

VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES:

1. REFERENCE DOCUMENTS:
A) "FINAL PLAT OF THE VILLAGE AT MAGNOLIA SQUARE, PHASE 1, PART 1; TRACT VMS & TRACT P-1", REVISION 3 BY TAYLOR M. GRAVOIS, PLS, DATED 6-29-2011.
- *2. BEARINGS BASED ON REFERENCE MAP "A".
3. NO ATTEMPT HAS BEEN MADE BY CSRS TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
4. SECTION LINES HAVE NOT BEEN VERIFIED IN THE FIELD AND ANY SHOWN ARE FOR GENERAL LOCATIVE INFORMATION ONLY.
5. ZONING: TRADITIONAL NEIGHBORHOOD DEVELOPMENT. ZONING IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S ZONING ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.
6. UTILITIES: ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES.
7. FLOOD NOTE: IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP, PANEL NO. 22033C0195E OF EAST BATON PARISH, LOUISIANA, LAST REVISED MAY 2, 2008, THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X". BASE FLOOD ELEVATION = 48' (NAVD 1988) AS FURNISHED BY EBRP DPW. BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAIN ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.

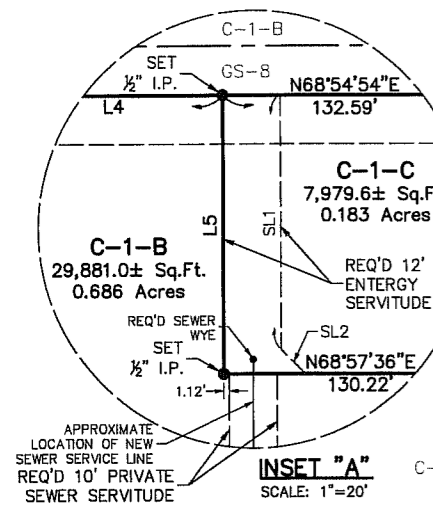
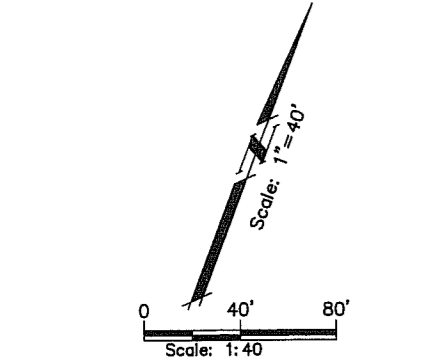
8. LAND USE: MIXED USE
SCHOOLS: ELEMENTARY=TANGLEWOOD;
MIDDLE=CENTRAL MIDDLE SCHOOL;
HIGH=CENTRAL HIGH SCHOOL.
WATER DISTRICT: PARISH WATER COMPANY
SEWER DISTRICT: EXISTING GRAVITY SEWER NETWORK
FIRE DISTRICT: CENTRAL FIRE PROTECTION DISTRICT
GAS SERVICE: ENTERGY
ELECTRIC SERVICE: ENTERGY
9. WETLANDS: A JURISDICTIONAL WETLAND DETERMINATION HAS NOT BEEN DONE, BY CSRS, INC. AND IS NOT PART OF THIS SURVEY.
10. UTILITY SERVICE SERVITUDE NOTE: WHERE UNDERGROUND ELECTRICAL UTILITY SERVICE IS PROVIDED FOR THE SUBDIVISION, RESTRICTIONS SHALL INCLUDE A REQUIREMENT THAT THE OWNER OF EACH LOT SHALL FURNISH AN ELECTRICAL SERVITUDE FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEIPT OF ELECTRIC SERVICE ON THE LOT.

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S68°57'36"W	75.91'
L2	N21°02'24"W	54.44'
L3	S21°02'24"E	47.33'
L4	N68°54'54"E	80.48'
L5	S21°02'24"E	57.47'
L6	S66°02'24"E	5.94'
L7	N68°54'54"E	85.74'
SL1	N21°02'24"W	52.48'
SL2	N66°02'24"W	7.07'
SL3	S21°02'24"E	35.33'
SL4	N68°57'36"E	54.30'

CURVE TABLE				
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	200.80'	53.60'	S61°18'47"W	53.44'
C2	78.50'	5.87'	S18°53'55"E	5.87'
C3	20.00'	15.72'	S88°33'45"E	15.32'
C4	78.50'	52.84'	S2°31'31"W	51.84'
C5	200.80'	41.88'	S47°41'27"W	41.80'
C6	196.50'	224.52'	S74°26'57"W	212.51'
C7	200.50'	20.56'	N58°44'14"W	20.55'
C8	375.50'	53.00'	N51°45'23"W	52.95'
C9	372.50'	77.72'	N34°17'37"W	77.58'
C10	50.00'	27.74'	N84°48'33"E	27.39'
C11	50.00'	27.74'	N84°48'33"E	27.39'

