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 (MARIGNY 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.LS.

* REFERENCE BEARING: AS SHOWN ON ABOVE REFERENCE MAP 1).

PRELIMINARY PLAT APPROVED JUNE 9, 2005.

GENERAL NOTES:
PROPERTY ZONED: R-5
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)

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)

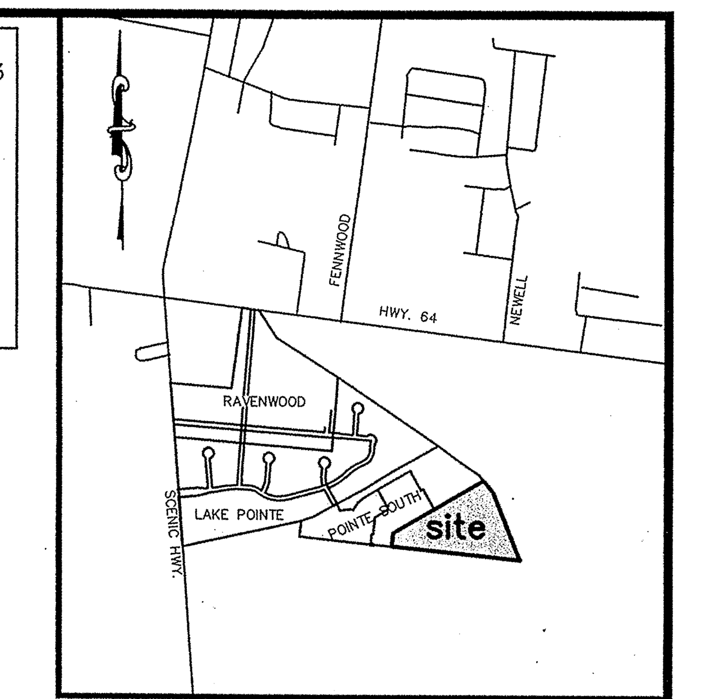
F.E.M.A. FLOOD ZONE AND FLOOD ELEVATION INFORMATION SHOWN HEREON IS SUBJECT TO CHANGE. THE CURRENT FLOOD INFORMATION SHOULD BE VERIFIED WITH THE DEPT. OF PUBLIC WORKS FOR THE CITY OF ZACHARY OR PARISH OF EAST BATON ROUGE.

FLOOD AREAS WERE SCALED FROM F.E.M.A. F.I.R.M. AND ARE APPROXIMATE.

NOTE:
BENCHMARKS:
BM 1: EAST BOLT ON DBL. CATCH BASIN ON THE SOUTH SIDE OF POINTE SOUTH DRIVE AT LOT 78; ELEVATION = 91.79 91.47
BM 2: SOUTH BOLT ON DBL. CATCH BASIN AT LOT 95; ELEVATION = 87.52 87.20
BM 3: SOUTH BOLT ON CATCH BASIN AT LOT 123; ELEVATION = 84.64 84.02
REFERENCE BENCHMARK: 103.36 (NAVD88)
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.

