

AGENCIES: BLOTT AGNES
 LAND USE: VACANT (EXISTING)
 HIGHWAY LAND USE: LOW DENSITY RESIDENTIAL
 SCHOOL DISTRICT: RICHART COMMUNITY SCHOOL DISTRICT
 SEWER: PRIVATE TREATMENT PLANT
 WATER: CITY OF ZACHARY
 ELECTRIC CO.: ENERGY
 GAS CO.: CITY OF ZACHARY
 FIRE DISTRICT: CHANEVILLE FIRE DISTRICT #2

ZONING FOR PROPERTY CS

REFERENCE BEARING: S 17°55'16" E
S 17° 55'15" E FROM HALLSINCE MAP 7:

GENERAL NOTE:
AS PART OF THE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORM WATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNITED DEVELOPMENT CODE, LATEST EDITION.

1. MAP SHOWING RESUBDIVISION OF TRACT Z-1 BEING THE REMAINING PORTION OF THE MARSHALL M. HUGHES AND WRS. & CO. HUGHES PROPERTY (MARGENT PLACE) AND TRACTS Z-1-A & Z-1-B LOCATED IN SECTION 84, T33, R16 GREENSBORO LAND DISTRICT, EAST BAYOU ROUGE PARISH, LOUISIANA FOR CUMMIS HILL RESIDENTIAL, L.L.C. BY BENJAMIN GROUP, L.L.C. DATED 10/24/17.

