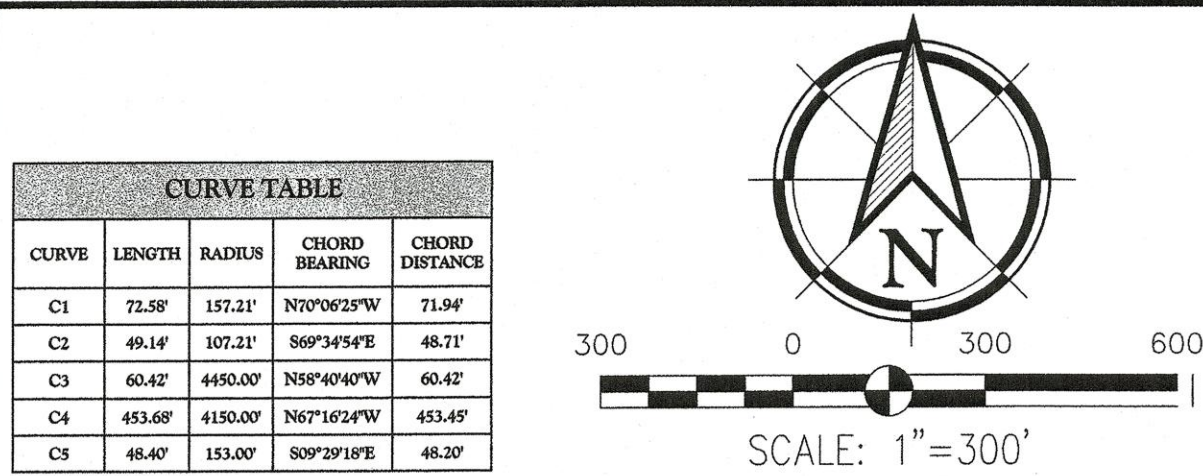
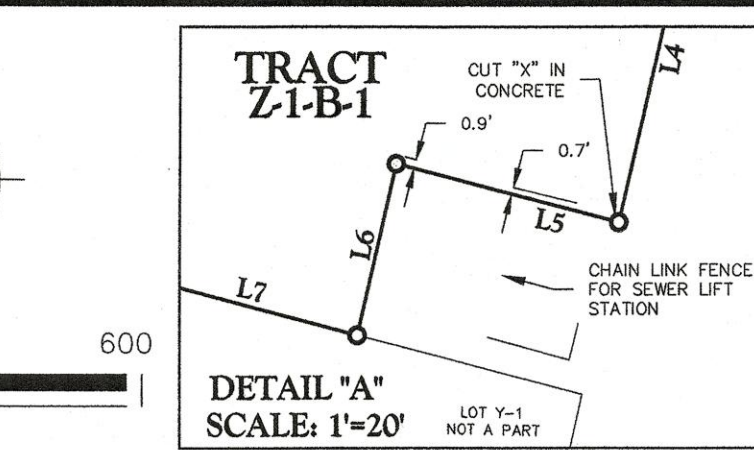




CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	72.58	157.21	N70°02'23"W	71.94
C2	49.14	107.21	S89°34'45"E	48.71
C3	60.42	440.00	N59°40'40"W	60.42
C4	453.68	4130.00	N67°16'24"W	453.49
C5	48.40	153.00	S02°21'18"E	48.20

