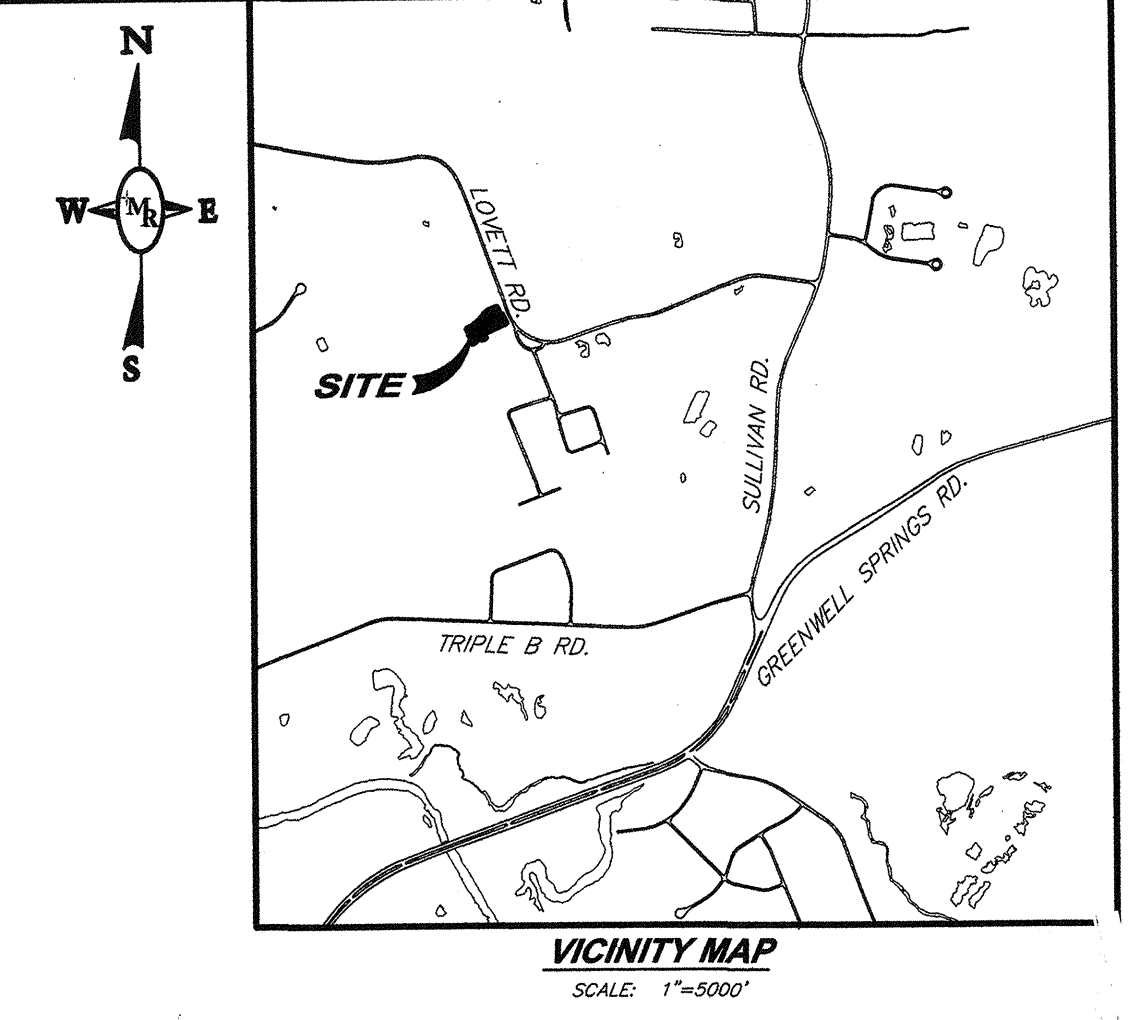


LEGEND:

- EDGE OF PAVEMENT
- - - CENTER OF PAVED ROAD
- - - EDGE OF GRAVEL
- - - PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - SERVITUDE LINE
- - - DRAINAGE CULVERT
- - - SEWER LINE
- - - WATER LINE
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- ☼ LIGHT POLE
- ⊕ SEWER CLEANOUT
- ⊕ SEWER MANHOLE
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ CURB INLET
- ⊕ DRAINAGE MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ POWER PULL BOX



GENERAL NOTES:

- 1) THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN) AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EAST BATON ROUGE PARISH, LOUISIANA, COMMUNITY-PANEL NUMBER 22033C0195E, DATED MAY 2, 2008. BASE FLOOD ELEVATION = 48.0'
- 2) THE HORIZONTAL POSITIONS AND GRID BEARINGS SHOWN ARE REFERENCED TO NGS STATION "SUB1" (PID D04818). THE HORIZONTAL POSITIONS AND GRID BEARINGS ARE REFERENCED TO THE NAD 83 DATUM AND ARE GIVEN IN VALUES CORRESPONDING TO THE STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE.
- 3) WHERE FOUND, PHYSICAL ABOVE GROUND EVIDENCE OF UTILITIES HAVE BEEN SHOWN HEREON. THE LOCATION OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES, HOWEVER, HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE CONTROLLING AGENCIES AND / OR EXTRACTED FROM RECORDS MADE AVAILABLE BY THE CONTROLLING AGENCIES. THE ACTUAL LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES MAY VARY FROM THOSE SHOWN ON THIS SURVEY. ANY REQUEST FOR UTILITY LOCATIONS SHOULD BE MADE THROUGH LOUISIANA ONE CALL CONTACT LOUISIANA ONE CALL AT 1-800-272-3020 BEFORE DIGGING.
- 4) DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS A PART OF THIS SURVEY.
- 5) 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.
- 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 CITY-PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.
- 7) THE CITY OF CENTRAL 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.
- 8) MINERAL RIGHTS: MINERAL RIGHTS OWNED BY THE VILLAGE AT MAGNOLIA SQUARE, LLC SHALL BE RESERVED BY THE VILLAGE AT MAGNOLIA SQUARE, LLC BUT WITH A WAIVER OF ANY RIGHTS TO USE THE SURFACE OF THE PROPERTY FOR ANY PURPOSE WHATSOEVER.