THE SERVICES DISCLOSED HEREIN AS "PRIVATE SERVICES" ARE HEREBY RESERVED FOR THE USE OF TRACTS 2-1-1, 2-1-2, 2-1-3, 2-1-4, 2-1-5, 2-1-6, 2-1-7, 2-1-8, 2-1-9, 2-1-10, 2-1-11, 2-1-12, 2-1-13, 2-1-14, 2-1-15, 2-1-16, 2-1-17, 2-1-18, 2-1-19, 2-1-20, 2-1-21, 2-1-22, 2-1-23, 2-1-24, 2-1-25, 2-1-26, 2-1-27, 2-1-28, 2-1-29, 2-1-30, 2-1-31, 2-1-32, 2-1-33, 2-1-34, 2-1-35, 2-1-36, 2-1-37, 2-1-38, 2-1-39, 2-1-40, 2-1-41, 2-1-42, 2-1-43, 2-1-44, 2-1-45, 2-1-46, 2-1-47, 2-1-48, 2-1-49, 2-1-50, 2-1-51, 2-1-52, 2-1-53, 2-1-54, 2-1-55, 2-1-56, 2-1-57, 2-1-58, 2-1-59, 2-1-60, 2-1-61, 2-1-62, 2-1-63, 2-1-64, 2-1-65, 2-1-66, 2-1-67, 2-1-68, 2-1-69, 2-1-70, 2-1-71, 2-1-72, 2-1-73, 2-1-74, 2-1-75, 2-1-76, 2-1-77, 2-1-78, 2-1-79, 2-1-80, 2-1-81, 2-1-82, 2-1-83, 2-1-84, 2-1-85, 2-1-86, 2-1-87, 2-1-88, 2-1-89, 2-1-90, 2-1-91, 2-1-92, 2-1-93, 2-1-94, 2-1-95, 2-1-96, 2-1-97, 2-1-98, 2-1-99, 2-1-100, 2-1-101, 2-1-102, 2-1-103, 2-1-104, 2-1-105, 2-1-106, 2-1-107, 2-1-108, 2-1-109, 2-1-110, 2-1-111, 2-1-112, 2-1-113, 2-1-114, 2-1-115, 2-1-116, 2-1-117, 2-1-118, 2-1-119, 2-1-120, 2-1-121, 2-1-122, 2-1-123, 2-1-124, 2-1-125, 2-1-126, 2-1-127, 2-1-128, 2-1-129, 2-1-130, 2-1-131, 2-1-132, 2-1-133, 2-1-134, 2-1-135, 2-1-136, 2-1-137, 2-1-138, 2-1-139, 2-1-140, 2-1-141, 2-1-142, 2-1-143, 2-1-144, 2-1-145, 2-1-146, 2-1-147, 2-1-148, 2-1-149, 2-1-150, 2-1-151, 2-1-152, 2-1-153, 2-1-154, 2-1-155, 2-1-156, 2-1-157, 2-1-158, 2-1-159, 2-1-160, 2-1-161, 2-1-162, 2-1-163, 2-1-164, 2-1-165, 2-1-166, 2-1-167, 2-1-168, 2-1-169, 2-1-170, 2-1-171, 2-1-172, 2-1-173, 2-1-174, 2-1-175, 2-1-176, 2-1-177, 2-1-178, 2-1-179, 2-1-180, 2-1-181, 2-1-182, 2-1-183, 2-1-184, 2-1-185, 2-1-186, 2-1-187, 2-1-188, 2-1-189, 2-1-190, 2-1-191, 2-1-192, 2-1-193, 2-1-194, 2-1-195, 2-1-196, 2-1-197, 2-1-198, 2-1-199, 2-1-200, 2-1-201, 2-1-202, 2-1-203, 2-1-204, 2-1-205, 2-1-206, 2-1-207, 2-1-208, 2-1-209, 2-1-210, 2-1-211, 2-1-212, 2-1-213, 2-1-214, 2-1-215, 2-1-216, 2-1-217, 2-1-218, 2-1-219, 2-1-220, 2-1-221, 2-1-222, 2-1-223, 2-1-224, 2-1-225, 2-1-226, 2-1-227, 2-1-228, 2-1-229, 2-1-230, 2-1-231, 2-1-232, 2-1-233, 2-1-234, 2-1-235, 2-1-236, 2-1-237, 2-1-238, 2-1-239, 2-1-240, 2-1-241, 2-1-242, 2-1-243, 2-1-244, 2-1-245, 2-1-246, 2-1-247, 2-1-248, 2-1-249, 2-1-250, 2-1-251, 2-1-252, 2-1-253, 2-1-254, 2-1-255, 2-1-256, 2-1-257, 2-1-258, 2-1-259, 2-1-260, 2-1-261, 2-1-262, 2-1-263, 2-1-264, 2-1-265, 2-1-266, 2-1-267, 2-1-268, 2-1-269, 2-1-270, 2-1-271, 2-1-272, 2-1-273, 2-1-274, 2-1-275, 2-1-276, 2-1-277, 2-1-278, 2-1-279, 2-1-280, 2-1-281, 2-1-282, 2-1-283, 2-1-284, 2-1-285, 2-1-286, 2-1-287, 2-1-288, 2-1-289, 2-1-290, 2-1-291, 2-1-292, 2-1-293, 2-1-294, 2-1-295, 2-1-296, 2-1-297, 2-1-298, 2-1-299, 2-1-300, 2-1-301, 2-1-302, 2-1-303, 2-1-304, 2-1-305, 2-1-306, 2-1-307, 2-1-308, 2-1-309, 2-1-310, 2-1-311, 2-1-312, 2-1-313, 2-1-314, 2-1-315, 2-1-316, 2-1-317, 2-1-318, 2-1-319, 2-1-320, 2-1-321, 2-1-322, 2-1-323, 2-1-324, 2-1-325, 2-1-326, 2-1-327, 2-1-328, 2-1-329, 2-1-330, 2-1-331, 2-1-332, 2-1-333, 2-1-334, 2-1-335, 2-1-336, 2-1-337, 2-1-338, 2-1-339, 2-1-340, 2-1-341, 2-1-342, 2-1-343, 2-1-344, 2-1-345, 2-1-346, 2-1-347, 2-1-348, 2-1-349, 2-1-350, 2-1-351, 2-1-352, 2-1-353, 2-1-354, 2-1-355, 2-1-356, 2-1-357, 2-1-358, 2-1-359, 2-1-360, 2-1-361, 2-1-362, 2-1-363, 2-1-364, 2-1-365, 2-1-366, 2-1-367, 2-1-368, 2-1-369, 2-1-370, 2-1-371, 2-1-372, 2-1-373, 2-1-374, 2-1-375, 2-1-376, 2-1-377, 2-1-378, 2-1-379, 2-1-380, 2-1-381, 2-1-382, 2-1-383, 2-1-384, 2-1-385, 2-1-386, 2-1-387, 2-1-388, 2-1-389, 2-1-390, 2-1-391, 2-1-392, 2-1-393, 2-1-394, 2-1-395, 2-1-396, 2-1-397, 2-1-398, 2-1-399, 2-1-400, 2-1-401, 2-1-402, 2-1-403, 2-1-404, 2-1-405, 2-1-406, 2-1-407, 2-1-408, 2-1-409, 2-1-410, 2-1-411, 2-1-412, 2-1-413, 2-1-414, 2-1-415, 2-1-416, 2-1-417, 2-1-418, 2-1-419, 2-1-420, 2-1-421, 2-1-422, 2-1-423, 2-1-424, 2-1-425, 2-1-426, 2-1-427, 2-1-428, 2-1-429, 2-1-430, 2-1-431, 2-1-432, 2-1-433, 2-1-434, 2-1-435, 2-1-436, 2-1-437, 2-1-438, 2-1-439, 2-1-440, 2-1-441, 2-1-442, 2-1-443, 2-1-444, 2-1-445, 2-1-446, 2-1-447, 2-1-448, 2-1-449, 2-1-450, 2-1-451, 2-1-452, 2-1-453, 2-1-454, 2-1-455, 2-1-456, 2-1-457, 2-1-458, 2-1-459, 2-1-460, 2-1-461, 2-1-462, 2-1-463, 2-1-464, 2

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, 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, SIGNAGE OR OTHER 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 SERVIDE IS GRANTED.

