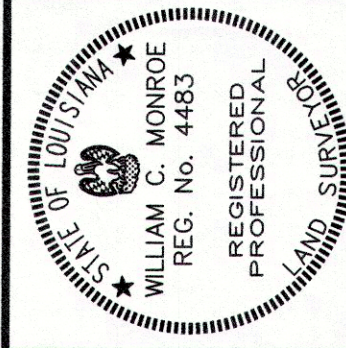
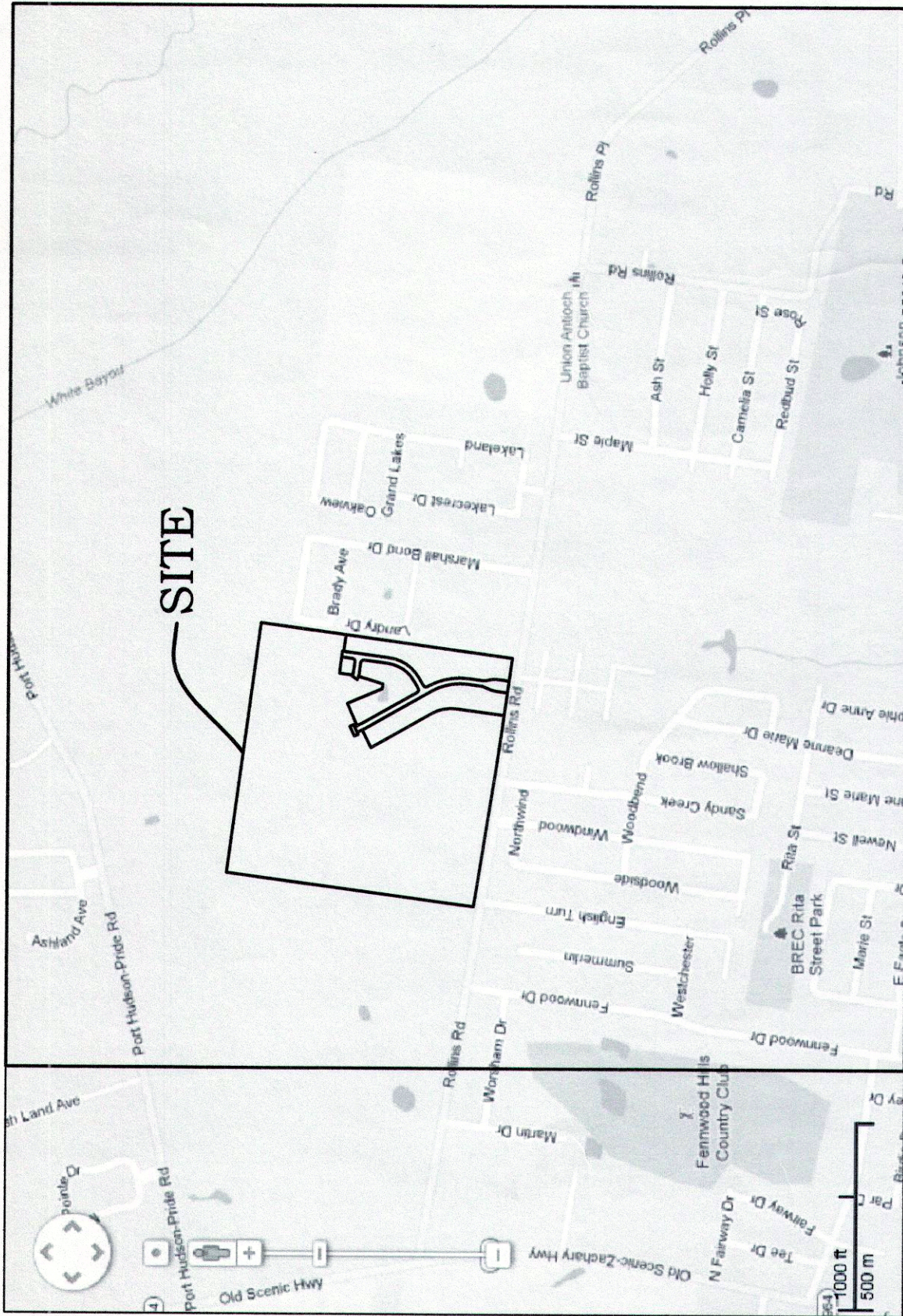




MONROE & CORIE, INC.
CONSULTING ENGINEERS
11325 Pennywood Avenue
Baton Rouge, Louisiana 70809
Tel. (225) 293-1905 Fax (225) 293-1941



PROJ. NO.	739
DATE:	JUNE 2014
DESIGN BY:	CHC
DRAWN BY:	CHC
SCALE:	1" = 100'



