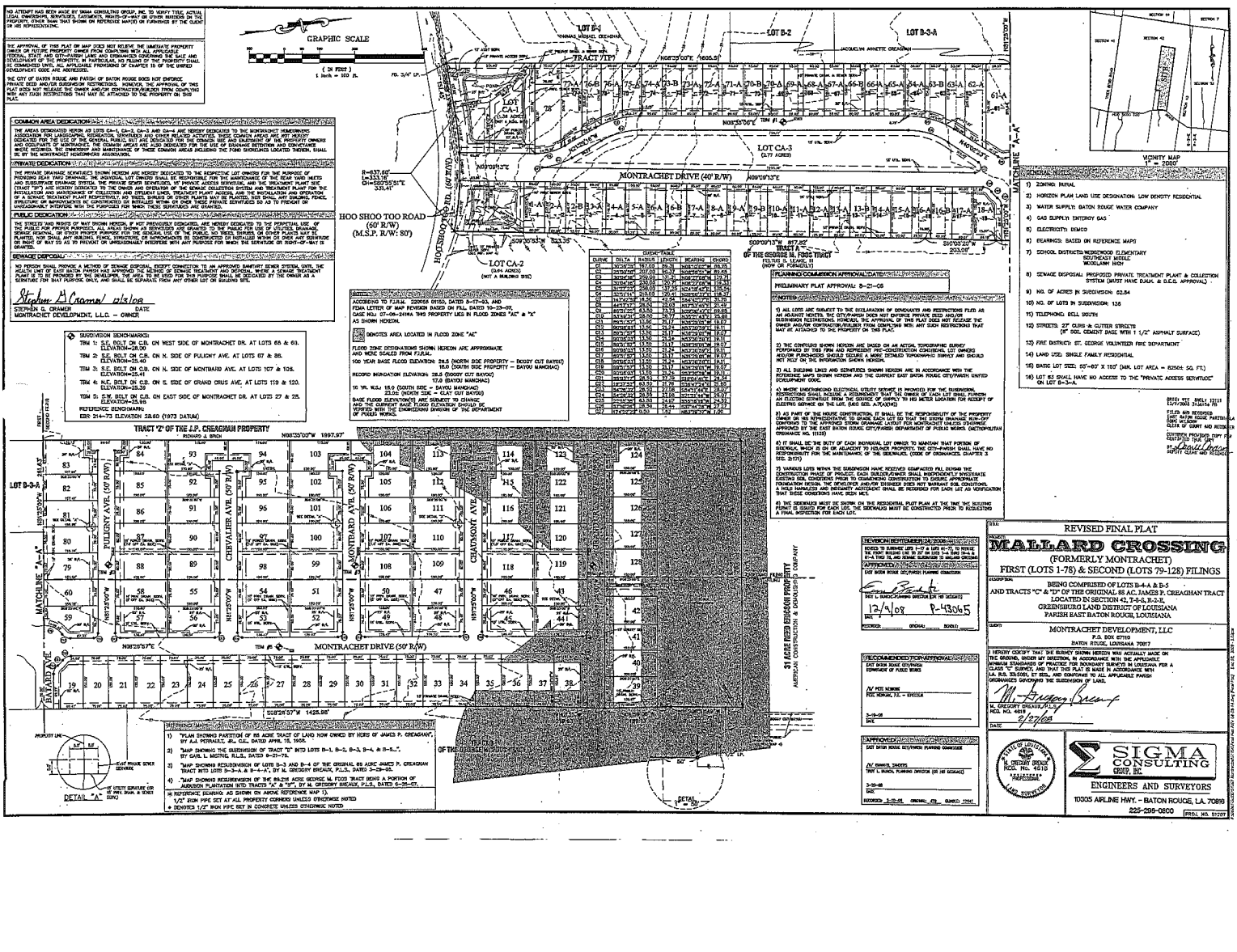

NO ATTEMPT HAS BEEN MADE BY SIGMA CONSULTING GROUP, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER MATTERS ON THE PROPERTY, OTHER THAN THOSE ON REFERENCE MAP(S) OR FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

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 CITY-PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF SAID PROPERTY. IN PARTICULAR, NO PHASE OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

THE CITY OF BATON ROUGE AND PARISH OF BATON ROUGE 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 SAID PLAT.

