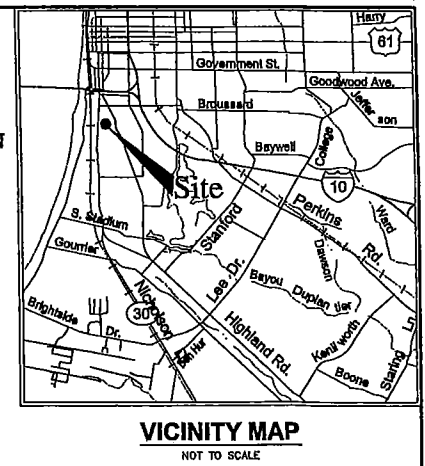
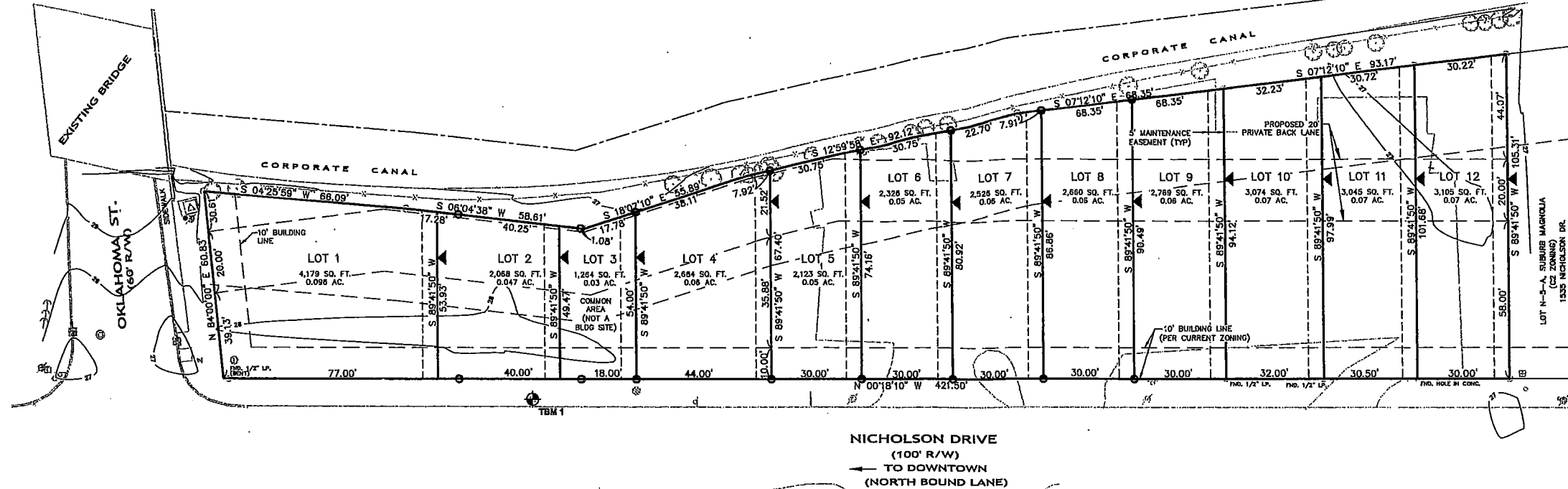
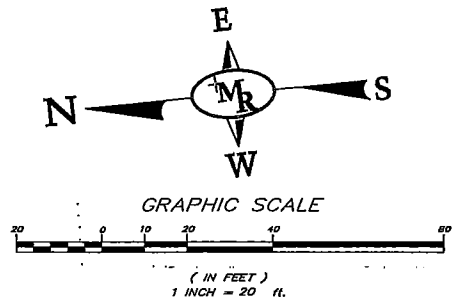




ORIG: 384 BNDL: 1237
7/7/2011 3:39:14 PM
FILED AND RECORDED
EAST BATON ROUGE PARISH, LA
DOUG WELBORN
CLERK OF COURT AND RECORDER
CUSTOMER PROVIDED COPY FOR
CERTIFIED TRUE COPY
BY: [Signature]
DEPUTY CLERK AND RECORDER



