

- REFERENCE DRAWINGS:
- 1) MAP SHOWING RESUBDIVISION OF 7.48 ACRES COMMERCIAL TRACT BEING A PART OF THE MANUEL KNIGHT ESTATE INTO TRACTS "X" AND "Y" FOR GRANT AND YETTEL KNIGHT BY JOHN DUNLAP, DATED MARCH 2, 2001.
 - 2) MAP SHOWING RESUBDIVISION OF TRACT A-1 & TRACT B-1-A-1 OF THE MANUEL KNIGHT ESTATE INTO TRACTS A-1 & B-1-A-1 OF THE MANUEL KNIGHT ESTATE BY DANIEL TERCISON, DATED JUNE 9, 2006.
 - 3) FINAL PLAT OF WINDSON PLACE FIRST FILING BEING TRACT A-1 OF THE MANUEL KNIGHT ESTATE BY DANIEL TERCISON, DATED NOVEMBER 12, 2008.

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 SERVICED ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWERAGE REMOVAL, OR OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO TREES, OR OTHER PLANTS MAY BE PLANTED, OR SHALL ANY BUILDING, FENCE, STRUCTURE, OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVICED OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICED OR ROW IS GRANTED.

STORMWATER MANAGEMENT:
AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORMWATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 16113 OF THE UNITED DEVELOPMENT CODE, LATEST REVISION.

FULL NOTE:
THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE ELEVATE 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 UNITED DEVELOPMENT CODE ARE ADDRESSED.

PRIVATE DEED NOTE:
THE PARISH OF EAST BATON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT WAIVE THE OWNER AND/OR ENTRY ON THIS PLAT.

REQUIREMENT FOR APPROVAL:

DATE 1/11/23

Mayor Signature
David McDavid

DATE 1/11/23

Planning & Zoning Director
Brendon Johnson

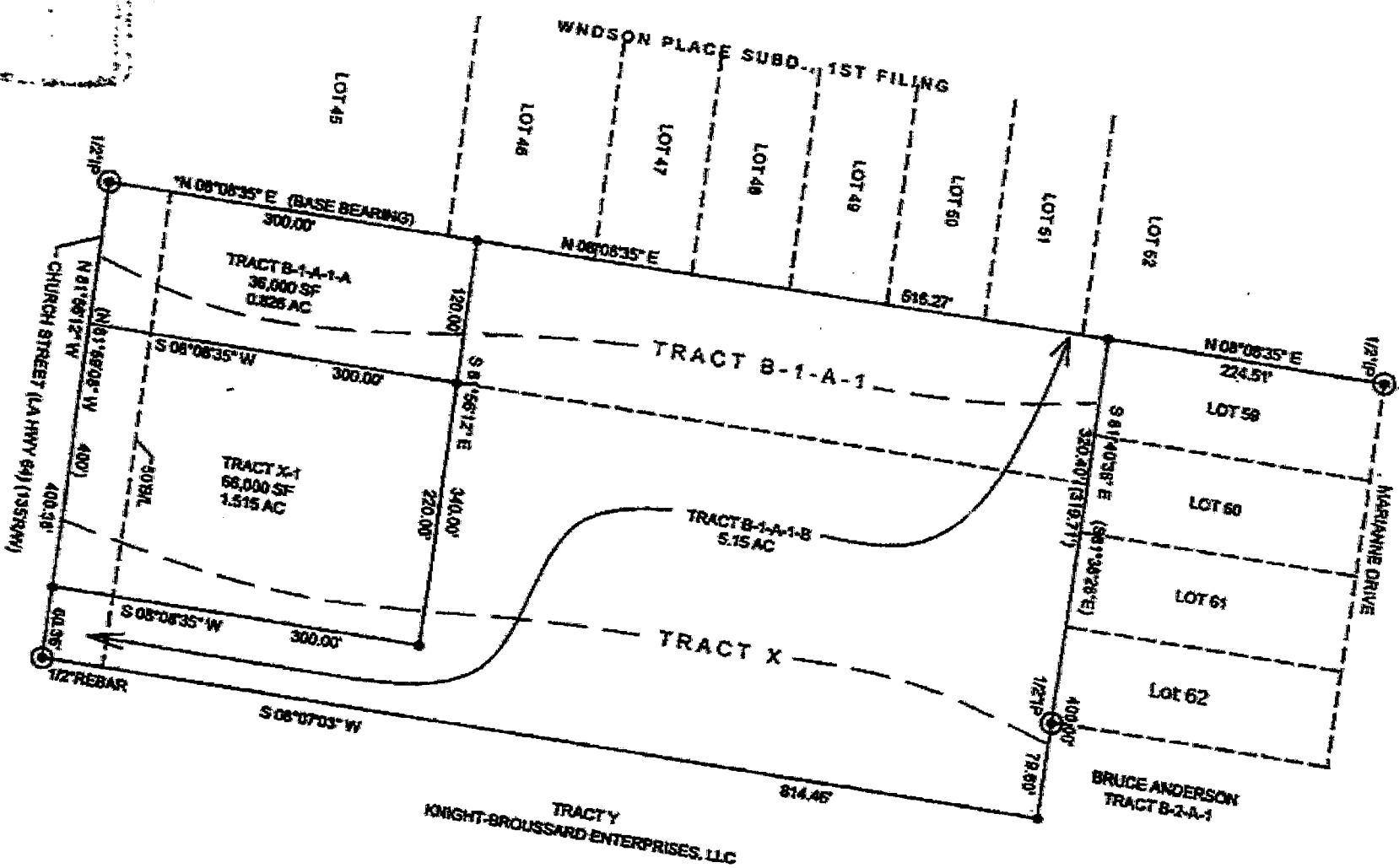
DATE 3/15/23

Chairman, Planning & Zoning Commission
City of Zachary

CERTIFICATION
THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL CITY ORDINANCES CONCERNING THE SUBDIVISION OF LAND.

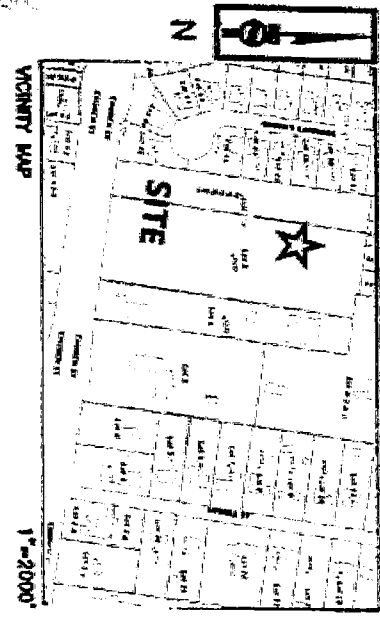
Charles R. St. Roman

CHARLES R. ST. ROMAN
REG. NO. 14613
228 627-4450
DRAFTER
228 627-4450
DRAWING DATE: MAY 27, 2023



LEGEND

- 1/2" REBAR SET
- MARKER FOUND
- RECORD BEARING & DISTANCE



- NOTES:
- 1) DATE BEARING (NEAREST) FROM REFERENCE DRAWING 5, BEING THE EAST LINE OF WINDSON PLACE SUBDIVISION, THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED AND IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY.
 - 2) NO ADJUTANT HAS BEEN MADE BY THIS SURVEYOR TO VERIFY TITLE, ACTUAL LOCAL OWNERSHIP, SERVICED EASEMENTS, RIGHT-OF-WAYS OR OTHER BURDENS ON THE PROPERTY SHOWN ON THIS SURVEY OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE. NO REPRESENTATION IS MADE THAT ALL BURDENS ON THIS PROPERTY ARE SHOWN HEREON.
 - 3) NO WETLANDS DETERMINATION WAS REQUESTED NOR MADE FOR THE PROPERTY SHOWN ON THIS PLAT.
 - 4) SURVEYOR'S OBLIGATION: PROVIDE A METHOD OF SERVICE DISPOSAL, AS REQUIRED BY THE STATE OF LOUISIANA, AND PROVIDE A METHOD OF SERVICE DISPOSAL, AS REQUIRED BY THE STATE OF LOUISIANA, AND PROVIDE A METHOD OF SERVICE DISPOSAL, AS REQUIRED BY THE STATE OF LOUISIANA.
 - 5) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 22035C0405E DATED 6/19/2012, THIS PROPERTY IS LOCATED IN FLOOD ZONE X.
 - 6) 100 YEAR FLOOD ELEVATION: (ADJACENT): 100ft.
 - 7) SEWER: EBR C.S.D.
 - 8) WATER: CITY OF ZACHARY
 - 9) ELECTRIC: DEMCO
 - 10) GAS: CITY OF ZACHARY
 - 11) FIRE DISTRICT: ZACHARY CITY FIRE DEPARTMENT
 - 12) SCHOOL DISTRICT: ZACHARY-6
 - 13) TELEPHONE: AIRTEL
 - 14) ZONING: R-10
 - 15) LAND USE: COMMERCIAL
 - 16) FUTURE LAND USE: COMMERCIAL GENERAL
 - 17) TOTAL AREA: 7.47 ACRES
 - 18) TOTAL NO. OF LOTS: 5
 - 19) ZONING: CN (NEIGHBORHOOD CENTER)
 - 20) SCHOOL DISTRICT: ZACHARY-6

ORIG 726 BUNDLE/3296

APR 03 2023

Mike Gennaro

East Baton Rouge Parish
City of Zachary
Map showing the subdivision of Tract of Court
B-1-A-1 and Tract X of the Manuel Knight
Property into Lots B-1-A-1-A, Tract
B-1-A-1-B & Tract X-1

