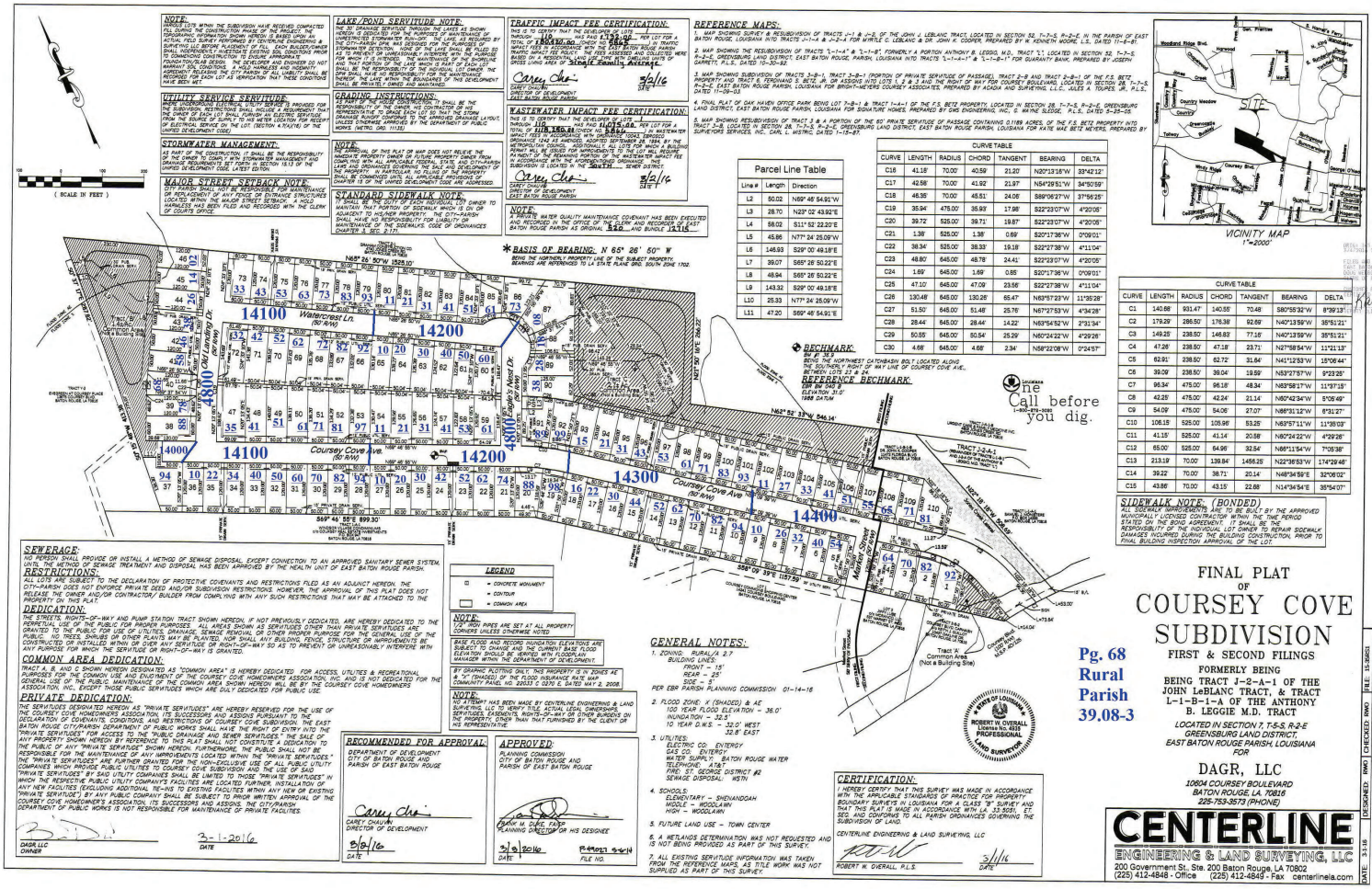

NOTE:
LAKE/POND SERVITUDE NOTE:
TRAFFIC IMPACT FEE CERTIFICATION:
REFERENCE MAPS:
UTILITY SERVICE SERVITUDE:
GRADING INSTRUCTIONS:
WASTEWATER IMPACT FEE CERTIFICATION:
STORMWATER MANAGEMENT:
NOTE:
MAJOR STREET SETBACK NOTE:
STANDARD SIDEWALK NOTE:
NOTE:
BASIS OF BEARING: N 65° 26' 50" W
BEING THE NORTHERLY PROPERTY LINE OF THE SUBJECT PROPERTY, BEARINGS ARE REFERENCED TO LA STATE PLANE ZONE SOUTH ZONE 1702.