ADJACENT PROPERTY

LOT #	OWNER (NOW OR FORMERLY)	SUBDIVISION	TAX PARCEL ID #
29	ROGER D GATLIN	COUNTRY MANOR 1ST FILING	3263290
30	JAKE A CHUSTZ	COUNTRY MANOR 1ST FILING	3263304
31	KELLY ANN ONEAL KYLE	COUNTRY MANOR 1ST FILING	3263312
32	JANICE L LINDSEY	COUNTRY MANOR 1ST FILING	3263320
33	GINA RENEE MOISE	COUNTRY MANOR 1ST FILING	3263339
34	MATTHEW R GORS	COUNTRY MANOR 1ST FILING	3263347
35	ANN MARIE ERIE	COUNTRY MANOR 1ST FILING	3263355
36	LAUREL ANDREE TRAHAN LEVRAEA	COUNTRY MANOR 1ST FILING	3263363
37	DAO V LIE	COUNTRY MANOR 1ST FILING	3263371
38	A & I INVESTMENTS LLC	COUNTRY MANOR 1ST FILING	3263398
39	LUAN CAO HOANG	COUNTRY MANOR 1ST FILING	3263401
126	JULIE CHRISTINE COLLINS	COUNTRY MANOR 2ND FILING	335908
127	GAVIN PAUL MICHELLE	COUNTRY MANOR 2ND FILING	335916
128	DANA COBB SIMONEAUX	COUNTRY MANOR 2ND FILING	335924
129	JULIE FAYE ZENO	COUNTRY MANOR 2ND FILING	335932
130	CHASE D. TETTELTON	COUNTRY MANOR 2ND FILING	336343
131	WENDELL M HAYS	COUNTRY MANOR 2ND FILING	337331
132	CARMEN JOSEPHINE DARENSBOURG	COUNTRY MANOR 2ND FILING	337854
133	JOHN P NETTLES	COUNTRY MANOR 2ND FILING	337935
134	LINDA M PETIT	COUNTRY MANOR 2ND FILING	339857
135	JOSHUA EACHUS	COUNTRY MANOR 2ND FILING	340928
136	JOAN WALLACE	COUNTRY MANOR 2ND FILING	340936
137	KAREN M MUMFORD	COUNTRY MANOR 2ND FILING	341681
138	JOHN PATRICK DIDER	COUNTRY MANOR 2ND FILING	341924
139	HUNTER EDWARD SOUTH	COUNTRY MANOR 2ND FILING	341983
140	KATELYN TOWNS	COUNTRY MANOR 2ND FILING	341991
141	JEAN SALLEY LEYDA	COUNTRY MANOR 2ND FILING	342009
142	CHRISTOPHER ARNOLD	COUNTRY MANOR 2ND FILING	342017
143	HENRY CARLISLE SHARP	COUNTRY MANOR 2ND FILING	342025
144	CHARLENE GOMEZ OUSRO	COUNTRY MANOR 2ND FILING	342033
145	CHARITY ELISE CANTLEY	COUNTRY MANOR 2ND FILING	342041
146	PETE GULLA JR	COUNTRY MANOR 2ND FILING	342068
180	GAIL G HINDS	COUNTRY MANOR 2ND FILING	1823620
177	MARK HOLMES TONEY	COUNTRY MANOR 2ND FILING	1823612
176	ALFRED G STEVENS	COUNTRY MANOR 2ND FILING	1823604
175	RANDALL BRUCE MILLER	COUNTRY MANOR 2ND FILING	1823590
174	JAMES ROBERTS	COUNTRY MANOR 2ND FILING	1823582
171	MARITES PARDINES & ROBERT CONSONO	COUNTRY MANOR 2ND FILING	1823558
170	MARTIN SHEPHERD III	COUNTRY MANOR 2ND FILING	1826646
46	NICOLE LANDRY	COURSEY COVE SUBDIVISION	3278662
73	HANNAH NICOLE DAIGLE	COURSEY COVE SUBDIVISION	3278956
74	HIEU TRUNG NGUYEN	COURSEY COVE SUBDIVISION	3278964
75	DAVID WAYNE TALBERT	COURSEY COVE SUBDIVISION	3278972
76	HASSAN GARDEZI	COURSEY COVE SUBDIVISION	3278980
77	COTY ANDREW ROME	COURSEY COVE SUBDIVISION	3278999
78	ROGER PASSMAN	COURSEY COVE SUBDIVISION	3279006
79	XIANWU XU	COURSEY COVE SUBDIVISION	3279014
80	RHETT ONEIL GULLOT	COURSEY COVE SUBDIVISION	3279022
81	MIA Q BELL	COURSEY COVE SUBDIVISION	3279030
82	WENDELL G PEARSON	COURSEY COVE SUBDIVISION	3279049
83	NATHAN XUAN LY	COURSEY COVE SUBDIVISION	3279057
84	ANTHONY LEWIS	COURSEY COVE SUBDIVISION	3279065
85	ALVAREZ INVESTMENT PROPERTIES LLC	COURSEY COVE SUBDIVISION	3279073
86	ALVAREZ INVESTMENT PROPERTIES LLC	COURSEY COVE SUBDIVISION	3279081
87	SCOTT T BLACKBURN	COURSEY COVE SUBDIVISION	3279081



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1702), NAD 1983(2011), EPOCH 2010.00) AS DETERMINED BY GPS OBSERVATIONS.

STORM WATER MANAGEMENT NOTE:

AS A PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNIFIED DEVELOPMENT CODE.

LEGEND:

- FOUND 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
- SET 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- FLOOD ZONE "AE"

FLOOD ZONE NOTE:

THIS PROPERTY IS IN FLOOD ZONES "X" & "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 220058, MAP NO. 2203302070E WHICH BEARS AN EFFECTIVE DATE OF 05/02/2008.

AS PER LOMA CASE NUMBER 19-06-1655A, DATED MAY 23, 2019 AND CASE NUMBER 19-06-3249A, DATED AUGUST 28, 2019, SOME AREAS WERE TAKEN FROM ZONE AE TO X NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. BASE FLOOD ELEVATION AND RECORD INUNDATION ELEVATION ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE SUBDIVISION ENGINEERING OFFICE BEFORE ANY DESIGN OR CONSTRUCTION. BASE FLOOD ELEVATION 36 TO 38 FEET, RECORD INUNDATION LEVEL 32.5 TO 35.5 FEET.

SIDEWALK NOTE:

IT SHALL BE THE DUTY OF EACH INDIVIDUAL LOT OWNER TO MAINTAIN THAT PORTION OF SIDEWALK, WHICH IS ON OR ADJACENT TO HIS/HER PROPERTY. THE CITY-PARISH SHALL HAVE NO RESPONSIBILITY FOR LIABILITY OR MAINTENANCE OF THE SIDEWALKS. (CODE OF ORDINANCE, CHAPTER 3, SEC. 2:171)

BONDED SIDEWALKS:

ALL SIDEWALK IMPROVEMENTS ARE TO BE BUILT BY THE APPROVED MUNICIPALITY-LICENSED CONTRACTOR WITHIN THE TIME PERIOD STATED ON THE BOND AGREEMENT. IT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER TO REPAIR SIDEWALK DAMAGES INCURRED DURING BUILDING CONSTRUCTION, PRIOR TO THE FINAL BUILDING INSPECTION APPROVAL ON THE LOT.

