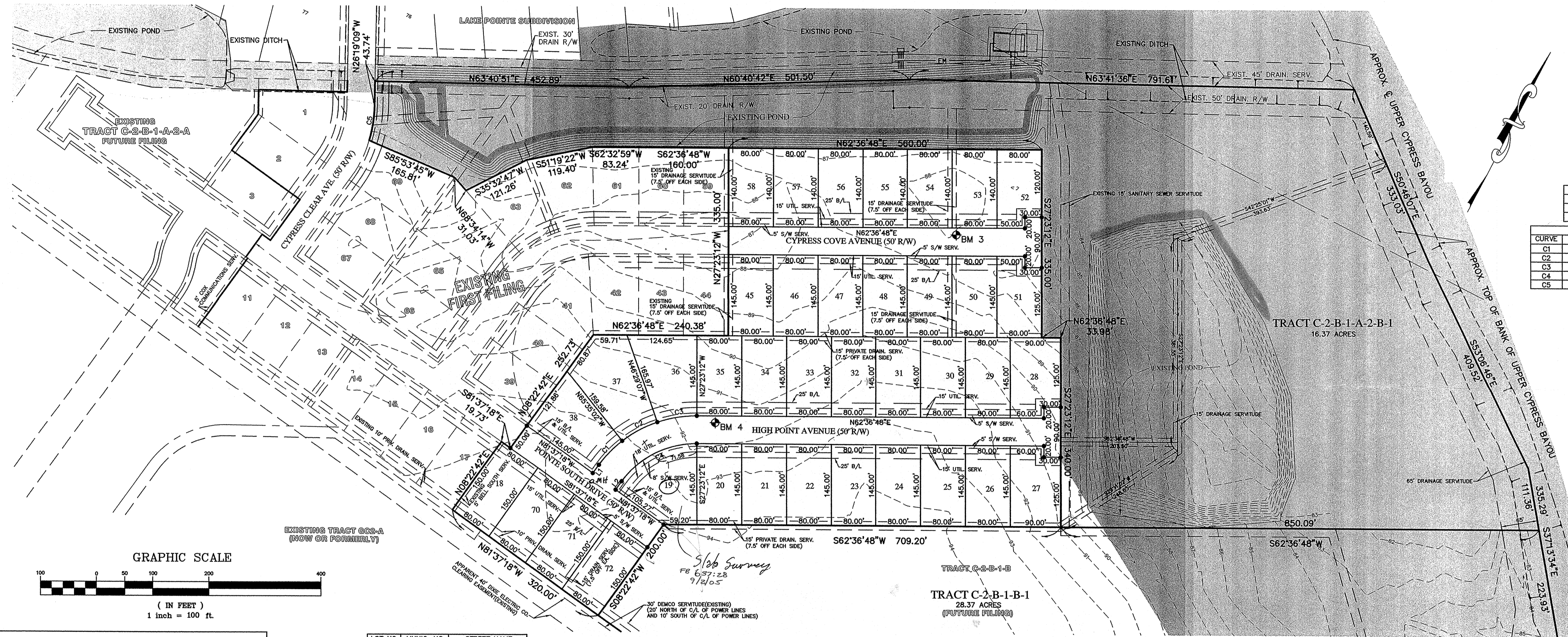
NOTE:
BENCHMARKS:
BM 3: SOUTHEAST BOLT ON DOUBLE CATCH BASIN AT LOTS 53 & 54, ELEVATION = 85.72
BM 4: SOUTHEAST BOLT ON DOUBLE CATCH BASIN AT LOT 35, ELEVATION = 90.42
REFERENCE BENCHMARK:
EBR 626-73, ELEVATION = 103.68 (1973 DATUM)
• DENOTES 1/2" IRON PIPE SET IN CONCRETE
1/2" IRON PIPE SET AT ALL CORNERS 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.

SEWER IMPACT FEE CERTIFICATION:
THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 18-38, 45-58 & LOTS 70-72 HAS PAID \$1075.00 PER LOT FOR A TOTAL OF \$40,850.00 (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.

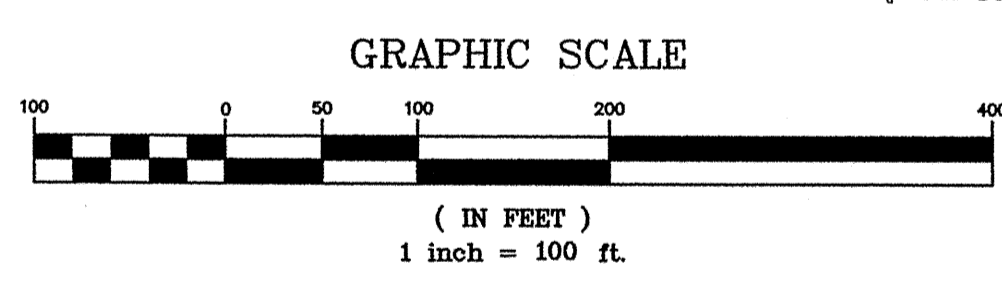


VICINITY MAP
1" = 2000'



