

**GENERAL NOTES:**  
 ACREAGE: 2.845 ± ACRES  
 LAND USE: VACANT-EXISTING, MIXED USE-PROPOSED  
 SEWER: TO EXISTING PUMP STATION IN THE NORTH W/TH WATER: PARISH WATER COMPANY  
 ELECTRIC CO.: ENTERGY  
 GAS CO.: ENTERGY  
 FIRE DISTRICT: CENTRAL FIRE PROTECTION DISTRICT

**ZONING:**  
 TRADITIONAL NEIGHBORHOOD DEVELOPMENT  
 SETBACKS:  
 FRONT: 15 FT.  
 SIDE: 5 FT.  
 REAR: 15 FT.

**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 2203300195F, DATED JUNE 19, 2012.  
 2) THE HORIZONTAL POSITIONS AND GRID BEARINGS SHOWN ARE REFERENCED TO NGS STATION "SBI1" (PID 064818). 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.

**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.

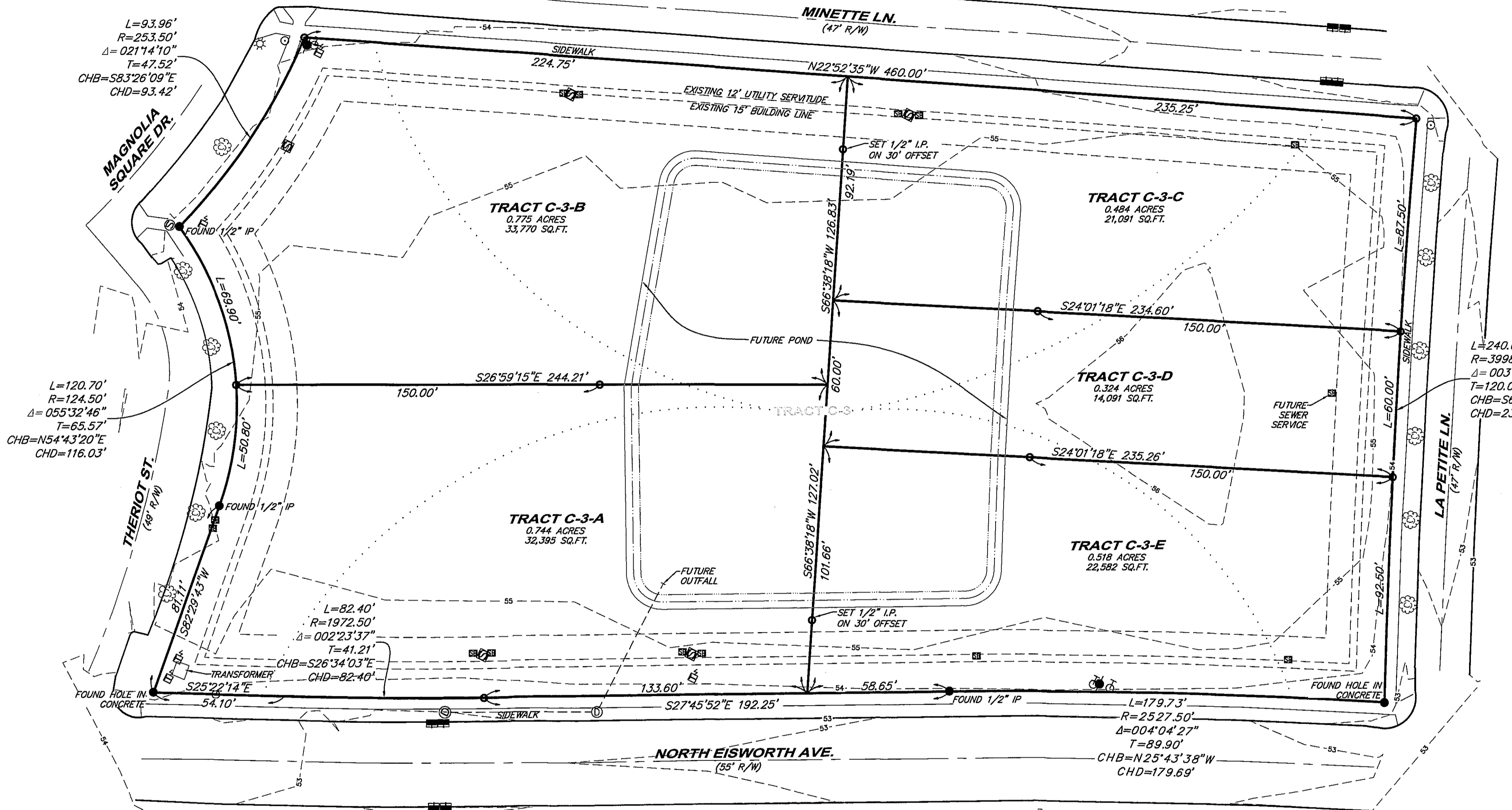
**REFERENCE BENCHMARK:**  
 ELEVATIONS ARE BASED FROM REFERENCE MAP "1".  
 TBM #5 ELEVATION = 52.50'

