

**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 MAP:**  
1) "FINAL PLAT OF POINTE SOUTH, FIRST FILING"  
BY M. GREGORY BREAU, P.L.S., AS REVISED 12-20-04  
\*REFERENCE BEARING: AS SHOWN ON ABOVE REFERENCE MAP 1).  
  
PRELIMINARY PLAT APPROVED 10-18-04.

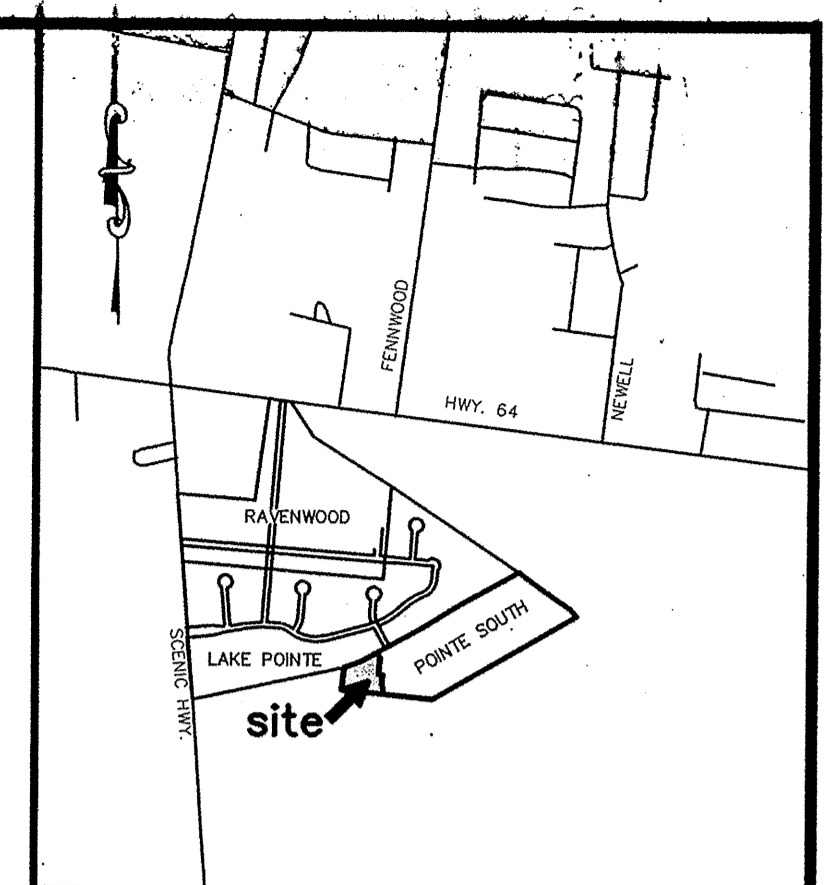
**GENERAL NOTES:**  
PROPERTY ZONED: R-4A  
SCHOOL: ZACHARY HIGH SCHOOL, NORTHWESTERN MIDDLE, ZACHARY ELEMENTARY  
STREETS: 27 CURB & GUTTER STREET IN 50' R/W  
ELECTRICITY: DEMCO  
GAS & WATER: CITY OF ZACHARY  
TELEPHONE: BELL SOUTH  
SEWAGE DISPOSAL: GRAVITY COLLECTION LINES TO EXISTING C.S.D. COLLECTION LINES.  
434' OF 8" SEWER LINE IS REQUIRED FOR THIS PROJECT  
475' OF 8" WATER LINE IS REQUIRED FOR THIS PROJECT  
475' OF 2" GAS LINE IS REQUIRED FOR THIS PROJECT

**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 F.E.M.A. "LETTER OF MAP REVISION BASED ON FILL" 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:**  
BENCHMARK:  
BM 1: TOP OF NORTHEAST BOLT ON CATCH BASIN ON SOUTH SIDE OF POINTE SOUTH DRIVE IN FRONT OF LOT 9, ELEVATION= 88.11  
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:**  
SUBSURFACE REAR YARD DRAINAGE ON LOTS 3-9 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.  
  
SEWER IMPACT FEE CERTIFICATION:  
THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 1 - 9 HAS PAID \$1,075.00 PER LOT FOR A TOTAL OF \$9,675.00 (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 FOREMENTIONED ORDINANCE. THIS SUBDIVISION IS IN THE NORTH SEWER DISTRICT.