REFERENCE PLATS:

1. PLAT SHOWING RESUBDIVISION OF TRACT A-1-A-2 OF THE W.T. KELLY TRACT, TRACT C OF THE MARIE DUBOY PROPERTY AND TRACT Z-1-B-1 OF THE LOUIS E. LEBLANC INTO TRACTS A-1-A-2-A, Z-1-B-1 & C-1, BY QUALITY ENGINEERING & SURVEYING, LLC, DATED 9-10-2018. (ORIG. 11, BNDL. 12924)
2. SURVEY MAP OF THE RESUBDIVISION INTO TRACTS M AND A-1 BY ADDITION OF A 37,414 AC. PORTION OF THE NORTH PARKVIEW OAKS, INC. PROPERTY TO TRACT A OF THE STANLEY GRAHAM PROPERTY, LOCATED IN SECTIONS 20, 29 AND 52, T.7S., R.2E., G.L.D., EAST BATON ROUGE PARISH, LOUISIANA BY JOFFRION & ASSOC., INC. CONSULTING ENGINEERS DATED AUGUST 12, 1980. (ORIG 595, BNDL 9496)
3. RIGHT-OF-WAY C.P. PROJECT NO. 06-CS-HC-0051 JONES CREEK RD. SEGMENT 3 (COURSEY BLVD. TO S. HARRELL'S FERRY RD.) EAST BATON ROUGE PARISH BY SIGMA CONSULTING GROUP, INC. DATED AUGUST 28, 2008.
4. MAP SHOWING SUBDIVISION OF TRACT "Z" OF THE ORIGINAL LOUIS E. LEBLANC PROPERTY AND TRACT J-1-A OF THE ORIGINAL JOHN J. LEBLANC PROPERTY INTO TRACT Z-1 & TRACT J-1-A-1 LOCATED IN SECTION 52, T-7-S, R-2-E EAST BATON ROUGE PARISH, LOUISIANA BY TRICHE LAND SURVEYING, INC. DATED JANUARY 14, 2005. (ORIG 554, BNDL 11689)
5. THAT CERTAIN LOT OR PARCEL OF GROUND, SITUATED IN EAST BATON ROUGE PARISH, LOUISIANA, DESIGNATED AS TRACT C-1, THAT CERTAIN SURVEY BY TOXIE CRAFT, P.L.S., DATED OCTOBER 14, 2016 AND FILED OF RECORD AS ORIGINAL 360, BUNDLE 9166.
6. FINAL PLAT OF COURSEY COVE SUBDIVISION FIRST & SECOND FILINGS FORMERLY BEING BEING TRACT J-2-A-1 OF THE JOHN LEBLANC TRACT, & TRACT L-1-B-1-A OF THE ANTHONY B. LEGGIE M.D. TRACT LOCATED IN SECTION 7, T-5-S, R-2-E GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA BY CENTERLINE ENGINEERING & LAND SURVEYING, LLC DATED MARCH 1, 2016. (ORIG 345, BNDL 12716)
7. FINAL PLAT OF COUNTRY MANOR, FIRST FILING, FORMERLY NORTH PARKVIEW OAKS, 1ST FILING, LOCATED IN SECTIONS 20, 29 & 52, TOWNSHIP 7 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA, BY JOFFRION AND ASSOC., INC., DATED APRIL 23, 1980 (ORIG 320, BNDL 9255)
8. MAP SHOWING THE RESUBDIVISION OF LOT B-3-A, BEING A PORTION OF THE RESUBDIVISION OF THE REMAINING PORTION OF TRACT B, OF THE SIDNEY J. RUSSELL PROPERTY, LOCATED IN SECTION 52, T7S-R2E, IN EAST BATON ROUGE PARISH, LA BY TOXIE CRAFT, C.E. LAST REVISED APRIL 12, 1973
9. MAP SHOWING RESUBDIVISION OF LOT B-4-B-1 INTO LOTS B-4-B-1-A, BY WIGGINS & ASSOCIATES, INC., LAST REVISED MARCH 23, 1981, (ORIG 512, BNDL 9426)
10. MAP SHOWING RESUBDIVISION OF TRACT A-1-A INTO TRACT A-1-A-1, BY WIGGINS & ASSOCIATES, INC., LAST REVISED MARCH 23, 1981, (ORIG 512, BNDL 9426)
11. PLAT SHOWING RESUBDIVISION OF TRACT Z-1 OF THE LOUIS E. LEBLANC TRACT INTO TRACTS Z-1-A & Z-1-B, LOCATED IN SECTION 52, TOWNSHIP 7 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA, BY QUALITY ENGINEERING AND SURVEYING, LLC, DATED: MAY 31, 2018 (ORIG 630, BNDL 12893)

FILL NOTE:

VARIOUS LOTS WITHIN THE SUBDIVISION HAVE RECEIVED FILL DURING THE CONSTRUCTION PHASE OF THE PROJECT. EACH BUILDER/OWNER SHALL BE RESPONSIBLE FOR INDEPENDENTLY INVESTIGATE THE SOIL CONDITIONS OF THE LOT AND SHALL FURNISH COMPACTION DATA TO THE PERMIT OFFICE PRIOR TO COMMENCING CONSTRUCTION TO ENSURE BUILDING CODE COMPLIANCE FOR APPROPRIATE FOUNDATION/SLAB DESIGN.