LEGEND:

- FOUND MONUMENT
- SET MONUMENT
- ⊕ RIGHT OF WAY MON.
- ⊕ TEMP. BENCH MARK
- ⊕ DRAIN MANHOLE
- ⊕ DROP INLET
- ⊕ CATCH BASIN
- ⊕ DRAIN
- ⊕ SEWER MANHOLE
- ⊕ SEWER CLEANOUT
- ⊕ SEWER BLOWOUT VALVE
- ⊕ SEWER
- ⊕ POWER POLE
- ⊕ POWER POLE & GUY
- ⊕ POWER DROP
- ⊕ POWER TRANSFORMER
- ⊕ POWER JUNCTION BOX
- ⊕ POWER VAULT
- ⊕ POWER LINE
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ GAS VENT
- ⊕ GAS
- ⊕ TELEPHONE MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ TELE. CROSS CON. BOX
- ⊕ TELEPHONE
- ⊕ CABLE
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ WATER CLEANOUT
- ⊕ FIRE HYDRANT
- ⊕ WATER
- ⊕ TRAFFIC CONTROL BOX
- ⊕ TRAFFIC LIGHT POLE
- ⊕ TRAFFIC SIGN
- ⊕ SPOT ELEVATION
- ⊕ CONTOUR LINE
- ⊕ FENCE
- ⊕ FLAG POLE
- ⊕ MAILBOX
- ⊕ ORNAMENTAL LIGHT SIGN
- ⊕ TREE
- ⊕ STANDARD PARKING
- ⊕ HANDICAP PARKING