REVISION NO. 1 6-7-11
REVISED TO CHANGE NAME FROM NICHOLSON ROWES TO COTORIE

OWNER: [Signature]
DATE: 7-01-2011

APPROVED: [Signature]
TROY L. BUNCH
PLANNING DIRECTOR OR HIS DESIGNEE
DATE: 7/7/2011 C-45017

FINAL PLAT
OF
COTORIE
FORMERLY BEING
NICHOLSON ROWES
LOTS 1-12 (INCLUSIVE)
FORMERLY BEING
LOTS N-5-A THRU N-5-E, SUBURB MAGNOLIA
LOCATED IN
SECTION 51 T7S-R1W,
SOUTHEAST LAND DISTRICT,
EAST BATON ROUGE PARISH
STATE OF LOUISIANA,
FOR
DONNIE JARREAU CONSTRUCTION
10606 COURSEY BLVD. STE. B
BATON ROUGE, LA. 70809
(W) 753-3573 (F) 753-3572

LEGEND:
FD 1/2" IP
SET 1/2" IP
POWER POLE

BENCHMARK:
TBM 1:
604 NAIL IN POWER POLE AS SHOWN. ELEV. = 29.37' (NAVD 1988)

REFERENCE BENCHMARK:
ELEVATIONS SHOWN ARE BASED ON OPUS SOLUTION DATED 3/10/2010 USING CORPS STATIONS S-81,
DEST. 1988 NAVD DATUM, GEOID 09

GRADING INSTRUCTIONS:
AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER, HIS
CONTRACTOR OR HIS REPRESENTATIVE TO GRADE EACH LOT SO THAT THE STORM DRAINAGE RUNOFF
CONFORMS TO THE APPROVED DRAINAGE LAYOUT, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT
OF PUBLIC WORKS. (METRO. ORD. 111.13)

UTILITY SERVICE SERVITUDE NOTE
WHERE UNDERGROUND ELECTRICAL UTILITY SERVICE IS PROVIDED FOR THE SUBDIVISION, RESTRICTIONS
SHALL INCLUDE A REQUIREMENT THAT THE OWNER OF EACH SHALL FURNISH AN ELECTRIC SERVITUDE
FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEIPT OF ELECTRIC SERVICE ON THE
LOT. (UDC SEC. 4.7(16))

RESTRICTIONS NOTE
ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT
HEREIN. 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.

SIGHT TRIANGLE NOTE:
NO PLANTINGS, FENCES OR PARKING ARE TO BE CONSTRUCTED WITHIN SIGHT TRIANGLES SO AS TO
INTERFERE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE DEPARTMENT OF PUBLIC WORKS.

FLOOD ELEVATION DATA
100-YEAR FLOOD ELEVATION: 27.5'
(FURNISHED BY DPW)

INUNDATION ELEVATION: 27.7'
(FURNISHED BY DPW)

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY
FLOOD INSURANCE RATE MAP
NO. 220058-0245E DATED MAY 2, 2008.

BASE FLOOD AND RECORD INUNDATION ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE
FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF DPW.

REFERENCE BEARING:
BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH
ZONE. (NAD 83)

REFERENCE MAPS:
(A) MAP SHOWING RESUBDIVISION MAP OF LOT N-5, SUBURB MAGNOLIA INTO LOTS N-5-A THROUGH
N-5-E, BY PHILLIP J. THOMAS, DATED 5-28-02.

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.

COMMON AREA DEDICATION:
THE COMMON AREAS SHOWN HEREON ARE DEDICATED FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE RESIDENTS OF
NICHOLSON ROWES. ALL MAINTENANCE SHALL BE BY THE PROPERTY OWNERS ASSOCIATION. DPW SHALL NOT BE RESPONSIBLE
FOR THE MAINTENANCE OR UPKEEP OF ANY COMMON AREAS.

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 SERVITUDE 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.

NOTES:
1) 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.
2) 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 CONCERNING 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.
3) THE CITY OF BATON ROUGE AND PARISH OF EAST 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 THIS PLAT.
4) THE CITY OF BATON ROUGE/ PARISH OF EAST BATON ROUGE IS NOT RESPONSIBLE FOR THE MAINTENANCE &/OR UPKEEP
OF PRIVATE STREETS.
5) AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORMWATER
MANAGEMENT & DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNIFIED DEVELOPMENT CODE, LATEST
REVISION.