COMMON AREA DEDICATION:
THE AREAS DESIGNATED HEREON AS LOTS CA-1, CA-2, CA-3 AND CA-4 ARE HEREBY DEDICATED TO THAT SUBSTANCIAT HOMEOWNERS ASSOCIATION FOR LANDSCAPING, EASEMENTS, SERVITUDES AND OTHER PURPOSES AS SHOWN. SAID AREAS ARE NOT HEREBY DEDICATED FOR THE USE OF THE GENERAL PUBLIC, BUT ARE DEDICATED FOR THE COMMON USE AND ENJOYMENT OF THE PROPERTY OWNERS AND OCCUPANTS OF MONTRACHET. THE COMMON AREAS ARE ALSO DEDICATED FOR THE USE OF DRAINAGE BETTERMENT AND CONVEYANCE WHERE OCCURRING. THE OWNERSHIP AND MAINTENANCE OF THESE COMMON AREAS INCLUDING THE POND SHORELINES LOCATED THEREIN, SHALL BE BY THE MONTRACHET HOMEOWNERS ASSOCIATION.

PRIVATE DEDICATION:
THE PRIVATE DRAINAGE SERVITUDES SHOWN HEREON 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 SWALES AND SUBSURFACE DRAINAGE SYSTEM. THE PRIVATE SEWER SERVITUDES, 15' PRIVATE ACCESS SERVITUDE, AND THE TREATMENT PLANT SITE (TRACT "SP") ARE HEREBY DEDICATED TO THE OWNER AND OPERATOR OF THE SEWAGE COLLECTION SYSTEM AND TREATMENT PLANT FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND OPERATING A SEWAGE COLLECTION SYSTEM AND SEWAGE TREATMENT PLANT AND APPURTENANCES OF A SEWAGE TREATMENT PLANT RESPECTIVELY. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, AND NO BUILDINGS, 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.

PUBLIC 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 PARISH FOR USE OF UTILITIES, DRAINAGE, DRAINAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, AND NO BUILDINGS, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER THESE 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.

SEWAGE DISPOSAL:
THE PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM EXISTS, THE HEALTH UNIT OF EAST BATON PARISH HAS APPROVED THE METHOD OF SEWAGE TREATMENT AND DISPOSAL. WHERE A SEWAGE TREATMENT PLANT IS TO BE PROVIDED BY THE DEVELOPER, THE AREA TO BE USED FOR THIS PURPOSE SHALL BE DESIGNATED BY THE OWNER AS A SERVITUDE FOR THAT PURPOSE ONLY, AND SHALL BE SUITABLE FROM ANY OTHER LOT OR BUILDING SITE.

Stephen M Cramer 12/5/08
STEPHEN M. CRAMER — DATE
MONTRACHET DEVELOPMENT, L.L.C. – OWNER

SUBDIVISION BENCHMARKS:
TBM 1: S.E. BOLT ON C.B. ON WEST SIDE OF MONTRACHET DR. AT LOTS 68 & 69. ELEVATION=28.90
TBM 2: S.E. BOLT ON C.B. ON N. SIDE OF FULIGINY AVE. AT LOTS 87 & 88. ELEVATION=25.40
TBM 3: S.E. BOLT ON C.B. ON N. SIDE OF MONTBARD AVE. AT LOTS 107 & 108. ELEVATION=25.41
TBM 4: N.E. BOLT ON C.B. ON S. SIDE OF GRAND CRUS AVE. AT LOTS 119 & 120. ELEVATION=25.38
TBM 5: S.W. BOLT ON C.B. ON EAST SIDE OF MONTRACHET DR. AT LOTS 27 & 28. ELEVATION=25.65
REFERENCE BENCHMARK:
ERR 214-73 ELEVATION 28.60 (1973 DATUM)

ACCORDING TO F.I.R.M. 220058 0115D, DATED 5-17-93, AND FEMA LETTER OF MAP REVISION BASED ON FILL DATED 10-23-07, CASE NO.: 07-08-2419A THIS PROPERTY LIES IN FLOOD ZONES "AE" & "X" AS SHOWN HEREON.