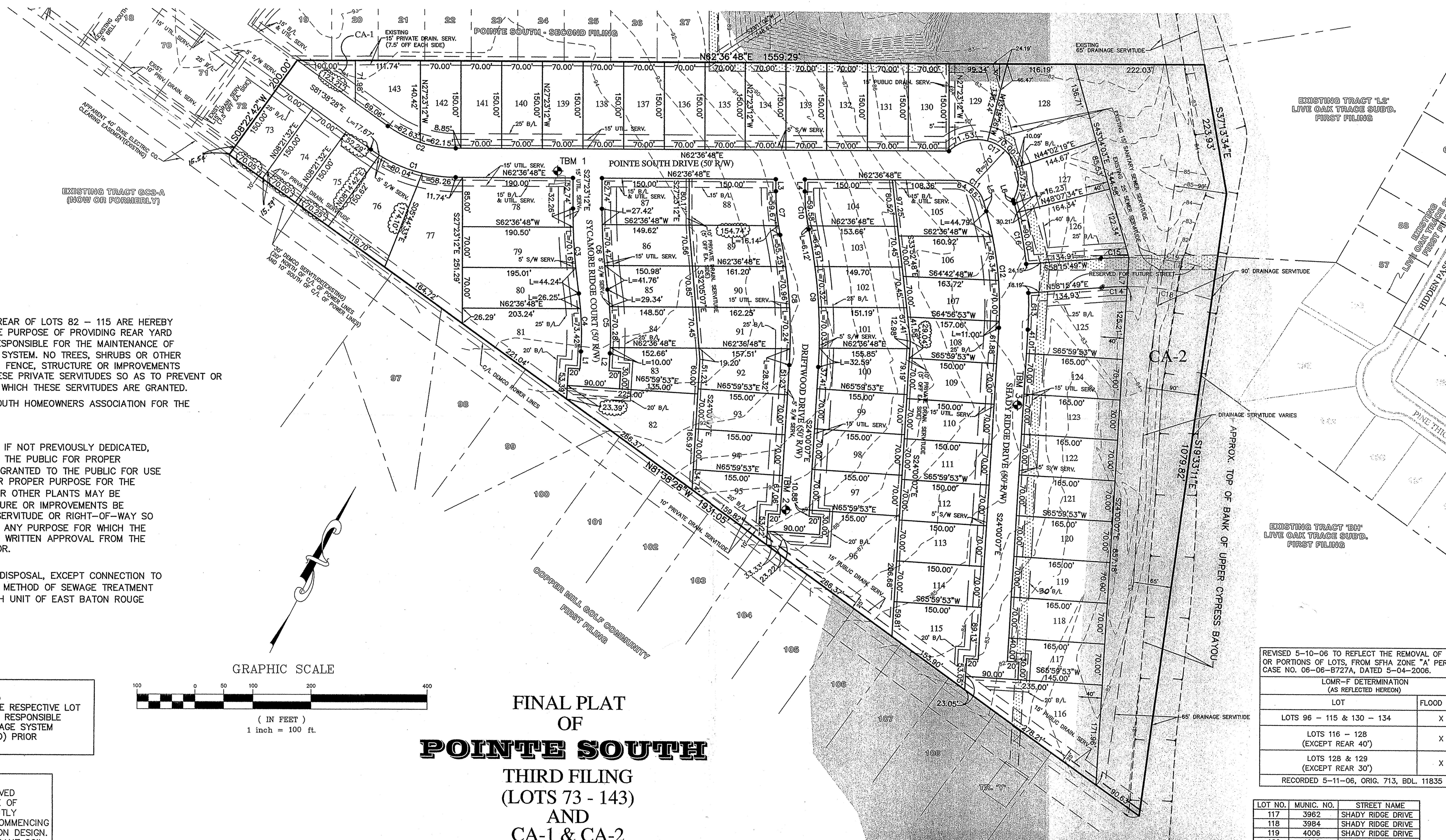
SEWER IMPACT FEE CERTIFICATION:
THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 73 - 143 HAS PAID $1075.00 PER LOT FOR A TOTAL OF $76,325.00 (CHECK NO. ______) IN WASTEWATER IMPACT FEES IN ACCORDANCE WITH ORDINANCE 10043, EBROSCO ORDINANCE 1242 AS AMENDED, ADOPTED SEPT. 28, 1994, BY THE METROPOLITAN COUNCIL. 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
1	30.00'	N24°00'07"W
2	30.00'	N24°00'07"W
3	20.75'	N27°23'12"W
4	20.75'	N27°23'12"W
5	17.52'	N43°18'15"W
6	6.26'	N43°18'15"W
7	50.09'	S24°00'07"E