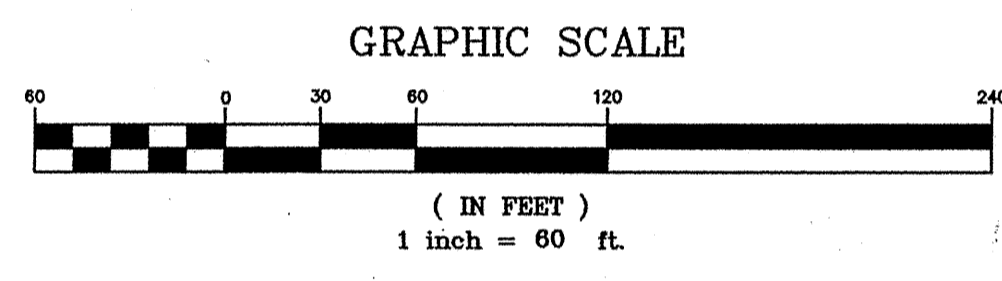
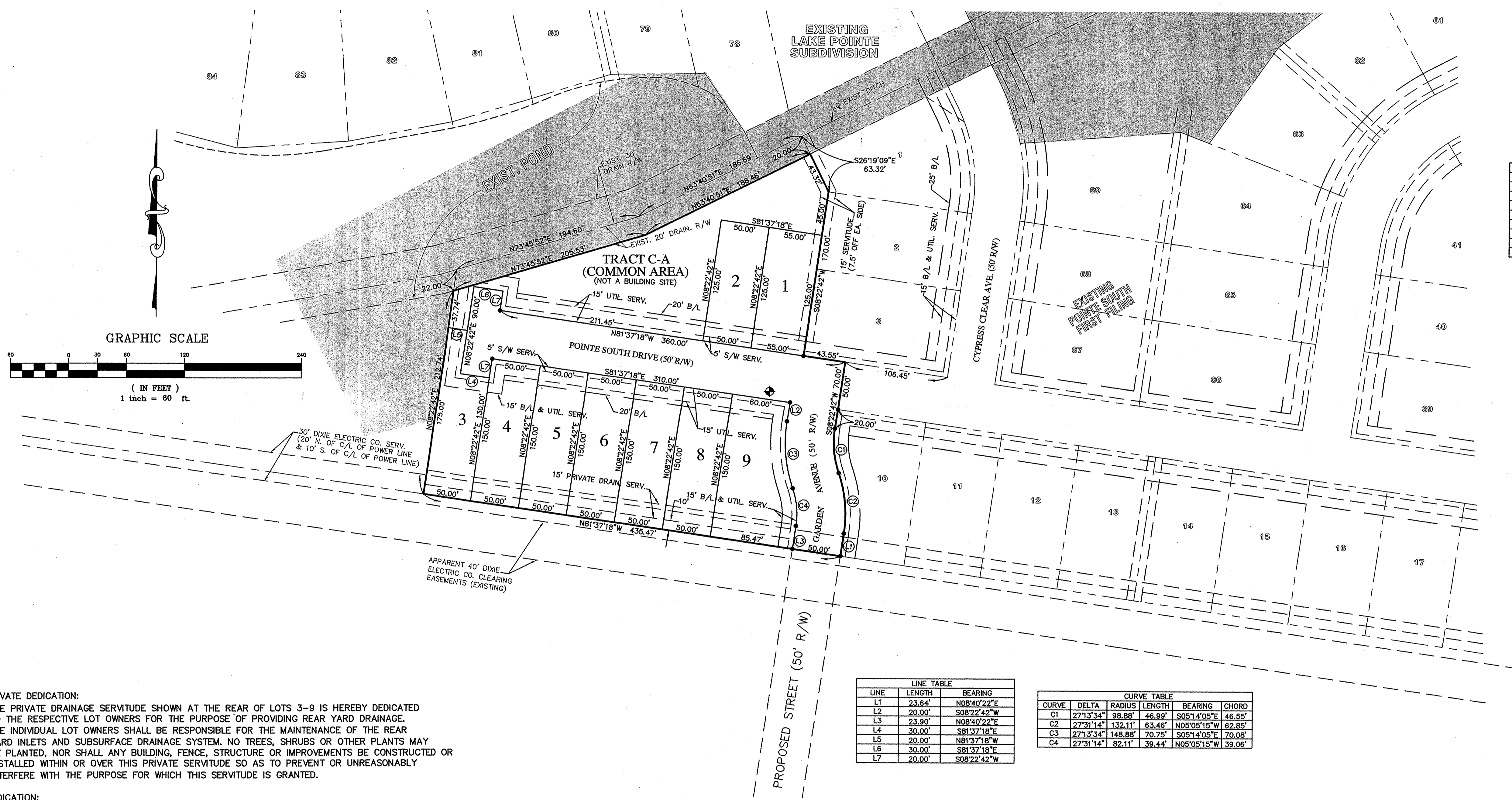