BENCHMARK:
REFERENCE BENCHMARK:
Call before you dig.
1-800-272-3020
Parcel Line Table
Line # | Length | Direction
L2 | 50.02 | N89° 48' 54.91"W
L3 | 28.70 | N23° 02' 43.92"E
L4 | 58.02 | S11° 52' 23.20"E
L5 | 45.86 | N77° 24' 25.09"W
L6 | 146.93 | S29° 00' 49.18"E
L7 | 39.07 | S65° 26' 50.22"E
L8 | 48.94 | S65° 26' 50.22"E
L9 | 143.32 | S29° 00' 49.18"E
L10 | 25.33 | N77° 24' 25.09"W
L11 | 47.20 | S89° 48' 54.91"E
CURVE TABLE
CURVE | LENGTH | RADIUS | CHORD | TANGENT | BEARING | DELTA
C16 | 41.18' | 70.00' | 40.59' | 21.20' | N20°13'18"W | 33°42'12"
C17 | 42.56' | 70.00' | 41.92' | 21.97' | N54°29'51"W | 34°50'59"
C18 | 46.35' | 70.00' | 45.51' | 24.06' | S89°06'27"W | 37°56'25"
C19 | 35.94' | 475.00' | 35.93' | 17.98' | S22°23'07"W | 4°20'05"
C20 | 39.72' | 525.00' | 39.71' | 19.87' | S22°23'07"W | 4°20'05"
C21 | 1.38' | 525.00' | 1.38' | 0.69' | S20°17'36"W | 0°09'01"
C22 | 38.34' | 525.00' | 38.33' | 19.18' | S22°27'38"W | 4°11'04"
C23 | 48.80' | 645.00' | 48.78' | 24.41' | S22°23'07"W | 4°20'05"
C24 | 1.69' | 645.00' | 1.69' | 0.85' | S20°17'36"W | 0°09'01"
C25 | 47.10' | 645.00' | 47.09' | 23.56' | S22°27'38"W | 4°11'04"
C26 | 130.48' | 645.00' | 130.26' | 65.47' | N83°57'23"W | 11°35'28"
C27 | 51.50' | 645.00' | 51.48' | 25.76' | N67°27'53"W | 4°34'28"
C28 | 28.44' | 645.00' | 28.44' | 14.22' | N63°54'52"W | 2°31'34"
C29 | 50.55' | 645.00' | 50.54' | 25.29' | N60°24'22"W | 4°29'26"
C30 | 4.68' | 645.00' | 4.68' | 2.34' | N58°22'08"W | 0°24'57"
CURVE TABLE
CURVE | LENGTH | RADIUS | CHORD | TANGENT | BEARING | DELTA
C1 | 140.68' | 931.47' | 140.55' | 70.48' | S80°55'32"W | 8°39'13"
C2 | 179.29' | 286.50' | 176.38' | 92.69' | N40°13'59"W | 35°51'21"
C3 | 149.25' | 238.50' | 146.83' | 77.16' | N40°13'59"W | 35°51'21"
C4 | 47.26' | 238.50' | 47.18' | 23.71' | N27°58'54"W | 11°21'13"
C5 | 62.91' | 238.50' | 62.72' | 31.64' | N41°12'53"W | 15°06'44"
C6 | 39.09' | 238.50' | 39.04' | 19.59' | N53°27'57"W | 9°23'25"
C7 | 96.34' | 475.00' | 96.18' | 48.34' | N83°58'17"W | 11°37'15"
C8 | 42.25' | 475.00' | 42.24' | 21.14' | N80°42'34"W | 5°06'49"
C9 | 54.09' | 475.00' | 54.06' | 27.07' | N86°31'12"W | 6°31'27"
C10 | 106.15' | 525.00' | 105.96' | 53.25' | N83°57'11"W | 11°35'03"
C11 | 41.15' | 525.00' | 41.14' | 20.58' | N80°24'22"W | 4°29'26"
C12 | 65.00' | 525.00' | 64.96' | 32.54' | N86°11'54"W | 7°05'38"
C13 | 213.19' | 70.00' | 139.84' | 1456.25' | N22°36'53"W | 174°29'46"
C14 | 39.22' | 70.00' | 38.71' | 20.14' | N48°34'59"E | 32°06'02"
C15 | 43.86' | 70.00' | 43.15' | 22.68' | N14°34'54"E | 35°54'07"
SIDEWALK NOTE: (BONDED)
ALL SIDEWALK IMPROVEMENTS ARE TO BE BUILT BY THE APPROVED MUNICIPALLY 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 THE BUILDING CONSTRUCTION, PRIOR TO FINAL BUILDING INSPECTION APPROVAL OF THE LOT.