LINE TABLE			
LINE	LENGTH	BEARING	
L1	18.37'	S08°22'42"W	
L2	18.37'	N08°22'42"E	

CURVE TABLE			
CURVE	DELTA	RADIUS	CHORD
C1	16°02'16"	215.00'	60.18'
C2	19°05'55"	215.00'	71.67'
C3	19°05'55"	215.00'	71.67'
C4	54°14'08"	165.00'	156.19'
C5	15°59'01"	225.00'	62.77'



NOTE:
SUBSURFACE REAR YARD DRAINAGE ON LOTS 18-38, 45-51 AND LOTS 70-72 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.

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.

LOT NO.	MUNIC. NO.	STREET NAME
18	1930	POINTE SOUTH DRIVE
19	2010	HIGH POINTE AVENUE
20	2042	HIGH POINTE AVENUE
21	2056	HIGH POINTE AVENUE
22	2068	HIGH POINTE AVENUE
23	2070	HIGH POINTE AVENUE
24	2072	HIGH POINTE AVENUE
25	2086	HIGH POINTE AVENUE
26	2088	HIGH POINTE AVENUE
27	2096	HIGH POINTE AVENUE
28	2095	HIGH POINTE AVENUE
29	2093	HIGH POINTE AVENUE
30	2091	HIGH POINTE AVENUE
31	2079	HIGH POINTE AVENUE
32	2067	HIGH POINTE AVENUE
33	2065	HIGH POINTE AVENUE
34	2053	HIGH POINTE AVENUE
35	2051	HIGH POINTE AVENUE
36	2049	HIGH POINTE AVENUE
37	2027	HIGH POINTE AVENUE
38	2005	HIGH POINTE AVENUE
45	2056	CYPRESS COVE AVE.
46	2060	CYPRESS COVE AVE.
47	2070	CYPRESS COVE AVE.
48	2072	CYPRESS COVE AVE.
49	2084	CYPRESS COVE AVE.
50	2096	CYPRESS COVE AVE.
51	2100	CYPRESS COVE AVE.
52	2099	CYPRESS COVE AVE.
53	2097	CYPRESS COVE AVE.
54	2085	CYPRESS COVE AVE.
55	2073	CYPRESS COVE AVE.
56	2061	CYPRESS COVE AVE.
57	2059	CYPRESS COVE AVE.
58	2057	CYPRESS COVE AVE.
70	1952	POINTE SOUTH DRIVE
71	1974	POINTE SOUTH DRIVE
72	2000	POINTE SOUTH DRIVE

FINAL PLAT
OF
POINTE SOUTH
SECOND FILING
AND
TRACTS C-2-B-1-B-1 & C-2-B-1-A-2-B-1
BEING THE SUBDIVISION OF TRACTS C-2-B-1-B & C-2-B-1-A-2-B
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
 20021 TUCKER ROAD
 ZACHARY, LA. 70791
 225-654-0886

PRIVATE DEDICATION:
THE PRIVATE DRAINAGE SERVITUDES SHOWN AT THE REAR OF LOTS 18 - 38, 45 - 51 AND LOTS 70 - 72, IF NOT PREVIOUSLY DEDICATED, 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.

RECOMMENDED FOR APPROVAL:
PLANNING COMMISSION
CITY OF ZACHARY
By: *Edward B. Landry*
EDWARD B. LANDRY
CHAIRMAN
DATE: 3.14.05

RECOMMENDED FOR APPROVAL:
CITY OF ZACHARY
By: *Chris Davezac*
CHRIS DAVEZAC
PUBLIC WORKS DIRECTOR
DATE: 3/14/05

APPROVED:
CITY OF ZACHARY
By: *Charlene M. Smith*
CHARLENE M. SMITH
MAYOR
DATE: 3/10/05

RECORDED 3-14-05 ORIG. 611. BDL. 11782

SIGMA CONSULTING GROUP INC.
ENGINEERS AND SURVEYORS
10305 AIRLINE HWY. - BATON ROUGE, LA. 70816
225-298-0800
POINTE SOUTH - SECOND FILING SHEET 1 OF 2

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 L.A. 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.

M. Gregory Breau 3-9-05
M. GREGORY BREAU, P.L.S. DATE
REG. NO. 4618

Let 19
NG
Est. 91.26
MH 91.52
TBM 92.61

Mack David Stewart
MACK DAVID STEWART
LAKE POINTE PROPERTIES, LLC
DATE: 3-10-05