

REFERENCE BEARING: *\$45°51'18"W

BASED UPON GPS OBSERVATIONS, REFERENCE MAPS, AND FOUND MONUMENTS "A" & "B". BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, LOUISIANA ZONE SOUTH (NAD 83).

REFERENCE BENCHMARK:

THE HORIZONTAL POSITIONS AND GRID BEARINGS SHOWN ARE REFERENCED TO NGS STATION "SJB1" (PID DG4818). 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,

REFERENCE MAPS:

1) MAP SHOWING RESUBDIVISION OF LOT 10-A & 11-A-2 COUNTRY CLUB COLONIES INTO LOTS 10-A-1 & 11-A-2-A FOR LOUISIANA ATHLETIC ASSOCIATION, BY FERRIS ENGINEERING & SURVEYING, INC., DATED 11/09/00.

2) MAP SHOWING RESUBDIVISION LOT 11-A COUNTRY CLUB COLONIES INTO LOT 11-A-1 & LOT 11-A-2 FOR TERRY H. MILLER AND ANN D. MILLER, BY FERRIS ENGINEERING & SURVEYING, INC., DATED 7-22-97.

3) RIGHT OF WAY MAP COUNTRY CLUB LATERAL DRAINAGE IMPROVEMENTS PHASE II, BY ENGINEERING DIVISION DEPARTMENT OF PUBLIC WOKRS CITY OF BATON ROUGE & PARISH OF EAST BATON ROUGE, DATE 1995.

4) FINAL PLAT OF CYPRESS LAKE BEING A SUBDIVISION OF LOTS "10-B-2" AND "11-B" OF COUNTRY CLUB COLONIES. FOR CYPRESS LANE DEVELOPMENT,

BY FERRIS & ASSOCIATES ENGINEERING INC. DATED 06-13-1985.

5) MAP SHOWING SURVEY OF LOTS 10, 11, AND 12 OF COUNTRY CLUB COLONIES BY FERRIS & ASSOCIATES ENGINEERING, INC, DATED APRIL 1, 1985. 6) MAP SHOWING SURVEY & RESUBDIVISION OF LOT 10, COUNTRY CLUB COLONIES INTO LOTS 10-A & 10-B, FOR J.N. SUMMROW, JR, BY W. KENNETH MOORE & ASSOCIATES, DATED 9-5-67.

7) REVISED MAP SHOWING SURVEY & RESUBDIVISION OF LOT 10, COUNTRY CLUB COLONIES INTO LOTS 10-A & 10-B-1 & 10-B-2, FOR J.N. SUMMROW, JR, BY W. KENNETH MOORE & ASSOCIATES, DATED JAN. 10, 1969.

GENERAL NOTES:

1) THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "X" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EAST BATON ROUGE PARISH, STATE OF LOUISIANA, COMMUNITY-PANEL NUMBER 22033C0265F, DATED JUNE 19, 2012. THE CURRENT ADJÁCENT BASE FLOOD ELEVATION ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS. ADJACENT BASE FLOOD ELEVATION: 35.0', RECORD INUNDATION: 39.0'

2) 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.

3) DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS A PART OF THIS SURVEY.

4) 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.

5) 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

6) THE CITY OF BATON ROUGE 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 COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

PUBLIC DEDICATION:

REETS, 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, OTHER THAN THOSE LABELED AS PRIVATE SERVITUDES, ARE GRANTED TO THE PUBLIC FOR THE PURPOSES INDICATED ON THE PLAT, INCLUDING UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSES FOR THE GENERAL USE BY 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.

GRAPHIC SCALE (IN FEET)

 $1 \ INCH = 20 \ ft.$

APPROVED: RYAN L. HOLCOMB, AICP PLANNING COMMISSION DIRECTOR OR HIS DESIGNEE 55057-EOP P-14578893

PRIVATE DEDICATION:

THE SERVITUDES DESIGNATED HEREON AS "PRIVATE SERVITUDES" ARE HEREBY RESERVED FOR THE USE OF LOTS 10-A-1-A & 10-A-1-B OF COUNTRY CLUB COLONIES, ITS SUCCESSORS AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF LOTS 10-A-1-A & 10-A-1-B OF COUNTRY CLUB COLONIES. THE CITY-PARISH 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 LOTS 10-A-1-A & 10-A-1-B OF COUNTRY CLUB COLONIES 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 COMPANY SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL OF COUNTRY CLUB COLONIES HOMEOWNER'S ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. THE CITY-PARISH IS NOT RESPONSIBLE FOR MAINTENANCE OF PRIVATE FACILITIES. THE MAINTENANCE AND UP KEEP OF PRIVATE STREETS ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS ABUTTING SUCH PRIVATE STREETS.

OWNER:

MICKEY L. ROBERTSON

REG. No. 4869

REGISTERED

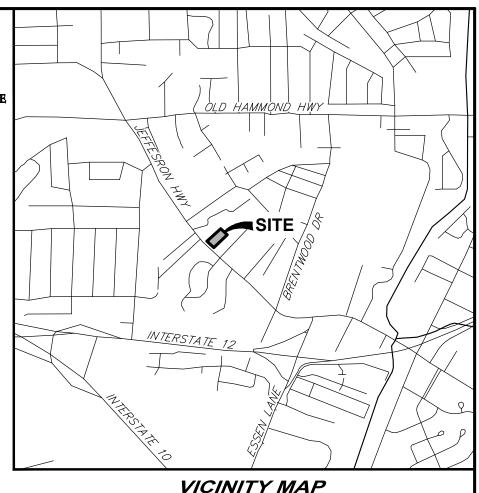
REPRESENTATIVE FOR JOY SPREAD, LLC. LOT 10-A-1 LOT 10-B-1

CERTIFICATION:

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 "B" SURVEY AS ESTABLISHED BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD.



DATE



SCALE= 1":2,000'

LEGEND:

W⊲**≥**

PROPERTY LINE ----- - ADJACENT PROPERTY LINE ———G——— GAS LINE ----OHE-----OHE----OVERHEAD UTILITIES

----- ROAD CENTERLINE --- SERVITUDE OF ACCESS ----- DRAINAGE SERVITUDE

---- SEWER SERVITUDE --- BUILDING SETBACK ----- CONTOUR LINE

PROPERTY CORNER FOUND PROPERTY CORNER SET PROPERTY CORNER SET SCRIBED "X" TREE

CURB INLET DROP INLET SQUARE WATER FAUCET GAS VALVE GAS METER

PIPELINE MARKER SEWER MANHOLE TELEPHONE PEDESTAL POWER POLE LIGHT POLE

ELECTRIC STUB-UP GUY WIRE WITH ANCHOR

MAP SHOWING EXCHANGE OF PROPERTY

BETWEEN

LOT 10-A-1 & LOT 10-B-1 COUNTRY CLUB COLONIES

LOT 10-A-1-A & LOT 10-A-1-B **COUNTRY CLUB COLONIES**

> SECTION 83, T7S-R1E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, STATE OF LOUISIANA,

JOY SPREAD, LLC

CHECKED: MLR



CAD ORIGINAL **SCALE:** 1"=20' DRAWN: TRB DO NOT MODIFY

THIS DRAWING ALL REVISIONS MUST BE MADE **DATE:** 02/2025 TO THE CAD FILE ONLY