PRIVATE DEDICATION:
THE SERVITUDES DESIGNATED HEREON AS "PRIVATE SERVITUDES" ARE HEREBY RESERVED FOR THE USE OF NICHOLSON ROWES
PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS OF NICHOLSON ROWES. THE EAST BATON ROUGE CITY-PARISH DEPARTMENT OF PUBLIC WORKS
SHALL HAVE THE RIGHT OF ENTRY INTO THE "PRIVATE SERVITUDES" FOR ACCESS TO THE "PUBLIC (DRAINAGE OR SEWER)
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. FURTHERMORE, THE PUBLIC SHALL NOT BE
RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE "PRIVATE SERVITUDES." THE "PRIVATE
SERVITUDES" ARE FURTHER GRANTED FOR THE NON-EXCLUSIVE USE OF ALL PUBLIC UTILITY COMPANIES WHICH PROVIDE
PUBLIC UTILITIES TO NICHOLSON ROWES AND THE USE OF SAID "PRIVATE SERVITUDES" BY SAID UTILITY COMPANIES SHALL BE
LIMITED TO THOSE "PRIVATE SERVITUDES" IN WHICH THE RESPECTIVE PUBLIC UTILITY COMPANY'S FACILITIES ARE LOCATED.
FURTHER, INSTALLATION OF ANY NEW FACILITIES (EXCLUDING ADDITIONAL TIE-INS TO EXISTING FACILITIES WITHIN ANY NEW OR
EXISTING "PRIVATE SERVITUDE") BY ANY PUBLIC UTILITY COMPANY SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL OF REDSTICK
LOTS & PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. THE CITY-PARISH DEPARTMENT OF PUBLIC WORKS
IS NOT RESPONSIBLE FOR MAINTENANCE OF PRIVATE FACILITIES.

NOTE
A FIVE (5) FOOT PRIVATE CONSTRUCTION AND MAINTENANCE EASEMENT
SHALL BE PROVIDED ON THE LOT ADJACENT FOR CONSTRUCTION AND
MAINTENANCE OF THE ZERO LOT LINE WALL.

TRAFFIC IMPACT FEE CERTIFICATION
THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 1 THROUGH 12
HAS PAID \$550 PER LOT FOR A TOTAL OF \$6,600 (CHECK # 8100) IN
TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EAST BATON ROUGE
PARISH TRAFFIC IMPACT FEE POLICY. THE FEES ASSESSED AND
COLLECTED WERE BASED ON A RESIDENTIAL LAND WITH DWELLING UNIT OF
GROSS LIVING AREA OF 1,200 SQ. FT.

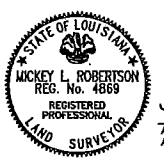
/S/ BRYAN K. HARMON
DPW DIRECTOR
EAST BATON ROUGE CITY-PARISH
DEPARTMENT OF PUBLIC WORKS
DATE: 5-30-11

WASTEWATER IMPACT FEE APPROVAL
THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 1 THROUGH 12 HAS
PAID \$11,025 (A 1025 PER LOT) (CHECK NUMBER 8007) IN
WASTEWATER IMPACT FEES IN ACCORDANCE WITH ORDINANCE 10043,
E.B.R.O.S.C.O. 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
WILL REQUIRE A PAYMENT OF THE REMAINING PORTION OF THE
WASTEWATER IMPACT FEE IN ACCORDANCE WITH THE AFORESAID
ORDINANCE. THIS SUBDIVISION IS LOCATED IN THE SOUTH SEWER DISTRICT.

/S/ BRYAN K. HARMON
DPW DIRECTOR
EAST BATON ROUGE CITY-PARISH
DEPARTMENT OF PUBLIC WORKS
DATE: 5-30-11

RECOMMENDED FOR APPROVAL:
/S/ BRYAN K. HARMON
DPW DIRECTOR
EAST BATON ROUGE CITY-PARISH
DEPARTMENT OF PUBLIC WORKS
DATE: 5-30-11

APPROVED:
/S/ TROY L. BUNCH
TROY L. BUNCH
PLANNING DIRECTOR OR HIS DESIGNEE
DATE: 4-4-11 C-44948



[Signature]
MICKEY L. ROBERTSON, P.E., P.L.S.
MR. ENGINEERING & SURVEYING, LLC
DATE: 7-01-11

MR ENGINEERING & SURVEYING, LLC 9131 Interline Ave., Suite 49, Baton Rouge, LA 70809 225.229.2829		
CAD ORIGINAL DO NOT WRITE THIS DRAWING ALL REVISIONS MUST BE MADE TO THE CAD FILE ONLY	SCALE: 1"=20' DATE: 06/2011	DRAWN: DWA CHECKED: MLR