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	35°44'44"	250.00'	155.97'	N80°29'10"E	153.45'
C2	35°44'44"	200.00'	124.78'	N80°29'10"E	122.76'
C3	8°01'35"	1046.93'	146.66'	S31°23'59"E	146.54'
C4	11°24'40"	500.44'	99.67'	N29°42'27"W	99.51'
C5	11°24'40"	550.44'	109.63'	N29°42'27"W	109.45'
C6	8°01'35"	996.93'	139.66'	S31°23'59"E	139.54'
C7	11°34'57"	375.00'	75.81'	S33°10'41"E	75.68'
C8	14°58'03"	860.44'	224.77'	N31°29'08"W	224.14'
C9	14°58'03"	910.44'	237.84'	N31°29'08"W	237.16'
C10	11°34'57"	325.00'	65.70'	S33°10'41"E	65.59'
C11	74°04'57"	50.00'	64.65'	N80°20'44"W	60.24'
C12	19°18'09"	600.00'	202.13'	N33°39'11"W	201.18'
C13	5°31'50"	650.00'	62.74'	N26°46'01"W	62.72'
C14	4°09'41"	475.00'	34.50'	S60°20'39"W	34.49'
C15	4°30'08"	525.00'	41.25'	S60°30'52"W	41.24'
C16	9°21'49"	650.00'	106.23'	N38°37'21"W	106.11'
C17	162°54'47"	70.00'	199.04'	N80°20'44"W	138.45'
C18	17°45'13"	475.00'	147.18'	N71°18'06"E	146.59'
C17	16°28'42"	525.00'	150.99'	N71°00'17"E	150.47'



PRIVATE DEDICATION:
THE PRIVATE DRAINAGE SERVITUDES SHOWN AT THE REAR OF LOTS 82 - 115 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.

LOT C-A-1 IS HEREBY DEDICATED TO THE POINTE SOUTH HOMEOWNERS ASSOCIATION FOR THE USE OF LANDSCAPING.

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.

/S/ MACK DAVID STEWART 3-20-06
MACK DAVID STEWART DATE
LAKE POINTE PROPERTIES, LLC

NOTE:
SUBSURFACE REAR YARD DRAINAGE ON LOTS 82-115 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.

31.506

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.

STATE OF LOUISIANA
M. GREGORY BREAUX
REG. No. 4618
REGISTERED PROFESSIONAL
LAND SURVEYOR

/S/ M. GREGORY BREAUX 3-06-06
M. GREGORY BREAUX, P.L.S. DATE
REG. NO. 4618

FINAL PLAT OF POINTE SOUTH
THIRD FILING (LOTS 73 - 143) AND CA-1 & CA-2

BEING THE SUBDIVISION OF TRACT C-2-B-1-B-1
OF THE MARSHALL M. HUGHES AND MRS. M.G. HUGHES
(MARIGNY 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

REVISED 5-10-06 TO REFLECT THE REMOVAL OF LOTS, OR PORTIONS OF LOTS, FROM SFHA ZONE "A" PER CASE NO. 06-06-B727A, DATED 5-04-2006.

LOMR-F DETERMINATION (AS REFLECTED HEREON)	
LOT	FLOOD ZONE
LOTS 96 - 115 & 130 - 134	X
LOTS 116 - 128 (EXCEPT REAR 40')	X
LOTS 128 & 129 (EXCEPT REAR 30')	X
RECORDED 5-11-06, ORIG. 713, BDL. 11835	

LOT NO.	MUNIC. NO.	STREET NAME	LOT NO.	MUNIC. NO.	STREET NAME
73	2012	POINTE SOUTH DRIVE	95	3981	DRIFTWOOD DRIVE
74	2034	POINTE SOUTH DRIVE	96	3970	DRIFTWOOD DRIVE
75	2046	POINTE SOUTH DRIVE	97	4022	DRIFTWOOD DRIVE
76	2058	POINTE SOUTH DRIVE	98	4034	DRIFTWOOD DRIVE
77	2070	POINTE SOUTH DRIVE	99	4046	DRIFTWOOD DRIVE
78	4097	SYCAMORE RIDGE CT.	100	4058	DRIFTWOOD DRIVE
79	4085	SYCAMORE RIDGE CT.	101	4060	DRIFTWOOD DRIVE
80	4073	SYCAMORE RIDGE CT.	102	4072	DRIFTWOOD DRIVE
81	4061	SYCAMORE RIDGE CT.	103	4084	DRIFTWOOD DRIVE
82	4040	SYCAMORE RIDGE CT.	104	4096	DRIFTWOOD DRIVE
83	4052	SYCAMORE RIDGE CT.	105	4091	SHADY RIDGE DRIVE
84	4064	SYCAMORE RIDGE CT.	106	4089	SHADY RIDGE DRIVE
85	4076	SYCAMORE RIDGE CT.	107	4077	SHADY RIDGE DRIVE
86	4088	SYCAMORE RIDGE CT.	108	4065	SHADY RIDGE DRIVE
87	4090	SYCAMORE RIDGE CT.	109	4053	SHADY RIDGE DRIVE
88	4095	DRIFTWOOD DRIVE	110	4041	SHADY RIDGE DRIVE
89	4083	DRIFTWOOD DRIVE	111	4039	SHADY RIDGE DRIVE
90	4071	DRIFTWOOD DRIVE	112	4027	SHADY RIDGE DRIVE
91	4069	DRIFTWOOD DRIVE	113	4015	SHADY RIDGE DRIVE
92	4057	DRIFTWOOD DRIVE	114	3993	SHADY RIDGE DRIVE
93	4045	DRIFTWOOD DRIVE	115	3971	SHADY RIDGE DRIVE
94	4033	DRIFTWOOD DRIVE	116	3940	SHADY RIDGE DRIVE