DENOTES AREA LOCATED IN FLOOD ZONE "AE"

FLOOD ZONE DESIGNATIONS SHOWN HEREON ARE APPROXIMATE AND WERE SCALED FROM F.I.R.M.
100 YEAR BASE FLOOD ELEVATION: 26.5 (NORTH SIDE PROPERTY – BOGGY CUT BAYOU)
16.0 (SOUTH SIDE PROPERTY – BAYOU MANCHAC)
RECORD INUNDATION ELEVATION: 28.5 (BOGGY CUT BAYOU)
17.0 (BAYOU MANCHAC)
10 YR. W.S.: 15.0 (SOUTH SIDE – BAYOU MANCHAC)
23.0± (NORTH SIDE – CLAY CUT BAYOU)
BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C2	20°00'00"	50.00	17.45	S09°32'57"E	17.36
C3	20°00'00"	50.00	17.45	S09°32'57"E	17.36
C4	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C5	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C6	20°00'00"	50.00	17.45	S09°32'57"E	17.36
C7	20°00'00"	50.00	17.45	S09°32'57"E	17.36
C8	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C9	44°13'47"	25.00	19.30	N37°25'50"E	18.82
C10	45°46'13"	25.00	20.00	N37°25'50"E	19.48
C11	44°13'47"	25.00	19.30	N37°25'50"E	18.82
C12	45°46'13"	25.00	20.00	N37°25'50"E	19.48
C13	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C14	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C15	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C16	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C17	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C18	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C19	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C20	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C21	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C22	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C23	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C24	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C25	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C26	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C27	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C28	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C29	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C30	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C31	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C32	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C33	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C34	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C35	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C36	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C37	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C38	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C39	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C40	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C41	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C42	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C43	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C44	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C45	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C46	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C47	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C48	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C49	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C50	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C51	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C52	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C53	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C54	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C55	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C56	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C57	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C58	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C59	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C60	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C61	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C62	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C63	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C64	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C65	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C66	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C67	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C68	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C69	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C70	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C71	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C72	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C73	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C74	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C75	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C76	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C77	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C78	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C79	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C80	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C81	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C82	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C83	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C84	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C85	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C86	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C87	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C88	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C89	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C90	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C91	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C92	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C93	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C94	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C95	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C96	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C97	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C98	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C99	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C100	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C101	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C102	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C103	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C104	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C105	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C106	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C107	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C108	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C109	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C110	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C111	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C112	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C113	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C114	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C115	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C116	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C117	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C118	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C119	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C120	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C121	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C122	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C123	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C124	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C125	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C126	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C127	90°00'00"	50.00	78.54	N00°32'57"W	70.71
C128	90°00'00"	50.00	78.54	N00°32'57"W	70.71

PLANNING COMMISSION APPROVAL DATE:

