

GENERAL NOTES:

1. THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF CIVIL DESIGN & CONSTRUCTION, INC., THE REPRODUCTION OF THIS PARTICULAR PLAT IS PROHIBITED, EXCEPT BY THE WRITTEN PERMISSION OF CIVIL DESIGN & CONSTRUCTION, INC.. ADDITIONAL INFORMATION IS OFTEN ADDED IN A CONTINUOUS UPDATING PROCESS. BEFORE ACTING ON DATA SHOWN, CHECK FOR THE LATEST REVISION DATE. CIVIL DESIGN & CONSTRUCTION, INC., IS NOT RESPONSIBLE FOR ACTIONS OR PROJECTS UNDERTAKEN BASED UPON OBSOLETE DRAWINGS FOR WHICH THIS FIRM WAS NOT SPECIFICALLY CONSULTED AND WRITTEN PERMISSION RECEIVED.
2. PROPERTY RESTRICTIONS, SERVITUDE'S, RIGHT-OF-WAYS, 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 CIVIL DESIGN & CONSTRUCTION, INC..
3. WETLAND DELINEATION OR DETERMINATION WAS NOT REQUESTED NOR INCLUDED IN THIS SURVEY.
4. BEARINGS AND DISTANCE HERON ARE REFERENCED TO THE LOUISIANA STATE PLANE NAD'83 SOUTH ZONE (1702) US SURVEY FEET AND IS TIED TO THE LACORS SYSTEM TO CONVERT FROM GRID BEARING TO TRUE BEARING 0°11'54.16"
5. ALL CORNERS HAVE SET 3/4"x18" PROPERTY CORNERS UNLESS NOTED ON PLAT.

N: 680,275.2612  
E: 3,297,874.6934

LEGEND:

- (F) - FOUND - MEASURED PER FIELD SURVEY  
(C) - TITLE - PER REFERENCE DOCUMENT NUMBER  
(FND) - FOUND - PHYSICAL EVIDENCE LOCATED IN FIELD  
POB - POINT OF BEGINNING  
• - 1/2" IRON PIPE (FND), UNLESS NOTED  
o - 1/2" IRON PIPE (SET)  
\* - TAKEN FROM REFERENCE AND NOT SURVEYED

REFERENCED DOCUMENTS:

1. FINAL PLAT OF SUNSET LAKES FIRST FILING, A RESIDENTIAL DEVELOPMENT FOR MISSION DEVELOPMENT GROUP, LLC, BY CIVIL DESIGN & CONSTRUCTION, INC. RALPH D. BURGESS, P.L.S., DATED MAY 28, 2015.

FLOOD CERTIFICATION:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 22121C0185 D, DATE JULY 16, 2014, COMMUNITY NUMBER 220240 OF THE PARISH OF WEST BATON ROUGE PARISH, LA. THIS PROPERTY LIES WITHIN FLOODS ZONE(S) "X"

BEFORE PROCEEDING WITH ANY BUILDING PLAN THE TOWN OF ADDIS PERMIT OFFICE SHALL BE CONTACTED FOR THE LATEST FLOOD ELEVATIONS.

SITE DATUM:

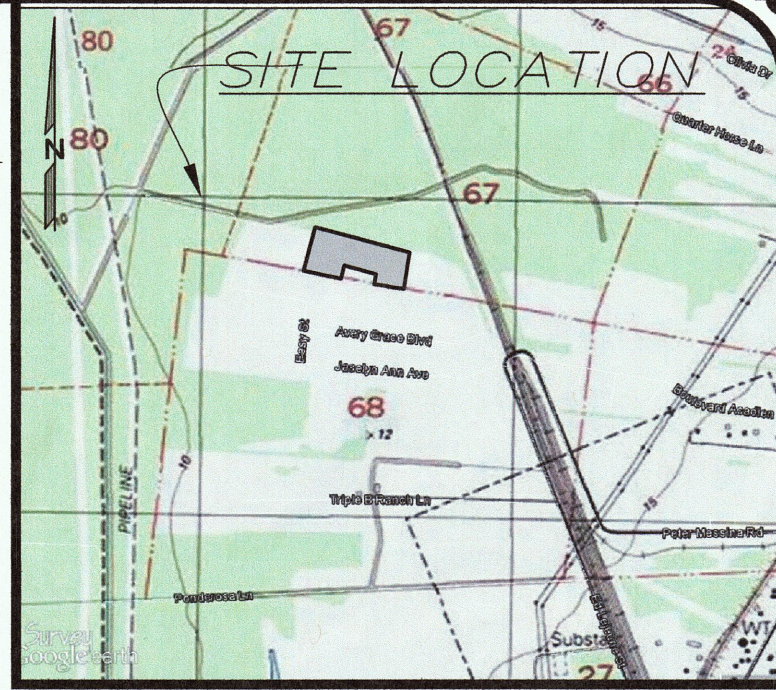
1. TOTAL ACREAGE: 9.351AC  
2. TOTAL NUMBER OF TRACTS: 30 LOTS & 1 TRACT  
3. STREETS: 20' WIDE, 3" THICK ASPHALT SURFACE ON 10" SOIL CEMENT BASE WITH SUBSURFACE DRAINAGE  
4. SEWAGE DISPOSAL: COMMUNITY SYSTEM (TOWN OF ADDIS)  
5. WATER SUPPLY: WEST BATON ROUGE PARISH DISTRICT 2  
6. GAS: WEST BATON ROUGE PARISH WATER & NATURAL GAS  
7. ELECTRIC: ENTERGY  
8. TELEPHONE: AT&T  
9. FIRE DISTRICT: TOWN OF ADDIS, FIRE SUB-DISTRICT 1  
10. BUILDING SETBACK: FRONT 25' SIDES: 5' REAR: 20' OR SERVITUDE  
11. DEED RESTRICTIONS: ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HERETO. TOWN OF ADDIS 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.