SEWERAGE:
DEDICATION:
RESTRICTIONS:
PRIVATE DEDICATION:
COMMON AREA DEDICATION:
LEGEND
= CONCRETE MONUMENT
= CONTOUR
= COMMON AREA
NOTE:
BASE FLOOD AND RECORD INUNDATION ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH FLOODPLAIN MANAGER WITHIN THE DEPARTMENT OF DEVELOPMENT.
NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES AE & 'X' (SHADED) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 225203 C 0370 E, DATED MAY 2, 2008.
NOTE:
A SURVEY HAS BEEN MADE BY CENTERLINE ENGINEERING & LAND SURVEYING, LLC OF ALL VISUAL LEGAL DRIVEWAYS, UTILITIES, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
GENERAL NOTES:
1. ZONING: RURAL/A 2.7
BUILDING LINES:
FRONT – 15'
REAR – 25'
SIDE – 5'
PER EBR PARISH PLANNING COMMISSION 01-14-16
2. FLOOD ZONE: X (SHADED) & AE
100 YEAR FLOOD ELEVATION – 35.0'
INUNDATION – 32.5'
10 YEAR D.W.S. – 32.0' WEST
32.8' EAST
3. UTILITIES:
ELECTRIC CO: ENTERGY
GAS CO.: ENTERGY
WATER SUPPLY: BATON ROUGE WATER
TELEPHONE: AT&T
FIRE: ST. GEORGE DISTRICT #2
SEWAGE DISPOSAL: WSTN
4. SCHOOLS:
ELEMENTARY – SHENANDOAH
MIDDLE – WOODLAWN
HIGH – WOODLAWN
5. FUTURE LAND USE – TOWN CENTER
6. A WETLANDS DETERMINATION WAS NOT REQUESTED AND IS NOT BEING PROVIDED AS PART OF THIS SURVEY.
7. ALL EXISTING SERVITUDE INFORMATION WAS TAKEN FROM THE REFERENCE MAPS. AS TITLE WORK WAS NOT SUPPLIED AS PART OF THIS SURVEY.
RECOMMENDED FOR APPROVAL:
DEPARTMENT OF DEVELOPMENT
CITY OF BATON ROUGE AND
PARISH OF EAST BATON ROUGE
CAREY CHAUVIN
DIRECTOR OF DEVELOPMENT
3/8/16
DATE
APPROVED:
PLANNING COMMISSION
CITY OF BATON ROUGE AND
PARISH OF EAST BATON ROUGE
KEVIN M. DUKE, FAICP
PLANNING DIRECTOR OR HIS DESIGNEE
3/8/2016
DATE
P14-0021 S-14-11
FILE NO.
CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "B" SURVEY AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. 33:5051, ET SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.
CENTERLINE ENGINEERING & LAND SURVEYING, LLC
ROBERT W. OVERALL, P.L.S.
3/1/16
DATE
STATE OF LOUISIANA
ROBERT W OVERALL
License No. 4825
PROFESSIONAL
LAND SURVEYOR
VICINITY MAP
1"=2000'
Pg. 68
Rural
Parish
39.08-3
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
FOR
DAGR, LLC
10804 COURSEY BOULEVARD
BATON ROUGE, LA. 70816
225-753-3573 (PHONE)
CENTERLINE
ENGINEERING & LAND SURVEYING, LLC
200 Government St., Ste. 200 Baton Rouge, LA 70802
(225) 412-4848 - Office (225) 412-4849 - Fax centerlinela.com
DESIGNED: RWO
CHECKED: RWO
FILE: 15-59051
DATE: 3-1-16
3-1-2016
DAGR LLC
OWNER
DATE
14100
14200
14300
14400
Watercrest Ln.
East Lansing Dr.
Eagle's Nest Dr.
Coursey Cove Ave.
Coursey Cove Ave (60' R/W)
Tract 'A'
Common Area
(Not a Building Site)
Tract 'B'
Common Area
Tract 'C'
Common Area
Tract 'D'
Common Area
Tract 'E'
Common Area
Tract 'F'
Common Area
Tract 'G'
Common Area
Tract 'H'
Common Area
Tract 'I'
Common Area
Tract J-2-A-1
Tract L-1-B-1-A
Woodland Ridge Blvd.
Harwood
Creek
Country Meadow
Coursey Blvd.
Bluebonnet Swamp
Jones Creek
Rd.
Tara
Main
Gate
Entrance
Coursey
Blvd.
Entrance
Coursey
Blvd.
Oleander
Drive
Cedarcrest
Drive
Cedarcrest
Court
Cedarcrest
Ct.
Cedarcrest
Ct.
Cedarcrest
Court
Cedarcrest