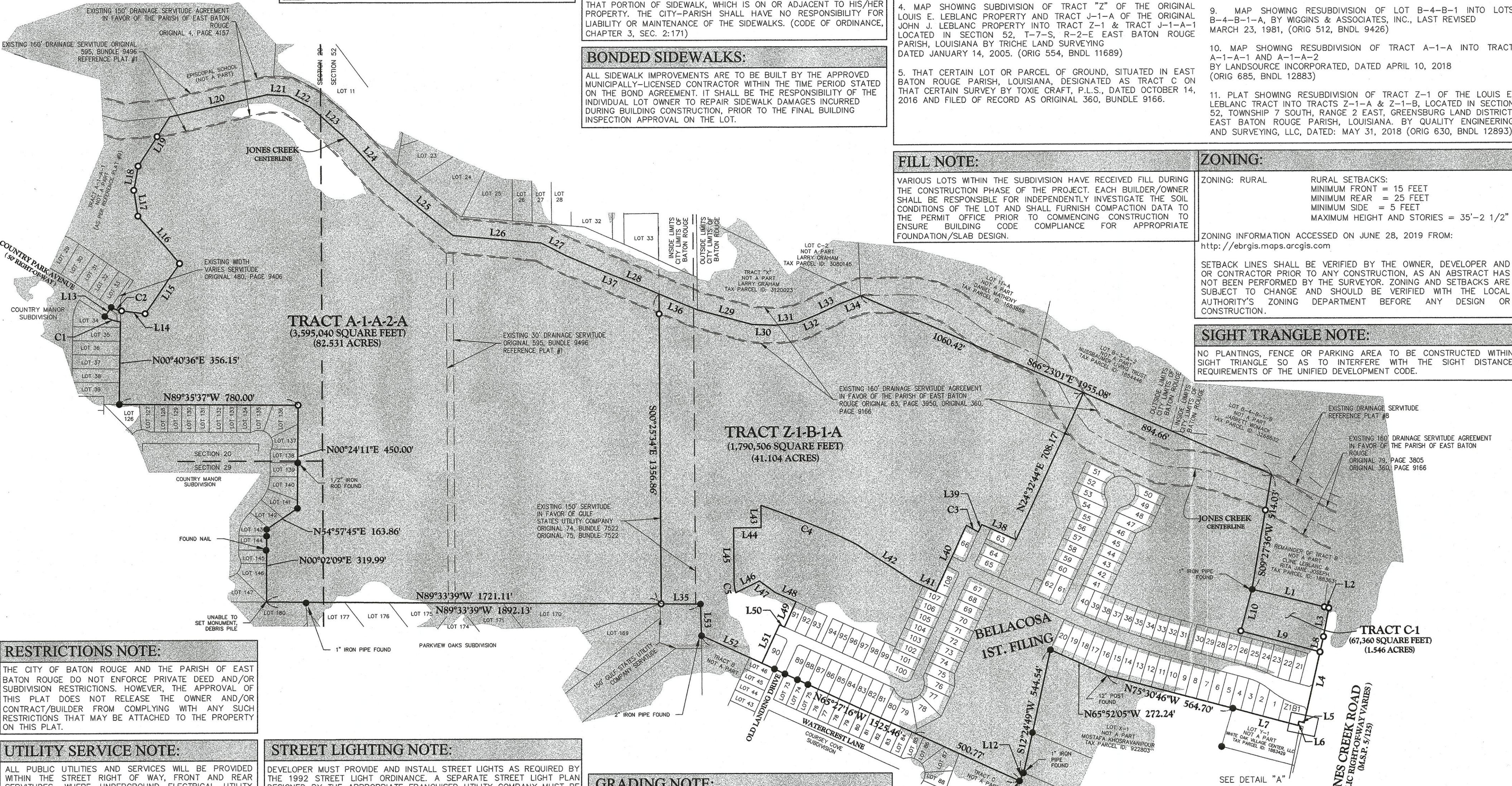
ZONING:

ZONING: RURAL
RURAL SETBACKS:
MINIMUM FRONT = 15 FEET
MINIMUM REAR = 25 FEET
MINIMUM SIDE = 5 FEET
MAXIMUM HEIGHT AND STORIES = 35'-2 1/2'
ZONING INFORMATION ACCESSED ON JUNE 28, 2019 FROM:
http://ebrgis.maps.arcgis.com

SETBACK LINES SHALL BE VERIFIED BY THE OWNER, DEVELOPER AND/OR CONTRACTOR PRIOR TO ANY CONSTRUCTION, AS AN ABSTRACT HAS NOT BEEN PERFORMED BY THE SURVEYOR. ZONING AND SETBACKS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S ZONING DEPARTMENT BEFORE ANY DESIGN OR CONSTRUCTION.

SIGHT TRIANGLE NOTE:

NO PLANTINGS, FENCE OR PARKING AREA TO BE CONSTRUCTED WITHIN SIGHT TRIANGLE SO AS TO INTERFERE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.



RESTRICTIONS NOTE:

THE CITY OF BATON ROUGE AND THE PARISH OF EAST BATON ROUGE DO NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACT/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

UTILITY SERVICE NOTE:

ALL PUBLIC UTILITIES AND SERVICES WILL BE PROVIDED WITHIN THE STREET RIGHT OF WAY, FRONT AND REAR SERVICES, WHERE UNDERGROUND ELECTRICAL UTILITY SERVICE IS PROVIDED FOR SUBDIVISION, RESTRICTIONS SHALL INCLUDE A REQUIREMENT THAT THE OWNER OF EACH LOT SHALL FURNISH AN ELECTRICAL SERVICE LETTER FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEIPT OF ELECTRIC SERVICE ON THE LOT. (UDC SEC. 4.7(16))

STREET LIGHTING NOTE:

DEVELOPER MUST PROVIDE AND INSTALL STREET LIGHTS AS REQUIRED BY THE 1992 STREET LIGHT ORDINANCE. A SEPARATE STREET LIGHT PLAN DESIGNED BY THE APPROPRIATE FRANCHISED UTILITY COMPANY MUST BE SUBMITTED AND APPROVED BY THE TRAFFIC ENGINEERING DIVISION BEFORE THE FINAL PLAT CAN BE SIGNED. THE STREET LIGHTS MUST EITHER BE INSTALLED OR THE DEVELOPER MUST PROVIDE A GUARANTEE LETTER FROM THE FRANCHISED UTILITY COMPANY OR POST A BOND BEFORE THE STREETS IN THE SUBDIVISION CAN BE ACCEPTED FOR PUBLIC MAINTENANCE.