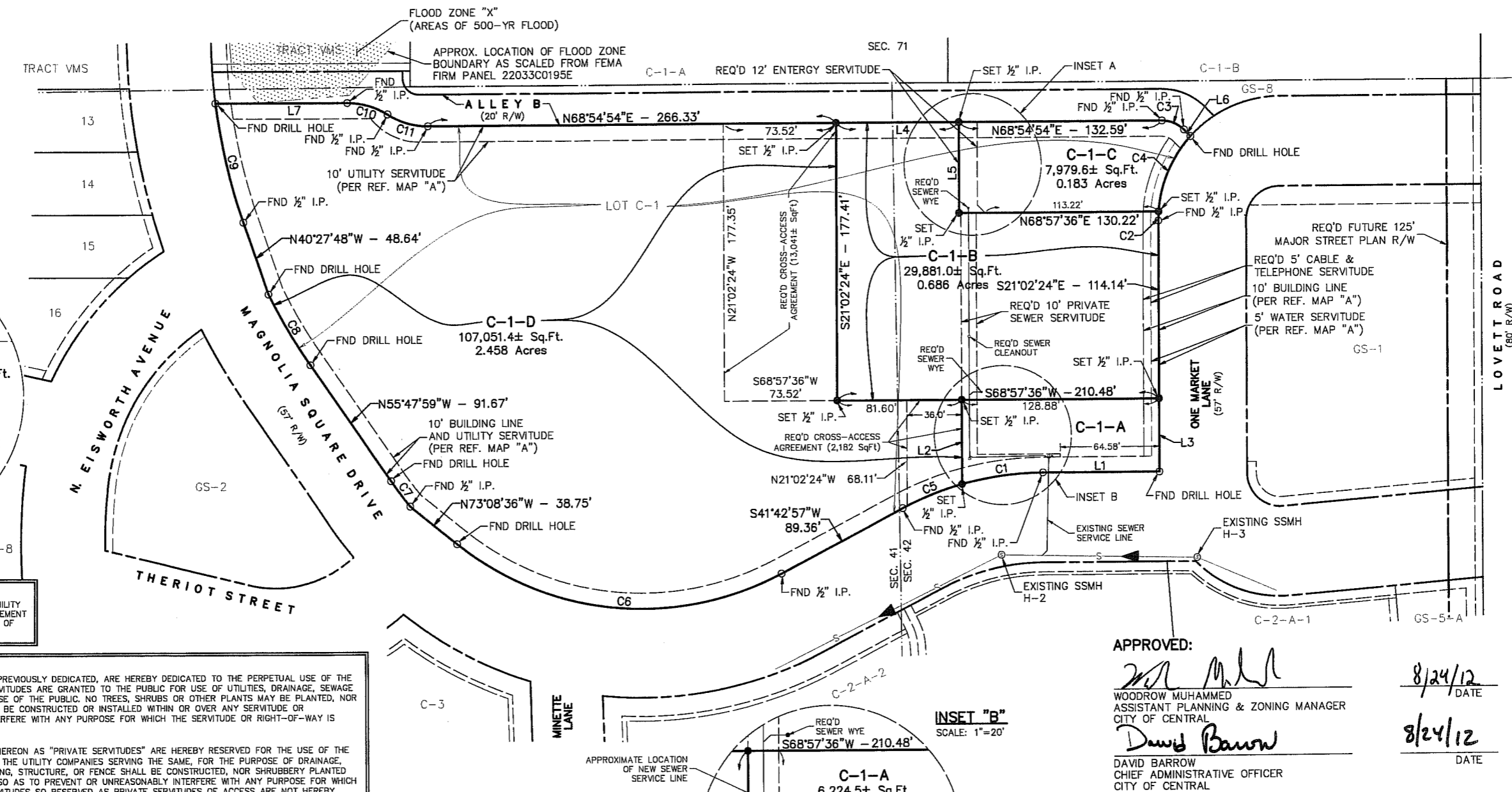


STORM WATER MANAGEMENT NOTE:
AS A PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNIFIED DEVELOPMENT CODE, LAST REVISION.

DEDICATION:
THE STREETS AND RIGHT-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.

PRIVATE DEDICATION: THE SERVITUDES DESIGNATED HEREON AS "PRIVATE SERVITUDES" ARE HEREBY RESERVED FOR THE USE OF THE OWNERS AND OCCUPANTS OF LOTS SHOWN HEREON AND OF THE UTILITY COMPANIES SERVING THE SAME. 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 OF ACCESS SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE PRIVATE SERVITUDES ARE RESERVED. THE PRIVATE SERVITUDES SO RESERVED AS PRIVATE SERVITUDES OF ACCESS ARE NOT HEREBY DEDICATED FOR THE USE OF THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS AND OCCUPANTS OF LOTS SHOWN HEREON. THE DEPARTMENT OF PUBLIC WORKS FOR THE CITY OF CENTRAL AND FOR THE PARISH OF EAST BATON ROUGE HAS THE RIGHT TO ENTER INTO THE PRIVATE SERVITUDES OF ACCESS FOR ACCESS TO THE PUBLIC SANITARY SEWER SERVITUDES. THE CITY OF CENTRAL IS NOT RESPONSIBLE FOR MAINTENANCE OR OWNERSHIP OF IMPROVEMENTS WITHIN PRIVATE SERVITUDES. THE SALE OF ANY PROPERTY SHOWN HEREON BY REFERENCE TO THIS PLAT SHALL NOT CONSTITUTE A DEDICATION TO THE PUBLIC OF ANY "PRIVATE SERVITUDE" SHOWN HEREON. THE CITY OF CENTRAL DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE OF PRIVATE FACILITIES.

SEWAGE DISPOSAL:
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.



NOTE:
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 THE PROPERTY. IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

THE CITY OF CENTRAL AND 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 CONTRACTOR/BUILDER FROM

APPROVED:
Woodrow Muhammed
WOODROW MUHAMMED
ASSISTANT PLANNING & ZONING MANAGER
CITY OF CENTRAL
David Barrow
DAVID BARROW
CHIEF ADMINISTRATIVE OFFICER
CITY OF CENTRAL

8/24/12 DATE
8/24/12 DATE

ORIG 036 BNDL 12437

CERTIFICATION:
I HEREBY CERTIFY TO NUNNALLY-POLLARD DEVELOPMENT, LLC THAT I MADE A SURVEY ON THE GROUND OF THE PROPERTY SHOWN AND THAT THIS DRAWING ACCURATELY REFLECTS THE FINDINGS OF SAID SURVEY, AND THAT THIS SURVEY CONFORMS TO A CLASS B SURVEY IN ACCORDANCE WITH THE STATE OF LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS.



8/23/2012 DATE

Revisions

CSRS
architects | engineers

CSRS, Inc.
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www.csronline.com

Map Showing the Subdivision
OF
Lot C-1
of Village at Magnolia Square, Phase 1, Part 1

Located in
SECTIONS 41 & 42
T-6-S R-2-E
GREENSBURG LAND DISTRICT
EAST BATON ROUGE PARISH
LOUISIANA

Into
Lots C-1-A, C-1-B
C-1-C & C-1-D
For
Nunnally-Pollard Development, LLC

Date: JULY 2012

Project Number: 212089

Drawn By: MSE

Checked By: TMG

Sheet: 1