PRELIMINARY PLAT APPROVAL: 8-21-06

NOTES:
1) ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HERETO. THE CITY/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.
2) THE CONTOURS SHOWN HEREON ARE BASED ON AN ACTUAL TOPOGRAPHIC SURVEY PERFORMED BY THIS FIRM AND REPRESENT PRE-CONSTRUCTION CONDITIONS. LOT OWNERS AND/OR PURCHASERS SHOULD SECURE A MORE DETAILED TOPOGRAPHIC SURVEY AND SHOULD NOT RELY ON THE INFORMATION SHOWN HEREON.
3) ALL BUILDING LINES AND SERVITUDES SHOWN HEREON ARE IN ACCORDANCE WITH THE REFERENCE MAPS SHOWN HEREON AND THE CURRENT EAST BATON ROUGE CITY/PARISH UNIFIED DEVELOPMENT CODE.
4) WHERE UNDERGROUND ELECTRICAL UTILITY SERVICE IS PROVIDED FOR THE SUBDIVISION, RESTRICTIONS SHALL INCLUDE A REQUIREMENT THAT THE OWNER OF EACH LOT SHALL FURNISH AN ELECTRIC SERVICE FROM THE SERVICE OF SUPPLY TO HIS METER LOCATION FOR ACCEPT OF ELECTRIC SERVICE ON THE LOT. (SEE SEC. A.7(A)(4))
5) AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HIS REPRESENTATIVE TO GRADE EACH LOT SO THAT THE STORM DRAINAGE RUN-OFF CONFORMS TO THE APPROVED STORM DRAINAGE LAYOUT FOR MONTRACHET UNLESS OTHERWISE APPROVED BY THE EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS. (METROPOLITAN ORDINANCE NO. 11135)
6) 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 THE MAINTENANCE OF THE SIDEWALKS. (CODE OF ORDINANCES, CHAPTER 3 SEC. 2(17))
7) 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. A HOLD HARMLESS AND INDEMNITY AGREEMENT SHALL BE RECORDED FOR EACH LOT AS VERIFICATION THAT THESE CONDITIONS HAVE BEEN MET.
8) THE SIDEWALKS MUST BE SHOWN ON THE RESIDENTIAL PLOT PLAN AT THE TIME THE BUILDING PERMIT IS ISSUED FOR EACH LOT. THE SIDEWALKS MUST BE CONSTRUCTED PRIOR TO REQUESTING A FINAL INSPECTION FOR EACH LOT.

REFERENCE MAPS:
1) "PLAN SHOWING PARTITION OF 88 ACRE TRACT OF LAND NOW OWNED BY HEIRS OF JAMES P. CREAGHAN", BY A.J. PERVANGLE, JR., C.E., DATED APRIL 15, 1908.
2) "MAP SHOWING THE SUBDIVISION OF TRACT 'D' INTO LOTS B-1, B-2, B-3, B-4, & B-5.", BY CARL L. BASTIAN, R.L.S., DATED 8-21-75.
3) "MAP SHOWING RESUBDIVISION OF LOTS B-3 AND B-4 OF THE ORIGINAL 88 ACRE JAMES P. CREAGHAN TRACT INTO LOTS B-3-A, & B-4-A", BY M. GREGORY BREAUX, P.L.S., DATED 3-29-05.
4) "MAP SHOWING RESUBDIVISION OF THE 68.216 ACRE GEORGE M. FOOS TRACT BEING A PORTION OF AUDUBON PLANTATION INTO TRACTS "A" & "Y1", BY M. GREGORY BREAUX, P.L.S. DATED 6-26-07.

(R) REFERENCE BEARING AS SHOWN ON ABOVE REFERENCE MAP 1).
1/2" IRON PIPE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED
• DENOTES 1/2" IRON PIPE SET IN CONCRETE UNLESS OTHERWISE NOTED

REVISED PER JUNE 12, 2008 COMMENTS
REVISED TO ELIMINATE LOTS 1-17 & LOTS 61-71, TO REVISE THE FRONT BUILDING LINE TO 25' ON LOTS 1-4, 5-60, 72-78, & 61-71 AND TO ADD REVISED SUBDIVISION TO MALLARD CROSSING
APPROVED BY THE EAST BATON ROUGE CITY/PARISH PLANNING COMMISSION
DATE: 12/4/08 P.C. NO. P-43065
RECORDED: ORIGINAL ____ BOXED ____

RECOMMENDED FOR APPROVAL
EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS
BY: PETE HENRY, P.E. – DIRECTOR
DATE: 3-19-09

APPROVED
EAST BATON ROUGE CITY/PARISH PLANNING COMMISSION
BY: KENNETH SIMMONS
THAT I, BOXED, PLANNING DIVISION (OR HIS DESIGNEE)
DATE: 3-20-09
RECORDED: 3-20-09 ORIGINAL ____ BOXED 12041

