

NOTES:

- 1) NO ATTEMPT HAS BEEN MADE BY MR ENGINEERING & SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNERS REPRESENTATIVE.
- 2) EAST FELICIANA PARISH DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.
- 3) BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED.
- 4) ALL STREET R/W = 62.00'
- 5) THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "X" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EAST FELICIANA PARISH, LOUISIANA, COMMUNITY-PANEL NUMBER 22037C0275B, DATED APRIL 3, 2012.
- 6) THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE, AND PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY.
- 7) ALL TURNING RADII AT STREET INTERSECTION TO BE A MINIMUM OF 25'.

REFERENCE BEARING *S59°53'59"W*:

NORTHERLY PROPERTY LINE OF WHAT WAS FORMERLY TRACT "1", BASED UPON GPS OBSERVATIONS, REFERENCE MAPS, AND FOUND MONUMENTS "A" & "B". BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, LOUISIANA ZONE SOUTH (NAD 83).

SEWAGE DISPOSAL:

THE METHOD OF SEWAGE TREATMENT AND DISPOSAL AND THE SOURCE OF WATER SUPPLY, SHALL BE APPROVED BY THE EAST FELICIANA PARISH HEALTH UNIT. IF THE SEWAGE EFFLUENT IS TO BE DRAINAGE TO THE OPEN DITCH ALONG THE PUBLIC ROAD, THE BUILDING SITE MUST BE TWO FEET ABOVE DITCH BOTTOM. IF THE SEWAGE EFFLUENT IS TO BE DRAINAGE TOWARD THE ADJOINING PROPERTY OWNER, THE PARISH SANITARIUM MAY REQUIRE THAT A SEWAGE SERVITUDE BE OBTAINED FROM THE ADJOINING PROPERTY OWNER.

PUBLIC DEDICATION:

THE STREETS 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.

GENERAL NOTES:

ZONING DISTRICT: RA
STREETS: 24' ASPHALT WITH OPEN DITCH
WATER: EAST FELICIANA RURAL WATER
ACREAGE: 57.964 ACRES
EXISTING LAND USE: VACANT
SEWER: INDIVIDUAL TREATMENT PLANTS

BASE FLOOD ELEV.: 71'
FEMA FLOOD ZONE: "X"
SETBACKS:
FRONT = 25'
REAR = 25'
SIDE = 10'

REFERENCE MAPS:

1. PLAT SHOWING SURVEY OF THE T. C. & MARIE J. MCKOWEN 47.14 AC TRACT #1, T. C. & MARIE J. MCKOWEN 52.21 AC, TRACT #2 BEING THE ELMO ARCHER PLACE IN SEC. 48, T4S-R1W AND THE T.C. & MARIE J. MCKOWEN 13.38 AC, TRACT #3 BEING THAT PART OF SEC. 51, T4S-R1W LYING NORTH OF THE ILLINOIS CENTRAL GULF R.R. IN EAST FELICIANA PARISH, PREPARED BY WALTER C. SNIDER, PLS #268, DATED JANUARY 23, 1978.
2. MAP SHOWING THE SURVEY OF A 29.52 ACRE TRACT FOR GENE ACHORD, PREPARED BY CHARLES R. ST. ROMAIN, DATED MARCH 4, 2015.

Servitude Line Table

Line #	Direction	Length
S17	S02°50'10"E	212.24'
S18	S44°41'59"W	105.72'
S19	S54°18'25"E	111.72'
S20	S02°30'18"E	60.35'

SPECIAL NOTES:

