

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	72.13'	174.21'	23.72	S50° 56' 47"W	71.62'
C2	254.91'	285.00'	51.25	S13° 27' 45"W	246.50'

SERVITUDE LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	23.20'	S07° 31' 14"W
L2	11.55'	S22° 40' 18"E
L3	30.00'	S67° 19' 42"W
L4	34.98'	N22° 40' 18"W
L5	75.99'	S39° 05' 06"W
L6	502.55'	S12° 09' 39"E

STORMWATER MANAGEMENT:

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.

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.

REFERENCE BEARING: *N28°37'58"E

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, LOUISIANA SOUTH ZONE. GEOID 18.

REFERENCE MAPS:

1) MAP SHOWING SUBDIVISION OF TRACT C-1-B-1 OF THE MERRITT MCDONALD PROPERTY INTO TRACT C-1-B-1-A AND LOT 13, MAJESTIC OAKS SUBD, FOR HENRY MCDONALD, LLC, BY GWS ENGINEERING, INC., DATED 9/06/16, FILED AND RECORDED EAST BATON ROUGE PARISH, LA. CLERK OF COURT. ORIG: 481 BUNDLE: 12757

2) FINAL PLAT FOR MAJESTIC OAKS SUBDIVISION 1ST FILING, BEING A SUBDIVISION OF TRACT C-1-A-1 AND DEDICATION OF SERVITUDES ON TRACTS C-2-A, C-3 AND C-1-B-1 OF THE MERRITT MCDONALD PROPERTY, FOR MAJESTIC OAKS, INC. BY FERRIS ENGINEERING AND SURVEYING INC. DATED 09-27-1994.

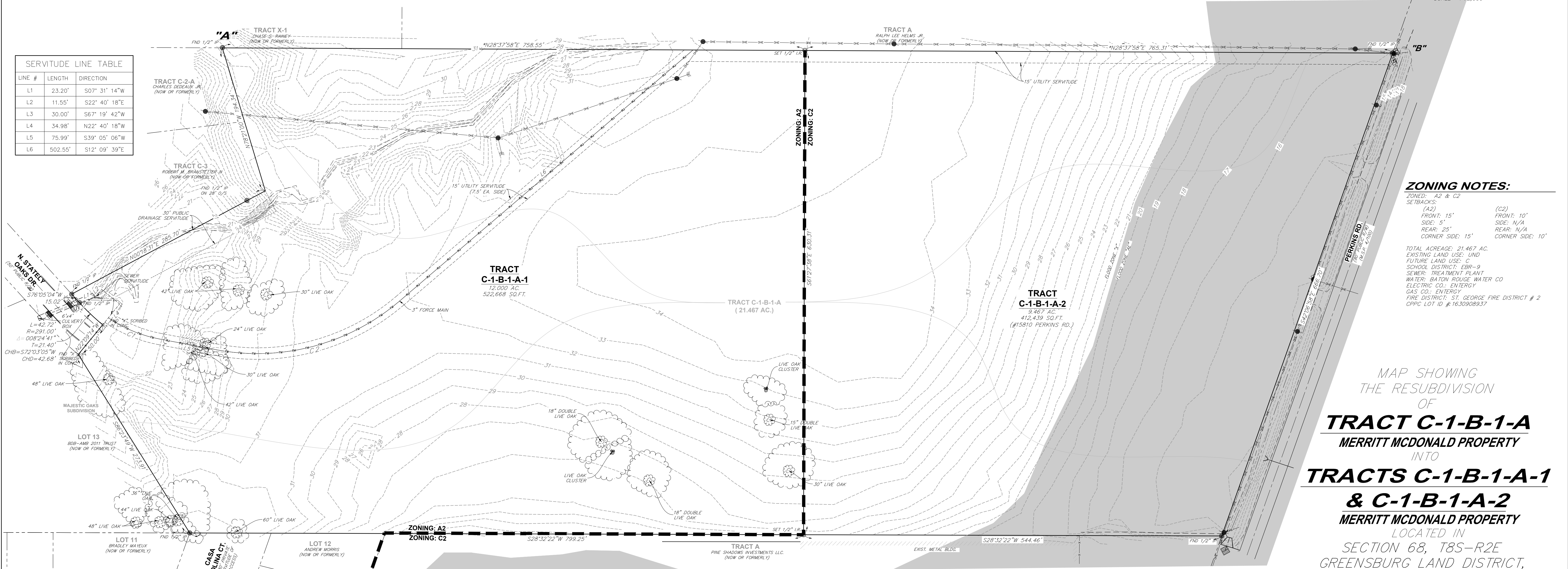
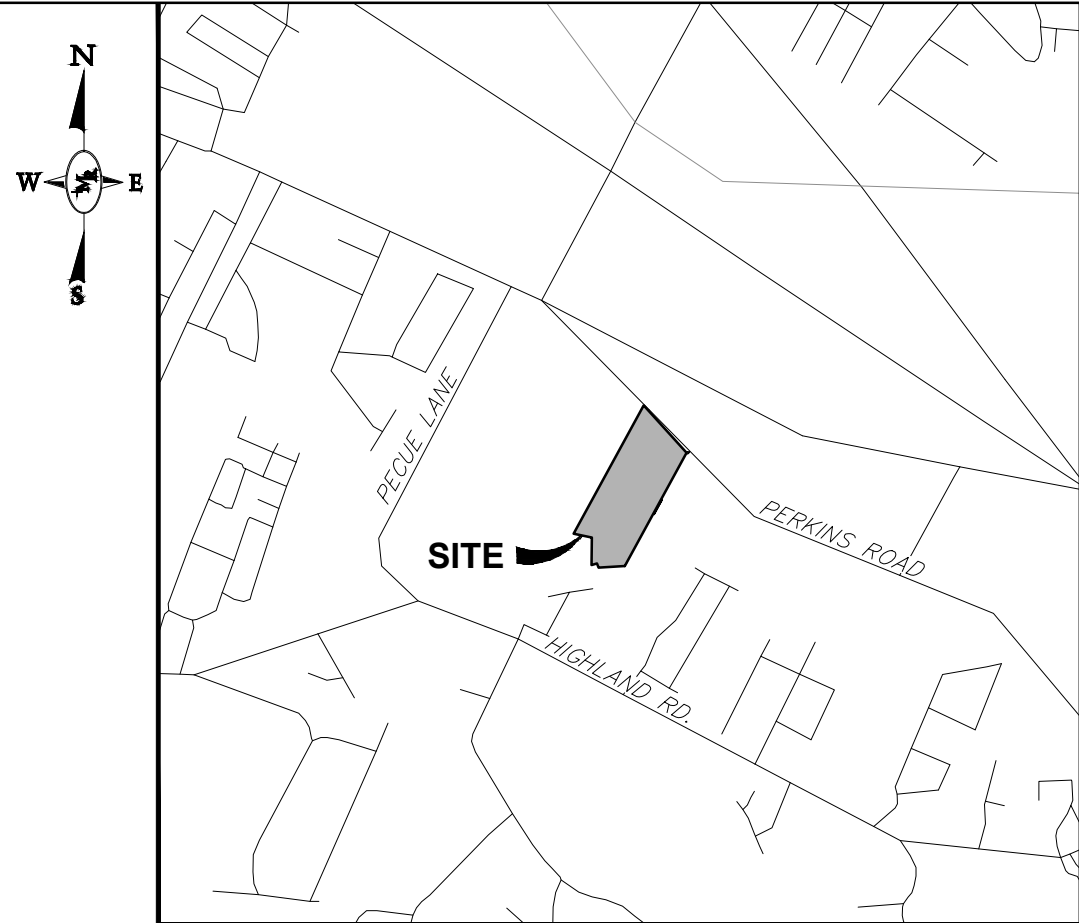
3) MAP SHOWING RESUBDIVISION OF TRACT C-1-A, C-1-B AND C-2 OF THE MERRITT MCDONALD INTO TRACTS C-1-A-1, C-1-B-1 AND C-2-A, FOR MERRITT E. MCDONALD, BY FERRIS ENGINEERING AND SURVEYING, INC. DATED 09-14-1994. ORIG: 169 BUNDLE: 10542.