VICINITY MAP  
1" = 2000'  
  
RECOMMENDED FOR APPROVAL:  
PLANNING COMMISSION  
CITY OF ZACHARY  
BY: *Peggy Lantrip*  
PEGGY LANTRIP  
CHAIRMAN  
DATE: 4/12/07

RECOMMENDED FOR APPROVAL:  
CITY OF ZACHARY  
BY: *Chris Davezac*  
CHRIS DAVEZAC  
PUBLIC WORKS DIRECTOR  
DATE: 4/12/07

APPROVED:  
CITY OF ZACHARY  
BY: *Henry J. Martinez*  
HENRY J. MARTINEZ  
MAYOR  
DATE: 4/13/07

LOT NO.	MUNIC. NO.	STREET NAME
1	1785	POINTE SOUTH DRIVE
2	1779	POINTE SOUTH DRIVE
3	1680	POINTE SOUTH DRIVE
4	1700	POINTE SOUTH DRIVE
5	1722	POINTE SOUTH DRIVE
6	1722	POINTE SOUTH DRIVE
7	1710	POINTE SOUTH DRIVE
8	1770	POINTE SOUTH DRIVE
9	1780	POINTE SOUTH DRIVE



**LINE TABLE**

LINE	LENGTH	BEARING
L1	23.64'	N08°40'22"E
L2	20.00'	S08°22'42"W
L3	23.90'	N08°40'22"E
L4	30.00'	S81°37'18"W
L5	20.00'	N81°37'18"W
L6	30.00'	S81°37'18"E
L7	20.00'	S08°22'42"W

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	27°13'34"	98.88'	46.99'	S05°14'05"E	46.55'
C2	27°31'14"	132.11'	63.48'	N05°05'15"W	62.85'
C3	27°13'34"	148.89'	70.75'	S05°14'05"E	70.08'
C4	27°31'14"	82.11'	39.44'	N05°05'15"W	39.06'

**PRIVATE DEDICATION:**  
THE PRIVATE DRAINAGE SERVITUDE SHOWN AT THE REAR OF LOTS 3-9 IS 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 THIS PRIVATE SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THIS SERVITUDE IS 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 PROPER PURPOSES 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.

*Mack David Stewart*  
MACK DAVID STEWART  
LAKE POINTE PROPERTIES, LLC  
DATE: 4-16-07

RECORDED: \_\_\_\_\_ ORIG.: \_\_\_\_\_ BDL.: \_\_\_\_\_

FINAL PLAT

**THE RESERVE AT POINTE SOUTH**  
(FORMERLY GRANTED PRELIMINARY APPROVAL AS POINT SOUTH COURTYARD HOMES)

DESCRIPTION:  
BEING THE SUBDIVISION OF A PORTION OF TRACT C-2-B-1-A-2-A OF THE MARSHALL M. HUGHES AND MRS. M.G. HUGHES (MARGNY PLACE) ORIGINAL 981 ACRE TRACT LOCATED IN SECTION 79, T-5-S, R-1-W, GREENSBURG LAND DISTRICT OF LOUISIANA, PARISH OF EAST BATON ROUGE, LOUISIANA

CLIENT:  
LAKE POINTE PROPERTIES, LLC  
20021 TUCKER ROAD  
ZACHARY, LOUISIANA 70791

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.

*M. Gregory Breau*  
M. GREGORY BREAU, P.L.S. DATE: 4-2-07  
REG. NO. 4618

**SIGMA CONSULTING GROUP, INC.**  
ENGINEERS AND SURVEYORS  
10305 AIRLINE HWY. - BATON ROUGE, LA. 70816  
225-298-0800  
PROJ. NO. 50511

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