REVISED PER JUNE 12, 2008 COMMENTS
REVISED TO ELIMINATE LOTS 1-17 & LOTS 61-71, TO REVISE THE FRONT BUILDING LINE TO 25' ON LOTS 1-4, 5-60, 72-78, & 61-71 AND TO ADD REVISED SUBDIVISION TO MALLARD CROSSING
APPROVED BY THE EAST BATON ROUGE CITY/PARISH PLANNING COMMISSION
DATE: 12/4/08 P.C. NO. P-43065
RECORDED: ORIGINAL ____ BOXED ____

RECOMMENDED FOR APPROVAL
EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS
BY: PETE HENRY, P.E. – DIRECTOR
DATE: 3-19-09

APPROVED
EAST BATON ROUGE CITY/PARISH PLANNING COMMISSION
BY: KENNETH SIMMONS
THAT I, BOXED, PLANNING DIVISION (OR HIS DESIGNEE)
DATE: 3-20-09
RECORDED: 3-20-09 ORIGINAL 473 BOXED 12041

GENERAL NOTES:
1) ZONING: RURAL
2) HORIZON PLAN LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL
3) WATER SUPPLY: BATON ROUGE WATER COMPANY
4) GAS SUPPLY: ENTERGY GAS
5) ELECTRICITY: DEMCO
6) BEARINGS: BASED ON REFERENCE MAP(S)
7) SCHOOL DISTRICTS: WOODWOOD ELEMENTARY
SOUTHEAST MIDDLE
MCKINLEY HIGH
8) SEWAGE DISPOSAL: PROPOSED PRIVATE TREATMENT PLANT & COLLECTION SYSTEM (MUST HAVE D.H.H. & D.E.Q. APPROVAL)
9) NO. OF ACRES IN SUBDIVISION: 62.84
10) NO. OF LOTS IN SUBDIVISION: 126
11) TELEPHONE: BELL SOUTH
12) STREETS: 27' CURB & GUTTER STREETS
(6" SOIL CEMENT BASE WITH 1 1/2" ASPHALT SURFACE)
13) FIRE DISTRICT: ST. GEORGE VOLUNTEER FIRE DEPARTMENT
14) LAND USE: SINGLE FAMILY RESIDENTIAL
15) BASIC LOT SIZE: 50'-60' X 100' (MIN. LOT AREA = 8250± SQ. FT.)
16) LOT 53 SHALL HAVE NO ACCESS TO THE "PRIVATE ACCESS SERVITUDE" ON LOT B-3-A.

ENTRY NO. 379111 (1/4/2008 11:30:04 PM)
FILED AND RECORDED
EAST BATON ROUGE PARISH, LA.
CLERK OF COURT AND RECORDER
CERTIFIED PROVIDED COPY FOR RECORDING PURPOSES
BY: [signature]
NOTARY CLERK AND RECORDER

REVISED FINAL PLAT

PROJECT:
MALLARD CROSSING
(FORMERLY MONTRACHET)
FIRST (LOTS 1-78) & SECOND (LOTS 79-128) FILINGS

BEING COMPRISED OF LOTS B-4-A & B-5 AND TRACTS "C" & "D" OF THE ORIGINAL 88 A.C. JAMES P. CREAGHAN TRACT LOCATED IN SECTION 42, T-8-S, R-2-E, GREENSBURG LAND DISTRICT OF LOUISIANA PARISH EAST BATON ROUGE, LOUISIANA

CLIENT:
MONTRACHET DEVELOPMENT, LLC
P.O. BOX 87710
BATON ROUGE, LOUISIANA 70879

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 "C" SURVEY, AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. R.S. 33:5051, ET SEQ., AND CONFORMS TO ALL APPLICABLE PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

M. GREGORY BREAUX, P.L.S.
REG. NO. 4618
DATE: 9/27/08

STATE OF LOUISIANA — M. GREGORY BREAUX — REG. NO. 4618 — PROFESSIONAL LAND SURVEYOR

SIGMA CONSULTING GROUP, INC.
ENGINEERS AND SURVEYORS
10305 AIRLINE HWY. – BATON ROUGE, LA. 70816
225-295-0800 PROJ. NO. 51207