PUBLIC DEDICATION:

THE STREETS, 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.

LEGEND:

---	PROPERTY LINE	●	PROPERTY CORNER FOUND
- - - -	ADJACENT PROPERTY LINE	⊗	PROPERTY CORNER FOUND SCRIBED "X"
-x-x-x-	FENCE	⊙	PROPERTY CORNER SET
—FM—FM—FM—	FORCE MAIN SEWER LINE	⊞	TREE
—C—C—C—	CULVERT	⊠	CURB INLET
—OHE—OHE—	OVERHEAD UTILITIES	⊡	DROP INLET SQUARE
---	ROAD CENTERLINE	⊢	PIPELINE MARKER
---	EDGE OF GRAVEL/EDGE OF ROAD	⊣	SEWER MANHOLE
---	TOP BANK OF DITCH	⊤	TELEPHONE PEDESTAL
---	DITCH CENTERLINE	⊥	POWER POLE
---	DRAINAGE SERVITUDE	⊦	LIGHT POLE
---	SEWER SERVITUDE	⊧	GUY WIRE WITH ANCHOR
---	UTILITY SERVITUDE	⊨	
---	TREE DRIPLINE	⊩	
---	CONTOUR LINE	⊪	



GENERAL NOTES:

- 1) THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE SHADED "X" & "AE" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EAST BATON ROUGE PARISH, STATE OF LOUISIANA, COMMUNITY-PANEL NUMBER 22033C0330E, DATED MAY 2, 2008. BASE FLOOD ELEVATION: 20.0' RECORD INUNDATION: 17.0'
- 2) SPECIAL FLOOD HAZARD AREAS, BASE FLOOD ELEVATIONS, CONVEYANCE ZONES, UTILITY COMPANIES, AND ZONING DISTRICTS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED.
- 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 COMMENCE UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.
- 7) THE CITY OF ST. GEORGE 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.

APPROVED:

STEPHANIE PHILLIPS GROS, PE, PTOE
CITY OF ST. GEORGE
DIRECTOR OF DEVELOPMENT
DATE: _____

APPROVED:

MELISSA GUILBEAU, AICP
PLANNING DIRECTOR
CITY OF ST. GEORGE PLANNING COMMISSION
DATE: _____ P- S25-10-F

OWNER:

Merritt McDonald
HENRY MCDONALD LLC.
TRACT C-1-B-1-A
DATE: 08-25-2025

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.

Mickey L. Robertson
MICKEY L. ROBERTSON, P.E., P.L.S.
DATE: 08-25-2025



MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

CAD ORIGINAL DO NOT MODIFY THIS DRAWING ALL REVISIONS MUST BE MADE TO THE CAD FILE ONLY	SCALE: 1"=60' DATE: 08/2025	DRAWN: TRB CHECKED: MLR
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