BENCHMARK:

SCRIBED "I" LOCATED ON THE TOP OF THE CONCRETE CURB ON THE NORTHSIDE OF RIVERSIDE DRIVE, 445' EAST OF THE CENTERLINE OF EASY STREET AND LOCATED BETWEEN LOTS 6 & 7  
ELEVATION: 9.79' NAVD'88 (GEOID '12B)  
SCOTT SEVIN & SCHAFFER LAND COMPANY  
(NOW OR FORMERLY)

WATER SUPPLY:

NO PERSON SHALL PROVIDE A METHOD OF WATER SUPPLY, EXCEPT CONNECTION TO AN APPROVED WATER SUPPLY SYSTEM, OR UNTIL THE METHOD OF WATER SUPPLY HAS BEEN APPROVED BY THE HEALTH DEPARTMENT OF TOWN OF ADDIS, WEST BATON ROUGE PARISH



VICINITY MAP  
1"=2000'

TRACT A

12.141 AC.  
FORMERLY THE YOUNGER PROPERTY

WASTEWATER IMPACT CERTIFICATION:

THIS IS TO CERTIFY THE DEVELOPER OF SUNSET LAKES, SECOND FILING, HAS PAID \$1950.00 PER LOT FOR A TOTAL OF \$37,500.00 (CHECK NO. 2068) IN WASTEWATER IMPACT FEES IN ACCORDANCE WITH ARTICLE IV WASTEWATER FACILITY IMPACT FEES ADOPTED BY THE TOWN OF ADDIS. ADDITIONALLY, ALL LOTS FOR WHICH A BUILDING PERMIT WILL BE ISSUED FOR IMPROVEMENTS THE LOT WILL REQUIRE PAYMENT OF THE REMAINING PORTION OF THE WASTEWATER IMPACT FEE IN ACCORDANCE WITH THE AFOREMENTIONED ORDINANCE

DAVID H. TOUPS, MAYOR OF ADDIS  
3/2/19

TOWN OF ADDIS APPROVAL: 23

DAVID H. TOUPS, MAYOR, TOWN OF ADDIS  
3/2/19

JOAN BARBIER CHAIRMAN OF ADDIS PLANNING AND ZONING  
3/2/19

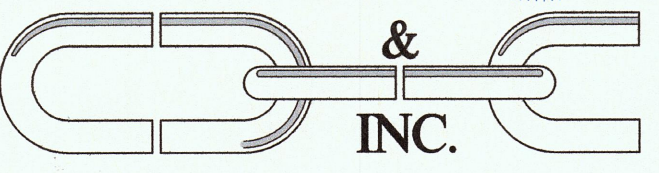
CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTE 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR CLASS C SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT OF LAND INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT SHOWN HEREON. FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

RALPH D. BURGESS  
LOUISIANA PROFESSIONAL LAND SURVEYOR #5040

FEBRUARY 11, 2019  
DATE

3251 SOUTHERN PACIFIC ROAD  
P.O. BOX 857  
PORT ALLEN, LA. 70767  
Ph. (225)765-1802 Fax (225)765-1803  
Web www.cdcbn.com



CIVIL DESIGN & CONSTRUCTION, INC.

OWNER'S CERTIFICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER/AGENT OF THE LAND SHOWN HEREON.

COMMON AREAS/DETENTION POND DEDICATION:

AREAS DESIGNATED AS TRACT Z SHALL BE COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS PER THE RECORDED DEED RESTRICTIONS. THE TOWN OF ADDIS SHALL HAVE NO RESPONSIBILITY FOR MAINTENANCE THEREOF

PUBLIC DEDICATION:

THE STREETS, RIGHT OF WAYS & SERVITUDES 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 THE USE OF UTILITIES, DRAINAGE, SEWER DISPOSAL & 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 SHALL 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

SEWER DISPOSAL:

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE HEALTH UNIT OF TOWN OF ADDIS HAS APPROVED THE METHOD OF SEWAGE TREATMENT AND DISPOSAL

DEBBIE WALKER, member  
W&W NEIGHBORHOODS, LLC

3.20.19  
DATE

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	73.18'	66.82'	S 36°02'43" E	83°51'13"
C2	50.00'	25.42'	25.15'	S 63°24'18" E	29°08'03"
C3	50.00'	47.75'	45.96'	S 21°28'42" E	54°43'10"

TRACT D

(FUTURE MULTI-FAMILY)

SUNSET LAKES  
SECOND FILING

A RESIDENTIAL DEVELOPMENT

LOCATED IN SECTION(S) 67 & 68, T8S-R12E

SOUTHEASTERN LAND DISTRICT,

WEST OF THE MISSISSIPPI RIVER,

TOWN OF ADDIS,

WEST BATON ROUGE PARISH, LOUISIANA

FOR

W&W NEIGHBORHOODS, LLC

2929 MILLERVILLE ROAD, SUITE 1A  
BATON ROUGE, LA 70816