GRADING NOTE:

AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER, HIS CONTRACTOR OR HIS REPRESENTATIVE TO GRADE EACH LOT SO, THAT THE STORM DRAINAGE RUNOFF CONFORMS TO THE APPROVED DRAINAGE LAYOUT, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF DEVELOPMENT. (METRO. BOD. 11135)

MAJOR STREET SETBACK NOTE:

THE CITY-PARISH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OR REPLACEMENT OF ANY FENCE OR ENTRANCE STRUCTURES LOCATED WITHIN THE MAJOR STREET SETBACK. A HOLD HARMLESS HAS BEEN FILED AND RECORDED WITH THE CLERK OF COURTS OFFICE.

GENERAL NOTES:

PROPERTY RESTRICTIONS, SERVITUDES, RIGHTS-OF-WAY, EASEMENTS AND/OR OTHER BURDENS, OTHER THAN THOSE NOTED, MAY EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD ALSO BE AWARE. ABSTRACTING FOR VERIFICATION OF TITLE AND/OR ACTUAL OWNERSHIP WAS NOT IN THE SCOPE OF THIS SURVEY MADE BY QUALITY ENGINEERING AND SURVEYING, L.L.C.

THE WORDS "CERTIFY," "CERTIFIED" OR "CERTIFICATION" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

QUALITY ENGINEERING AND SURVEYING, LLC HAS NOT AND DOES NOT PROVIDE WETLAND DELINEATION OR DETERMINATION AND WAS NOT REQUESTED NOR INCLUDED IN THIS SURVEY. QUALITY ENGINEERING AND SURVEYING, LLC DID NOT RECEIVE NOR RESEARCH THE LOCATION OF WETLAND AREAS AS DELINEATED BY THE APPROPRIATE AUTHORITIES, SUCH AS U.S. ARMY CORPS OF ENGINEERS OR STATE OF LOUISIANA DEPARTMENT OF NATURAL RESOURCES.

UTILITIES: QUALITY ENGINEERING AND SURVEYING, LLC MADE NO ATTEMPT TO LOCATE VISIBLE OR BURIED UTILITIES AS PART OF THIS SURVEY.

THE LINES SHOWN ASSOCIATED WITH SECTIONS, TOWNSHIPS, RANGES AND FLOOD ZONES WERE DIGITIZED FROM AERIAL IMAGERY, F.E.M.A. FLOOD INSURANCE RATE MAPS AND U.S.G.S. QUADRANGLE MAPS. THESE LINES ARE SHOWN FOR REFERENCE ONLY AND WERE NOT FIELD VERIFIED AT THE TIME OF THIS SURVEY WAS PERFORMED.

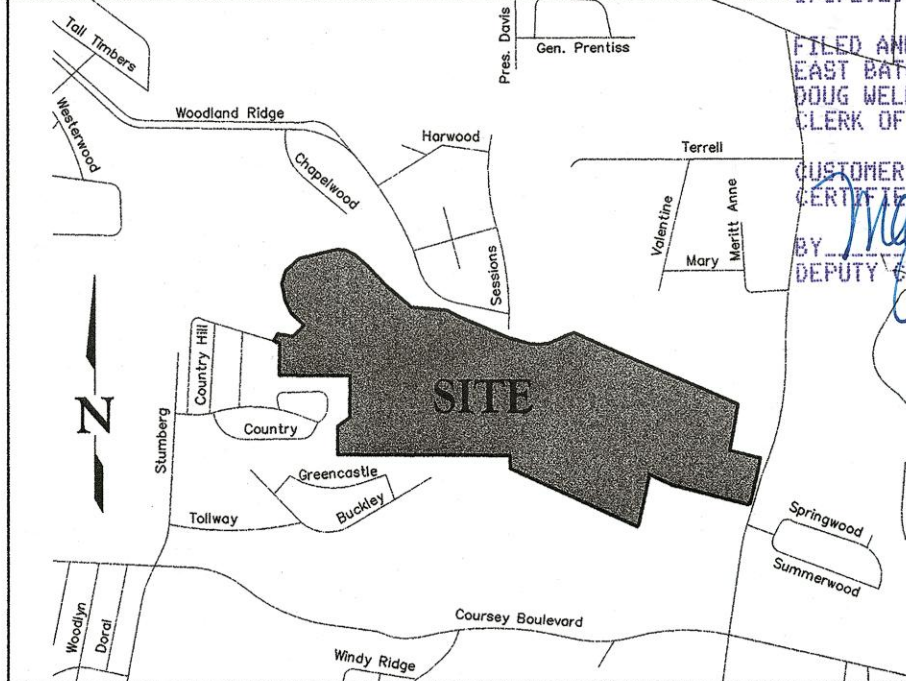
PARCEL LINE TABLE

LINE	DIRECTION	DISTANCE
128	S60°34'58"E	625.14
129	S74°39'54"E	245.09
130	S87°39'06"E	13.00
131	N88°37'27"E	100.00
132	N86°14'05"E	100.00
133	N64°02'00"E	100.00
134	N68°30'44"E	100.00
135	N69°33'39"W	171.02
136	S67°24'58"E	181.41
137	S67°24'58"E	443.72
138	S68°17'10"E	164.00
139	N24°32'44"E	37.64
140	N24°32'44"E	331.43
141	N68°17'10"E	100.00
142	S86°22'12"E	303.81
143	N80°13'54"E	100.00
144	S89°34'26"W	120.00
145	N80°13'54"E	237.99
146	S63°10'10"W	114.89
147	N53°11'40"W	85.60
148	S68°17'10"E	100.00
149	N24°32'44"E	120.00
150	S68°17'10"E	23.99
151	S24°24'44"W	168.00
152	N68°17'10"W	200.00
153	N01°48'59"W	137.80

