

REFERENCE DRAWINGS:

"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...FOR COPPER MILL RESIDENTIAL DEVELOPMENT, LLC" BY MICKEY L. ROBERTSON, DATED JULY 25, 2013.

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 SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSES FOR THE GENERAL USE OF OF THE PUBLIC. NO TREES, 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 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 15:13 OF THE UNIFIED DEVELOPMENT CODE, LATEST REVISION.

FILL NOTE:

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 CODE ARE ADDRESSED.

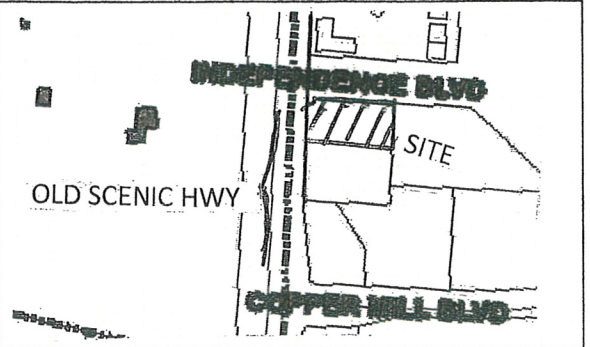
PRIVATE DEED NOTE:

THE PARISH OF EAST BATON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

SETBACKS:
FRONT: 0'
SIDE: 5'
REAR: 10'

LEGEND

- 1/2" REBAR SET
- 1/2" IRON PIPE FOUND
- () RECORD BEARING & DISTANCE



VICINITY MAP

1"=500'

NOTES:

- 1) BASE BEARING (N02°55'10"W) FROM REFERENCE DRAWING, BEING THE EAST RIGHT OF WAY LINE OF OLD SCENIC HIGHWAY.
- 2) 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.
- 3) NO ATTEMPT HAS BEEN MADE BY THIS SURVEYOR TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, 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.
- 4) NO WETLANDS DETERMINATION WAS REQUESTED NOR MADE FOR THE PROPERTY SHOWN ON THIS PLAT.
- 5) 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.
- 6) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 22033C0040E DATED 5/2/2008, THIS PROPERTY IS LOCATED IN FLOOD ZONE X. 100 YEAR FLOOD ELEVATION: (ADJACENT): 108ft INUNDATION: N/A
- 7) SEWER - INDIVIDUAL APPROVED SYSTEMS
- 8) WATER - CITY OF ZACHARY
- 9) ELECTRIC - ENTERGY
- 10) GAS - CITY OF ZACHARY
- 11) FIRE DISTRICT: ZACHARY CITY FIRE DEPARTMENT
- 12) SCHOOL DISTRICT: ZACHARY COMMUNITY SCHOOL DISTRICT
- 13) ZONING - CG
- 14) LAND USE: VACANT
- 15) FUTURE LAND USE: COMMERCIAL
- 16) ACREAGE: 1.296

***** COPY *****
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FILED AND RECORDED
EAST BATON ROUGE PARISH, LA
DOUG WELBORN
CLERK OF COURT AND RECORDER

MAP SHOWING SUBDIVISION OF TRACT Z-1-A-1 INTO TRACT Z-1-A-1-A AND TRACT Z-1-A-1-B

FOR

HADDAD INVESTMENTS, LLC

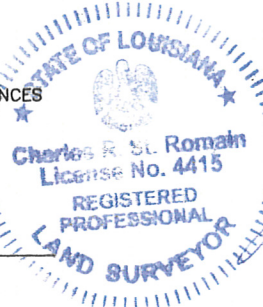
CITY OF ZACHARY
SEC. 58 T5S R1W, GLD
EAST BATON ROUGE PARISH, LOUISIANA



Robert E. Douglas
ROBERT DOUGLAS
EQUITY TRUST COMPANY CUSTODIAN
FBO ROBERT DOUGLAS IRA
OWNER

8/01/19
DATE

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



CHARLES R. ST. ROMAIN
REG NO. 4415
6988 ISLAND ROAD, JARREAU, LA. 70749
225 627-4030

DRAWING DATE: MAY 22, 2019

RECOMMEND FOR APPROVAL:

Chris Davezac
CHRIS DAVEZAC, DIR. OF PUBLIC WORKS
CITY OF ZACHARY

William L. Kline
WILLIAM L. KLINE, CHAIRMAN
PLANNING AND ZONING COMMISSION
OF ZACHARY

8/5/19
DATE
8/6/19
DATE

David Amrhein
DAVID AMRHEIN, MAYOR
CITY OF ZACHARY
Heather Gray
HEATHER GRAY
PARISH MANAGER
EAST BATON ROUGE HEALTH UNIT

8-7-19
DATE
08/01/2019
DATE