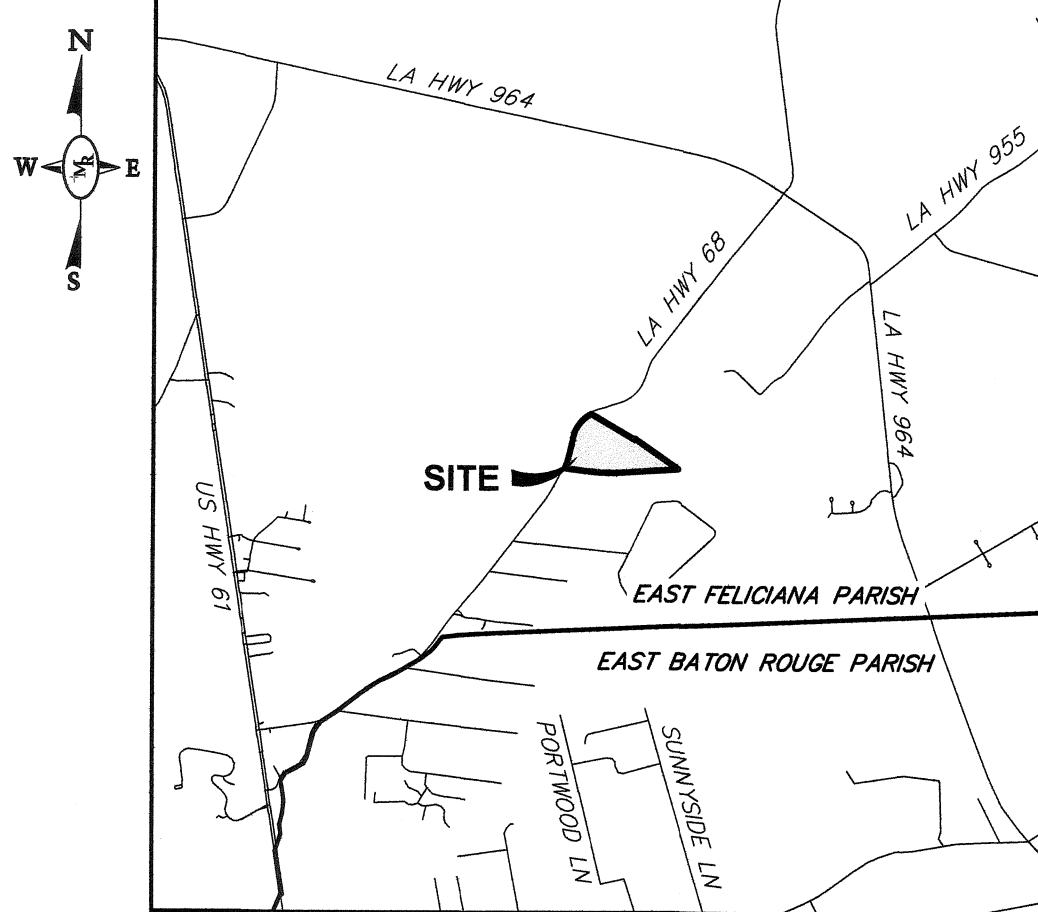
1. ALL STREETS IN THE SUBDIVISION SHALL BE DESIGNED TO BE NO LOWER THAN 1' BELOW THE 100-YEAR BASE FLOOD ELEVATION.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C1	96.86'	5413.22'	1°01'31"	S77°52'27"E	96.86'
C2	30.19'	118.50'	14°35'53"	S85°32'20"E	30.11'
C3	43.45'	182.00'	13°40'45"	S85°59'55"E	43.35'
C4	1598.12'	5404.22'	16°56'36"	S87°37'50"E	1592.31'
C5	394.67'	969.00'	23°20'12"	S84°26'03"E	391.95'
C6	419.93'	1031.00'	23°20'12"	N84°26'03"W	417.03'
C7	329.76'	5342.22'	3°32'12"	S85°39'58"W	329.71'
C8	494.99'	5342.22'	5°18'32"	N89°08'56"W	494.81'
C9	776.29'	5342.22'	8°19'33"	N81°34'05"W	775.61'
C10	39.87'	69.00'	33°06'32"	N22°56'29"E	39.32'
C11	78.94'	131.00'	34°31'33"	S22°13'59"W	77.75'
C12	69.51'	69.00'	57°42'55"	S31°02'31"E	66.60'
C13	131.96'	131.00'	57°42'55"	N31°02'31"W	126.45'

Parcel Line Table

Line #	Direction	Length
L1	S17°14'03"W	29.00'
L2	S72°45'57"E	60.00'
L3	N72°45'57"W	60.00'
L4	S17°14'03"W	29.00'
L5	N47°22'49"W	6.40'
L6	S43°00'42"W	6.40'
L7	N39°40'01"W	6.73'
L8	S49°50'50"W	6.25'
L9	S79°47'53"W	5.32'
L10	S10°12'07"E	7.29'
L11	N30°06'01"E	29.00'
L12	N59°53'59"W	60.00'
L13	S30°06'01"W	120.00'
L14	S59°53'59"E	60.00'
L15	N30°06'01"E	29.00'
L16	N59°53'59"W	152.73'



VICINITY MAP

SCALE = 1"=5,000'



LEGEND:

- SET 1/2" IP
- FOUND CORNER
- BUILDING LINE
- DRAINAGE SERVITUDE
- UTILITY/MAINTENANCE SERVITUDE
- ELECTRIC RIGHT-OF-WAY
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- POND

FINAL PLAT
OF
HIDDEN POINTE
FIRST FILING, LOTS 1 THRU 44 (INCLUSIVE) &
TRACT "P-1"
FORMERLY BEING
TRACT "1" & TRACT "3"
LOCATED IN
SECTIONS 48 & 51 T4S-R1W,
GREENSBURG LAND DISTRICT,
EAST FELICIANA PARISH
STATE OF LOUISIANA,
FOR
HIDDEN POINTE DEVELOPMENT, LLC
1208 KING'S VIEW CIRCLE
JACKSON, LA 70848

APPROVED:
[Signature] EAST FELICIANA PARISH PLANNING & ZONING COMMISSION
[Signature] EAST FELICIANA PARISH PLANNING & ZONING COMMISSION
[Signature] EAST FELICIANA PARISH SANITARIAN
[Signature] EAST FELICIANA PARISH POLICE JURY PRESIDENT

CERTIFICATION:
I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051, ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "B" SURVEY AS ESTABLISHED BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD.

OWNER:
[Signature] BREN BERGERON, OWNER
HIDDEN POINTE DEVELOPMENT, LLC

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

CAD ORIGINAL
DO NOT MODIFY
THIS DRAWING
ALL REVISIONS MUST BE MADE
TO THE CAD FILE ONLY

SCALE: 1"=100'
DATE: 2/2020

DRAWN: SLP
CHECKED: MLR