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 BAYOU ROUGE, PARISH, STATE OF LOUISIANA, COMMUNITY 220081-PANEL NUMBER 220330040E, DATED MAY 2, 2004.

2) THE HORIZONTAL POSITIONS AND GRID BEARINGS SHOWN ARE REFERENCED TO NGS STATION "SUB1" (FW DUMBLE). 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.

31. WHERE FOUND, PHYSICAL ABOVE GROUND EVIDENCE OF UTILITIES HAVE BEEN SHOWN HEREIN. THE LOCATION OF UNDERGROUND AND OTHER INACCESSIBLE UTILITIES, HOWEVER, HAVE BEEN DETERMINED FROM RECORDS OF THE FOLLOWING: (1) THE COOPERATING AGENCIES, (2) INFORMATION OBTAINED FROM RECORDS MADE AVAILABLE BY THE COOPERATING AGENCIES, (3) THE ACTUAL LOCATIONS OF UNDERGROUND AND OTHER INACCESSIBLE UTILITIES MAY VARY FROM ABOVE SHOWN ON THIS SURVEY. ANY REQUEST FOR UTILITY LOCATIONS SHOULD BE MADE THROUGH LOUISIANA ONE CALL. CONTACT LOUISIANA ONE CALL AT 1-800-272-3030 BEFORE DIGGING.

4) DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN RETRACTED NOR IS A PART OF THIS SURVEY.

5) NO ATTEMPT HAS BEEN MADE BY MR ENGINEERING & SURVEYING, LLC TO VERIFY THE ACTUAL LEGAL DIMENSIONS, SURFACES, EASEMENTS, RIGHTS OF WAY OR OTHER ENCUMBRANCES ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNER'S REPRESENTATIVE.

BY THE APPROVAL OF THIS PLAN OR MAP DOES NOT BELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE, AND CITY-PASSED LAWS AND ORDINANCES CONCERNING THE SALE AND DEVELOPMENT OF THE PROPERTY; IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNLESS ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

2) THE CITY OF ZACHARY AND PARISH OF EAST BAYOU WOULD NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUYER/FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM UNLESS THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE DEPARTMENT HEALTH AND HOSPITALS - OFFICE OF PUBLIC HEALTH ENGINEERING OFFICE.

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ROSS BRUCE
COPPER HILL RESIDENTIAL DEVELOPMENT, LLC
COPPER HILL GOLF COMMUNITY

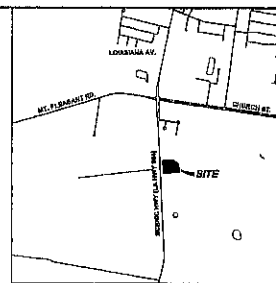
DATE 7/25/13



I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:6851, 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 "D" SURVEY AS ESTABLISHED BY THE LOUISIANA PROFESSIONAL ENGINEERING

Michael L. Robertson

7.25.13
2436



MAIL ROOM 295 00011 12017
7/16/2011 10:42:20 AM
FILED AND ACCUSED
EAST HATCH RIDGE PARISH, LA
DOUG McLELLAN
CLERK OF COURT AND RECORDER
CUSTOMER PROVIDED COPY FOR
CERTIFIED MAIL
BY [Signature]
ON 7/16/2011

APPROVED:

David A. [Signature] DATE: 7-26-13
 MAYOR OF ZACHARY

CLP DATE: 7/26/13
PUBLIC WORKS DIRECTOR

William P. Rine DATE: 7/26/13
PLAINTIFF & JURY CHAIRMAN

MAP SHOWING SUBDIVISION
OF
TRACT Z-1-A
INTO
TRACTS Z-1-A-1, Z-1-A-2,
Z-1-A-3, Z-1-A-4 & Z-1-A-5

LOCATED IN
SECTION 58, T5S--R1W,
GREENSBURG LAND DISTRICT
EAST BATON ROUGE PARISH,
STATE OF LOUISIANA,
FOR
COPPER MILL RESIDENTIAL DEVELOPMENT, I.L.C.



MR ENGINEERING & SURVEYING, LLC
9131 Antelope Ave, Suite 40, Baton Rouge, LA 70806 225.229.2825

CAD ORIGINAL
DO NOT MODIFY
THIS DRAWING
ALL DIMENSIONS SHALL BE AS SHOWN

SCALE: 1"=40'	DRAWN: JRB
DATE: 4/16/2013	CHECKED: JRB