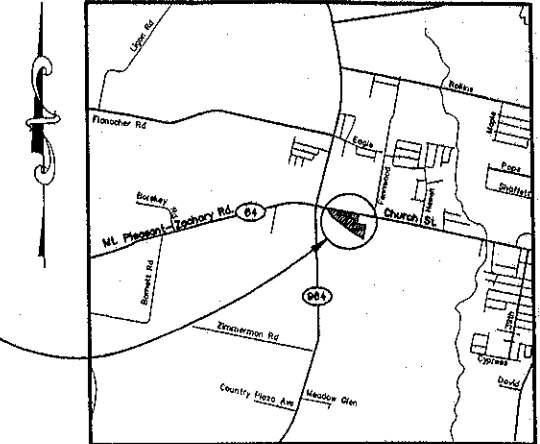
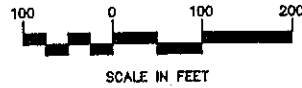


ALL LOTS ARE SUBJECT TO DECLARATION OF RESTRICTIVE COVENANTS RECORDED AS AN ADJUNCT HERETO. THE CITY OF ZACHARY AND PARISH OF EAST BATON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.



VICINITY MAP
1"=4000'

CHURCH STREET (LA HWY. 64) (R/W VARIES)

NO ATTEMPT HAS BEEN MADE BY EVANS-GRAVES ENGINEERS, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

REFERENCE MAP:

"MAP SHOWING SUBDIVISION OF TRACT C-2-B-2-D-1 INTO TRACTS C-2-B-2-D-1-A, C-2-B-2-D-1-B, C-2-B-2-D-1-C & C-2-B-2-D-1-D..." BY DAVID L. PATTERSON, P.L.S. AND DATED SEPTEMBER 17, 2003.

ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NOS. 22005B 0035 D DATED MAY 17, 1993 AND 220061 0005 B DATED AUGUST 3, 1982. THIS PROPERTY IS LOCATED IN FLOOD ZONES A & X.

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 PURPOSE FOR THE GENERAL USE OF 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.

PRIVATE SERVITUDE OF ACCESS DEDICATION: THE AREA DESIGNATED AS "PRIVATE SERVITUDE OF ACCESS" IS HEREBY DEDICATED TO THE OWNERS OF TRACTS "C-2-B-2-D-1-D-3", "C-2-B-2-D-1-D-4" & "C-2-B-2-D-1-D-5" FOR USE OF ACCESS. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER THE "PRIVATE SERVITUDE OF ACCESS" SO AS TO PREVENT OR UNNECESSARILY INTERFERE WITH ANY PURPOSE FOR WHICH THE "PRIVATE SERVITUDE OF ACCESS" IS GRANTED. THE CITY OF ZACHARY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR UPKEEP OF ANY IMPROVEMENTS WITHIN THE "PRIVATE SERVITUDE OF ACCESS".

SEWERAGE 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.

OWNERS, TRACT "C-2-B-2-D-1-D"

CHARLES M. HUGHES _____ DATE _____
TILLIE HUGHES LEE _____ DATE _____

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PLAT CONFORMS TO LA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES CONCERNING THE SUBDIVISION OF LAND. THIS PLAT CONFORMS TO THE APPLICABLE MINIMUM STANDARDS OF THE STATE OF LOUISIANA FOR A CLASS "B" SURVEY.



EVANS-GRAVES ENGINEERS, INC. _____ DATE _____
ENGINEERING CONSULTANTS

RECOMMENDED FOR APPROVAL:
DEPARTMENT OF PUBLIC WORKS
CITY OF ZACHARY AND
PARISH OF EAST BATON ROUGE

CHRIS DAVEZAC

DATE _____

RECOMMENDED FOR APPROVAL:
PLANNING COMMISSION
CITY OF ZACHARY AND
PARISH OF EAST BATON ROUGE

EDWARD B. LANDRY
CHAIRMAN

DATE _____

WAIVER REQUESTED:
FRONTAGE ON A PUBLIC STREET

APPROVED:
CITY OF ZACHARY

CHARLENE SMITH
MAYOR

DATE _____

DESIGNED: KR CADFILE: 03069RST
DETAILED: KRB DATE: 01-07-04
CHECKED: RHB W.O.#: 03-069

MAP SHOWING SUBDIVISION
OF
TRACT "C-2-B-2-D-1-D"
BEING A PORTION OF THE
MARSHALL M. HUGHES AND MRS.
M.G. HUGHES (MARIGNY PLACE)
INTO
TRACTS "C-2-B-2-D-1-D-1",
"C-2-B-2-D-1-D-2",
"C-2-B-2-D-1-D-3",
"C-2-B-2-D-1-D-4" &
"C-2-B-2-D-1-D-5"

LOCATED IN SECTION 79, T4S-R1W,
GREENSBURG LAND DISTRICT,
CITY OF ZACHARY,
EAST BATON ROUGE PARISH, LOUISIANA

FOR
CHARLES M. HUGHES & TILLIE HUGHES LEE
318 ST. CHARLES STREET
BATON ROUGE, LA 70802

GENERAL NOTES:

ZONING: C-COMMERCIAL
WATER: CITY OF ZACHARY
GAS: CITY OF ZACHARY
ELECTRIC: DEMCO
TELEPHONE: BELLSOUTH
SEWER: CITY OF ZACHARY

● DENOTES AREA LOCATED IN FLOOD ZONE A

● FOUND IRON PIPE
○ SET IRON PIPE

* BASIS OF BEARING: S81°48'01"E
AS SHOWN ON THE REFERENCE MAP