LOT NO.	MUNIC. NO.	STREET NAME
117	3962	SHADY RIDGE DRIVE
118	3984	SHADY RIDGE DRIVE
119	4006	SHADY RIDGE DRIVE
120	4018	SHADY RIDGE DRIVE
121	4030	SHADY RIDGE DRIVE
122	4042	SHADY RIDGE DRIVE
123	4054	SHADY RIDGE DRIVE
124	4066	SHADY RIDGE DRIVE
125	4078	SHADY RIDGE DRIVE
126	4080	SHADY RIDGE DRIVE
127	4092	SHADY RIDGE DRIVE
128	2465	POINTE SOUTH DRIVE
129	2453	POINTE SOUTH DRIVE
130	2421	POINTE SOUTH DRIVE
131	2409	POINTE SOUTH DRIVE
132	2377	POINTE SOUTH DRIVE
133	2305	POINTE SOUTH DRIVE
134	2203	POINTE SOUTH DRIVE
135	2101	POINTE SOUTH DRIVE
136	2095	POINTE SOUTH DRIVE
137	2093	POINTE SOUTH DRIVE
138	2091	POINTE SOUTH DRIVE
139	2089	POINTE SOUTH DRIVE
140	2077	POINTE SOUTH DRIVE
141	2075	POINTE SOUTH DRIVE
142	2063	POINTE SOUTH DRIVE
143	2051	POINTE SOUTH DRIVE

RECOMMENDED FOR APPROVAL:
PLANNING COMMISSION
CITY OF ZACHARY
BY: /S/ PEGGY LANTRIP
PEGGY LANTRIP
CHAIRMAN
DATE: 3-20-06

RECOMMENDED FOR APPROVAL:
CITY OF ZACHARY
BY: /S/ CHRIS DAVEZAC
CHRIS DAVEZAC
PUBLIC WORKS DIRECTOR
DATE: 3-20-06

APPROVED:
CITY OF ZACHARY
BY: /S/ CHARLENE M. SMITH
CHARLENE M. SMITH
MAYOR
DATE: 3-20-06
RECORDED 3-20-06 ORIG. 960 BDL. 11819

REVISED 6-01-06 TO REDUCE BLDG. LINES AT T-TURNAROUNDS TO 20'

RECOMMENDED FOR APPROVAL:
CITY OF ZACHARY
BY: /S/ CHRIS DAVEZAC
CHRIS DAVEZAC
PUBLIC WORKS DIRECTOR
DATE: 6-08-06

APPROVED:
CITY OF ZACHARY
BY: /S/ CHARLENE M. SMITH
CHARLENE M. SMITH
MAYOR
DATE: 6-08-06
RECORDED 6-13-06 ORIG. 17 BDL.11845

7-06-06 REVISION: REVISED TO CORRECT BEARING & LOT DIMENSIONS.
RECORDED: 7-06-06 ORIG. 892 BDL. 11856

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

F:\06001\SUBD\41109PointeSouth3rd\FINAL PLAT.dwg [SHEET 1] Jul 06, 2006 - 11:39am