PARCEL LINE TABLE

LINE	DIRECTION	DISTANCE
11	S76°06'43"E	325.39
12	N76°23'38"W	20.01
13	S10°33'02"W	126.67
14	S12°46'46"W	380.01
15	N75°33'39"W	24.01
16	S12°46'46"W	18.01
17	N75°07'57"W	293.82
18	S12°46'46"W	68.00
19	N75°07'57"W	357.38
20	S14°52'02"W	188.27
21	S22°59'31"W	38.94
22	N13°49'25"E	50.00
23	N68°00'00"E	103.23
24	S14°18'53"W	266.98
25	S41°15'07"E	271.12
26	S00°12'07"E	113.33
27	S10°10'28"W	106.78
28	S32°57'11"W	253.26
29	N77°01'28"E	434.36
30	S86°23'02"E	94.08
31	S67°19'27"E	111.80
32	S48°49'23"E	198.00
33	S47°36'07"E	254.07
34	S67°36'37"E	362.59
35	S67°04'44"E	118.87

VICINITY MAP



POND / LAKE NOTE:

THE POND(S) ARE DESIGNED FOR THE PURPOSE OF STORM WATER DETENTION, NO PART OF THE POND SHALL BE FILLED AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH IT IS INTENDED. THE MAINTENANCE OF THE SHORELINE WHICH IS PART OF ANY LOT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. MAINTENANCE OF THE SHORELINE IN COMMON AREA SHALL BE THE RESPONSIBILITY OF THE SUBDIVISION HOME OWNERS ASSOCIATION. EAST BATON ROUGE PARISH SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE THEREOF. THE DETENTION POND(S) SHALL BE PRIVATELY OWNED AND MAINTAINED.

LANDOWNER/OFFICER CERTIFICATION:

THE CITY OF BATON ROUGE / EAST BATON ROUGE PARISH IS NOT RESPONSIBLE FOR THE MAINTENANCE AND/OR UPKEEP OF PRIVATE STREETS.

PUBLIC DEDICATION

THE STREETS AND RIGHTS-OF-WAY AND TRACT PS-1 SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSE. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR IMPROVEMENT 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 SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

PRIVATE SERVITUDE NOTE

THE PRIVATE SERVITUDES SHOWN HEREON ARE HEREBY DEDICATED TO THE UTILITY COMPANIES, HOMEOWNERS AND OCCUPANTS OF BELLACOSA SUBDIVISION FOR THE PURPOSE OF DRAINAGE, INGRESS AND EGRESS AND ALL UTILITY SERVICES. NO BUILDING, STRUCTURE OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED WITHIN THE LIMITS OF ANY PRIVATE SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE PRIVATE SERVITUDE ARE GRANTED. THE PRIVATE SERVITUDE ARE NOT HEREBY DEDICATED FOR USE BY THE GENERAL PUBLIC. THE CITY OF BATON ROUGE / PARISH OF EAST BATON ROUGE HAS THE RIGHT TO ENTER INTO THE PRIVATE SERVITUDE FOR ACCESS TO THE PUBLIC SANITARY SEWER AND DRAINAGE SERVITUDE. THE CITY PARISH IS NOT RESPONSIBLE FOR THE MAINTENANCE OR OWNERSHIP OF IMPROVEMENTS WITHIN THE PRIVATE SERVITUDE.

COMMON AREA DEDICATION

THOSE AREA DESIGNATED HEREON AS "COMMON AREA" ARE TO BE DEDICATED TO THE HOMEOWNERS AND OCCUPANTS OF BELLACOSA SUBDIVISION FOR RECREATION, SERVITUDE AND OTHER RELATED ACTIVITIES. THE "COMMON AREA" ARE NOT TO BE DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE TO BE DEDICATED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS AND OCCUPANTS OF BELLACOSA SUBDIVISION. OWNERSHIP, MAINTENANCE OF THE COMMON AREA SHALL BE BY BELLACOSA SUBDIVISION ASSOCIATION. CITY-PARISH IS NOT RESPONSIBLE FOR MAINTENANCE ON ANY "COMMON AREA".

SEWAGE DISPOSAL NOTE

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.

G. ADAM KURZ
D.R. HORTON, INC. - GULF COAST
DATE 12-19-19

EAST BATON ROUGE CITY/PARISH
DEPARTMENT OF DEVELOPMENT

RECOMMENDED FOR APPROVAL:

Carey Chauvin
DIRECTOR DEPARTMENT OF DEVELOPMENT
DATE 12/27/19

PLANNING COMMISSION
CITY OF BATON ROUGE AND EBRP

APPROVED:
DATE 12/30/2019
FRANK DUKE, FAIP OR HIS DESIGNEE
PLANNING DIRECTOR

FINAL PLAT
OF
BELLACOSA SUBDIVISION - FIRST FILING
(LOTS 1-108 AND TRACTS CA1 - CA4 & PS-1)

LOCATION: LOCATED IN SECTIONS 20, 29 & 52, TOWNSHIP 7 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

CLIENT: D.R. HORTON, INC. - GULF COAST

DATE: JULY 2019
PARTY CHECKED BY: DE
FIELD BOOK: 314
PAGE: 25
DRAWN BY: D.P.
CALCULATED BY: D.P.
CHECKED BY: D.P.
DATE: 12/19/2019
1 OF 2

QUALITY
Engineering & Surveying, LLC
18320 Hwy 42, Port Vincent, LA 70726
TEL: 225-698-1600 FAX: 225-698-3107
www.QESLLC.com