ORIG. 131 BUNDLE 12856
1/23/2014 4:02:21 PM
FILED AND RECORDED
EAST BATON ROUGE PARISH, LA
DOUG MELBORN
CLERK OF COURT AND RECORDER
CUSTOMER PROVIDED COPY FOR
CERTIFIED TRUE COPY
BY: *Barrow*
DEPUTY CLERK AND RECORDER

REVISED
MAP SHOWING SUBDIVISION
OF
TRACT "C-2-A-2"
INTO
TRACTS "C-2-A-2-A"
& **"C-2-A-2-B"**
**THE VILLAGE AT MAGNOLIA SQUARE
PHASE 1, PART 1**
LOCATED IN
**SECTION 42, T6S-R2E,
GREENSBURG LAND DISTRICT
EAST BATON ROUGE PARISH,
STATE OF LOUISIANA,**
FOR
NUNNALLY POLLARD DEVELOPMENT, LLC.

REFERENCE MAPS:

1. "FINAL PLAT OF THE VILLAGE AT MAGNOLIA SQUARE, PHASE 1, PART 1" BEING A SUBDIVISION OF A 185.70 ACRE TRACT OF THE GEORGE W. EISWORTH, SR., PROPERTY LOCATED IN SECTION 42, T6S-R2E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, STATE OF LOUISIANA FOR NUNNALLY-POLLARD DEVELOPMENT, LLC. BY CSRS, INC. DATED: 6/29/2011.

REFERENCE BEARING:

BEARINGS ARE BASED FROM REFERENCE MAP "1".

PLANNING NOTE (CITY OF CENTRAL):

MASTER PLAN LAND USE DESIGNATION: MEDIUM DENSITY RESIDENTIAL.

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 PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANT MAY BE PLANTED NOR SHALL BUILDING, FENCE, STRUCTURE OR OTHER 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 IS GRANTED.

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.

GENERAL NOTES:

ACREAGE: 1.443 ± ACRES
LAND USE: VACANT-EXISTING, MIXED USE-PROPOSED
SEWER: TIE TO EXISTING PUMP STATION IN THE NORTH W/TH
WATER: PARISH WATER COMPANY
ELECTRIC CO.: ENERGY
GAS CO.: ENERGY
FIRE DISTRICT: CENTRAL FIRE PROTECTION DISTRICT

ZONING:

TRADITIONAL NEIGHBORHOOD DEVELOPMENT
SETBACKS:
FRONT: 8/15 FT.
SIDE: 8 FT.
REAR: 25 FT.

STORM WATER MANAGEMENT NOTE:

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

/S/ JAMES H. NUNNALLY
JAMES H. NUNNALLY
PROPERTY OWNER

REVISION: 1/21/14
* REVISED CURVE LABELS AND LINE LABELS
* UPDATED ACREAGE FOR BOTH LOTS
APPROVED:
Mickey L. Robertson
WOODROW MUHAMMAD, AICP
PLANNING & ZONING DIRECTOR
DATE: 1/23/14

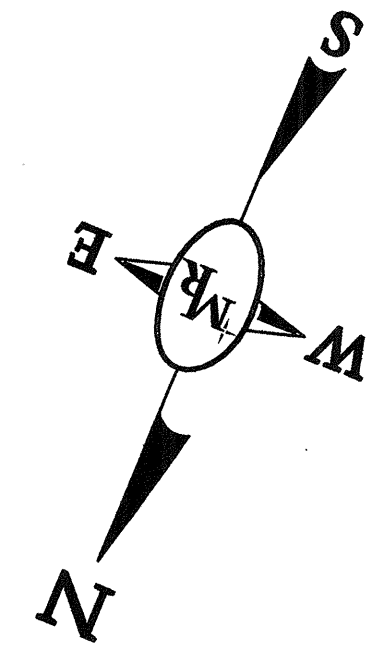
REVISED CURVE LABEL INFORMATION AND UPDATED ACREAGE FOR BOTH LOTS 1-10-2014.

APPROVED:
/S/ WOODROW MUHAMMAD DATE: 11/21/13
WOODROW MUHAMMAD, AICP
PLANNING AND ZONING DIRECTOR - CITY OF CENTRAL

APPROVED:
/S/ DAVID BARROW DATE: 11/22/13
DAVID BARROW
CHIEF ADMINISTRATIVE OFFICE TO MAYOR - CITY OF CENTRAL



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 "C" SURVEY AS ESTABLISHED BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD.
Mickey L. Robertson 1-21-14
MICKEY L. ROBERTSON, P.L.S. LA 4869 DATE



GRAPHIC SCALE

(IN FEET)
1 INCH = 20 FT.

MR ENGINEERING & SURVEYING, LLC 9131 Interline Ave, Suite 3A, Baton Rouge, LA 70809 225.490.9592	CAD ORIGINAL	SCALE: 1"=20'	DRAWN: JDB
	DO NOT MODIFY THIS DRAWING ALL REVISIONS MUST BE MADE TO THE CAD FILE ONLY	DATE: 11/2013	CHECKED: MLR