**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 SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.



**LEGEND:**

---	PROPERTY LINES
---	ADJACENT PROPERTY LINE
---	SERVITUDE
---	FENCE
---	SEWER LINE
---	CULVERT
●	PROPERTY CORNER FOUND
○	PROPERTY CORNER SET
⊙	TREE
⊙	COMBO POLE
⊙	CURB INLET
⊙	GRATE INLET
⊙	FIRE HYDRANT
⊙	WATER VALVE
⊙	GAS VALVE
⊙	TELEPHONE PEDESTAL
⊙	POWER DROP
⊙	POWER POLE
⊙	SEWER MANHOLE
⊙	SEWER CLEAN OUT
⊙	SEWER STUB-UP

MAP SHOWING SUBDIVISION OF  
**TRACT "C-3"**  
 INTO  
**TRACTS C-3-A, C-3-B, C-3-C, C-3-D & C-3-E**  
 THE VILLAGE AT MAGNOLIA SQUARE  
 PHASE 1, PART 1

LOCATED IN  
 SECTION 41, T6S-R2E,  
 GREENSBURG LAND DISTRICT EAST  
 BATON ROUGE PARISH, STATE OF  
 LOUISIANA,  
 FOR  
**NUNNALLY POLLARD DEVELOPMENT, LLC.**

**WASTEWATER IMPACT FEE CERTIFICATION:**  
 THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 1 THRU 5 HAS PAID \$ 1,025.00 PER LOT FOR A TOTAL OF \$ 5,125.00 (CHECK NO. 4786) IN WASTEWATER IMPACT FEES, ALL IN ACCORDANCE WITH ORDINANCE 10033, EBROSCO ORDINANCE 1242 AS AMENDED, ADOPTED SEPTEMBER 28, 1994, BY THE METROPOLITAN COUNCIL. ADDITIONALLY, ALL LOTS FOR WHICH A BUILDING PERMIT WILL BE ISSUED FOR IMPROVEMENTS TO THE LOT WILL REQUIRE PAYMENT OF THE REMAINING PORTION OF THE WASTEWATER IMPACT FEE IN ACCORDANCE WITH THE AFOREMENTIONED ORDINANCE. THIS SUBDIVISION IS LOCATED IN THE NORTH SEWER DISTRICT.

RAY LOUIS  
 RAY LOUIS, DIRECTOR  
 CITY OF CENTRAL DEPARTMENT OF PUBLIC WORKS  
 DATE: 6-12-2014

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

JAMES H. NUNNALLY  
 JAMES H. NUNNALLY  
 PROPERTY OWNER - TRACT C-3  
 DATE: 6-10-2014

**APPROVED:**  
 WOODROW MUHAMMAD  
 WOODROW MUHAMMAD, AICP  
 PLANNING AND ZONING DIRECTOR - CITY OF CENTRAL  
 DATE: 6-12-2014

**APPROVED:**  
 DAVID BARROW  
 DAVID BARROW  
 CHIEF ADMINISTRATIVE OFFICE TO MAYOR - CITY OF CENTRAL  
 DATE: 6-12-2014

REVISED: 06/23/14  
 CORRECTED SECTION NUMBER IN TITLE BLOCK  
**APPROVED:**  
 WOODROW MUHAMMAD, AICP  
 PLANNING AND ZONING DIRECTOR - CITY OF CENTRAL  
 DATE: 6/25/14



I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:505.1, 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  
 MICKEY L. ROBERTSON, P.L.S. LA 4869  
 DATE: 6-23-14

**MR ENGINEERING & SURVEYING, LLC**  
 9131 Interline Ave, Suite 3A, Baton Rouge, LA 70809 225.480.9592

CAD ORIGINAL DO NOT MODIFY THIS DRAWING ALL REVISIONS MUST BE MADE TO THE CAD FILE ONLY	SCALE: 1"=30'	DRAWN: QAT
	DATE: 6/2014	CHECKED: MLR