STATE OF LOUISIANA
SETH J. MOSBY
REG. NO. 5073
REGISTERED
PROFESSIONAL
LAND SURVEYOR

CERTIFICATION:
THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS PLAT IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS C SURVEY AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46: LXI, CHAPTER 29 AND IT WAS THE INTENT TO SUBDIVIDE THIS SURVEYED TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR HIS REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT THE SAME.
DATE 12/19/2019
SETH J. MOSBY, PLS # 5073
PROFESSIONAL LAND SURVEYOR

IMP

LOT	ACRES	SQUARE FEET
57	0.138	6,000
58	0.138	6,000
59	0.138	6,000
60	0.138	6,000
61	0.169	7,351
62	0.169	7,392
63	0.138	6,000
64	0.138	6,000
65	0.170	7,402
66	0.202	8,788
67	0.167	7,258
68	0.138	6,000
69	0.138	6,000
70	0.138	6,000
71	0.138	6,000
72	0.138	6,000
73	0.138	6,000
74	0.138	6,000
75	0.151	6,572
76	0.156	6,774
77	0.189	8,226
78	0.230	10,035
79	0.237	10,333
80	0.142	6,183
81	0.161	7,000
82	0.161	7,000
83	0.161	7,000
84	0.161	7,000
85	0.161	7,000
86	0.161	7,000
87	0.161	7,000
88	0.161	7,000
89	0.192	8,369
90	0.192	8,369
91	0.138	6,000
92	0.138	6,000
93	0.138	6,000
94	0.138	6,000
95	0.138	6,000
96	0.138	6,000
97	0.138	6,000
98	0.138	6,000
99	0.138	6,000
100	0.166	7,252
101	0.138	6,000
102	0.138	6,000
103	0.138	6,000
104	0.138	6,000
105	0.138	6,000
106	0.138	6,000
107	0.138	6,000
108	0.166	7,223
CA1	0.209	9,991
CA2	14.483	630,870
CA3	6.317	275,160
CA4	6.157	268,811
PS-1	0.052	2,275

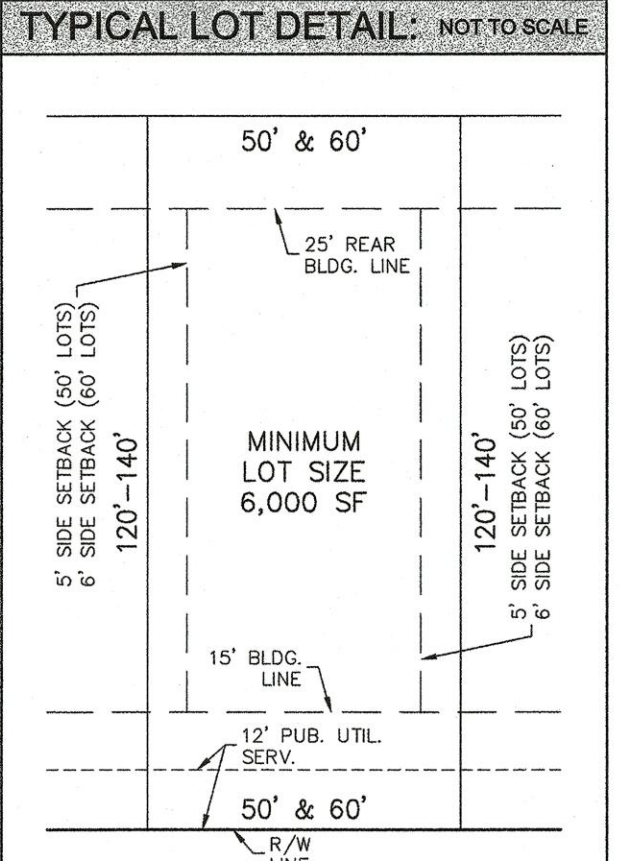
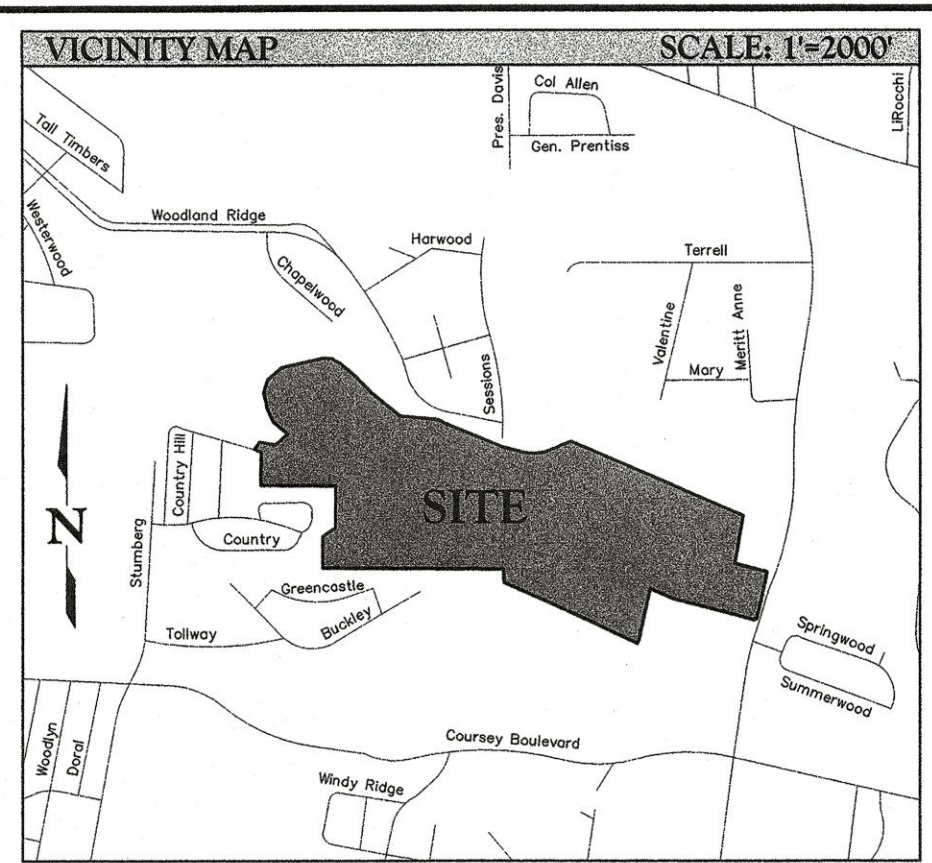
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C48	18.95	12.00	S20°40'57"E	17.04
C49	18.85	12.00	S69°32'44"E	16.87
C50	60.00	2855.00	N70°18'10"E	459.30
C51	46.00	2855.00	S66°17'21"E	50.00
C52	50.00	2855.00	S67°23'53"E	50.00
C53	50.00	2855.00	S68°23'47"E	50.00
C54	50.00	2855.00	S69°23'59"E	50.00
C55	50.00	2855.00	N70°24'12"E	50.00
C56	50.00	2855.00	S71°24'24"E	50.00
C57	50.00	2855.00	S72°24'36"E	50.00
C58	50.00	2855.00	S73°24'49"E	50.00
C59	50.00	2855.00	S74°25'01"E	50.00
C60	120.05	2855.00	S66°53'30"E	120.04
C61	45.73	50.00	N01°39'13"W	44.62
C62	42.70	50.00	N03°23'11"W	41.42
C64	338.00	68.00	N85°27'16"W	48.28
C65	18.85	68.00	S19°54'46"E	17.79
C66	52.91	68.00	N01°8'59"W	51.58
C67	44.83	68.00	S51°29'27"W	40.02
C68	98.67	68.00	N68°03'23"W	94.24
C69	45.92	68.00	N70°08'33"W	45.05
C70	51.96	68.00	N34°05'35"E	50.70
C71	24.88	68.00	N86°27'46"E	24.74
C72	45.73	50.00	S50°44'44"E	44.15
C73	40.19	50.00	S53°54'55"E	39.12
C75	18.85	12.00	S20°27'16"E	17.92
C76	19.11	12.00	N70°10'08"E	17.79
C77	47.79	975.00	S82°48'11"E	47.15
C78	48.28	1025.00	S82°56'40"E	48.29
C79	18.61	12.00	N19°52'32"W	16.80
C80	16.85	12.00	S69°32'44"E	16.60
C81	43.98	28.00	N69°32'44"E	39.37
C82	221.74	68.00	S69°32'44"E	135.78
C83	37.20	68.00	N82°10'06"W	36.74
C84	44.71	68.00	N28°12'42"E	43.91
C85	40.96	68.00	N62°23'58"E	40.25
C86	40.67	68.00	S83°07'35"E	40.35
C87	55.92	68.00	S42°20'59"E	54.38
C89	18.65	12.00	S69°32'44"E	16.97
C90	18.65	12.00	N20°27'16"W	16.97

LEGEND:

●	FOUND 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
○	SET 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
	FLOOD ZONE "AE"
<u>1920</u>	PROPERTY ADDRESS
SERV.	SERVITUDE
UTIL.	UTILITY
DRAIN.	DRAINAGE
B/L	BUILDING LINE
PUB.	PUBLIC

OLD LANDING DRIVE
(50' RIGHT-OF-WAY)

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA
STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1702), NAD
1983(2011, EPOCH 2010.00) AS DETERMINED BY GPS
OBSERVATIONS.



JONES CREEK ROAD
(RIGHT-OF-WAY VARIES)
(M.S.P. 5 / 125)

EAST BATON ROUGE CITY/PARISH
DEPARTMENT OF DEVELOPMENT

RECOMMENDED FOR APPROVAL:

Carey Chan *12/27/19*

CAREY CHAMIN DATE
DIRECTOR OF DEPARTMENT OF DEVELOPMENT

PLANNING COMMISSION
CITY OF BATON ROUGE AND EBRP

APPROVED:  8-9-17
50234-3
P 2774271

FRANK DUKE, FAICP OR HIS DESIGNEE
PLANNING DIRECTOR

DATE 12/30/2019

TITLE:	FINAL PLAT OF BELLACOSA SUBDIVISION - FIRST FILING (LOTS 1 -108 AND TRACTS CA1 - CA4 & PS-1)
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LOCATION:	LOCATED IN SECTION 52, TOWNSHIP 7 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA
CLIENT:	

CLIENT:		D.R.HORTON, INC. - GULF COAST	
DATE:	JULY 2019	DWG Path: P:\17-136\drawing\Surveying\Final Plat\17-136-FP-SHEET 2 of 2.dwg	

PARTY CHECKED BY:	PROJECT NO. 17-136
FIELD BOOK 314	PAGE 25
DRAWN BY: DJP	CALC BY: DJP
CHECKED BY:	DJP
SHEET 2	2



QUALITY
Engineering & Surveying, LLC
18130 Hwy 42 Port Vincent, LA 70726
TEL 225-698-1600 FAX 225-698-3367
www.QESLA.com

CERTIFICATION:	
THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS PLAT IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS C SURVEY AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46: LXI, CHAPTER 28 AND IT WAS THE INTENT TO SUBMIT THIS SURVEYED TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR HIS REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT THE SAME.	
<i>Seth J. Mosby</i> SETH J. MOSBY, PLS # 5073 PROFESSIONAL LAND SURVEYOR	12/19/19 DATE