VICINITY MAP
SCALE: 1" = 750'

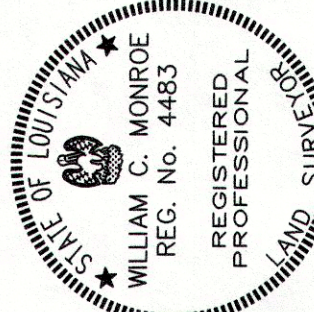
GENERAL NOTES:

- ZONING: RS (SUBURBAN) & RU (URBAN)
LAND USE: RESIDENTIAL
FRONT YARD SETBACK: RS 25' - RU 12'
SIDE YARD SETBACK: RS 10' - RU 5'
REAR YARD SETBACK: RS 35' - RU 25'
STREETS: 27' CURB & GUTTER IN 50' R/W
2' ASPHALT SURFACE W/ 10" SOIL CEMENT BASE
4' CONCRETE SIDEWALKS
ELECTRICITY: ENTERY
GAS: CITY OF ZACHARY
WATER: CITY OF ZACHARY
FIRE: CITY OF ZACHARY
TELEPHONE: AT&T
SCHOOLS: ZACHARY COMMUNITY SCHOOL DISTRICT
- THE SURVEY SHOWN HEREON IS MADE IN ACCORDANCE TO THE MINIMUM STANDARDS FOR THE PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS CLASSIFIED AS A CLASS "D" RURAL SURVEY. ALL PROPERTY CORNERS SET BY SIGMA CORPORATION.

- REFERENCE MAPS & BASIS FOR BEARINGS:
1. PLAT SHOWING THE SURVEY OF LOT 3, BY CHARLES T. SNYDER, DATED JULY 4, 2003.
 2. MAP SHOWING TOPOGRAPHIC SURVEY OF LOT 3, BY LANDSOURCE, INC. DATED MARCH 21, 2007.

PRIV. DRAIN SERV.

RECOMMENDED FOR APPROVAL:	
CITY OF ZACHARY	DATE: 8/27/14
CHIEF ENGINEER	
PUBLIC WORKS DIRECTOR	
RECOMMENDED FOR APPROVAL:	
PLANNING COMMISSION	DATE: 8/26/14
CITY OF ZACHARY	
BY: William Kline	
CHAIRMAN	
APPROVED:	
CITY OF ZACHARY	DATE: 8/26/14
BY: David Amhein	
MAYOR	



W. C. MONROE, PLS & PE
DATE: 8.21.2014

FINAL PLAT
FOR

CLAIMMONT, 1ST FILING

LOT 3 (102.86 ACRE) OF THE A.C. MILLS JR. TRACT
OF THE DIVISION OF SECTION 71

CITY OF ZACHARY
PARISH OF EAST BATON ROUGE, LOUISIANA
FOR

HUNT & HUNT DEVELOPMENT, INC.
T4S, R1W, GREENSBURG LAND DISTRICT

CLAIMMONT STREET ADDRESSES		
LOT NO.	STREET NAME	
23	7143 RUE LIERRE	
24	7131 RUE LIERRE	
25	7129 RUE LIERRE	
26	7117 RUE LIERRE	
27	7099 RUE LIERRE	
28	7077 RUE LIERRE	
29	7040 FLEUR DE US	
30	7062 FLEUR DE US	
31	7074 FLEUR DE US	
32	7086 FLEUR DE US	
33	7108 FLEUR DE US	
34	7112 FLEUR DE US	
35	7134 FLEUR DE US	
36	7113 FLEUR DE US	
37	7097 FLEUR DE US	
38	7085 FLEUR DE US	
39	7073 FLEUR DE US	
40	7061 FLEUR DE US	
41	7049 FLEUR DE US	
42	7027 FLEUR DE US	
43	7015 FLEUR DE US	
44	6983 FLEUR DE US	
45	6961 FLEUR DE US	
46	6949 FLEUR DE US	
47	6927 FLEUR DE US	
48	6905 FLEUR DE US	

Curve Table			
Curve #	Length	Radius	Delta
C23	63.15	345.00	010°29'13"
C24	78.68	345.00	N54° 13' 37"E
C25	36.91	23.50	090°00'00"
C26	56.90	525.00	008°12'37"
C27	90.11	525.00	009°50'03"
C28	80.16	525.00	008°44'53"
C29	76.67	525.00	008°22'01"
C30	36.53	525.00	003°59'12"
C31	14.47	88.50	009°22'11"
C32	10.84	88.50	007°01'05"
C33	17.45	111.50	008°58'03"
C34	14.44	111.50	007°25'14"
C35	9.26	40.00	013°15'33"
C36	36.91	23.50	090°00'00"
C37	36.91	23.50	090°00'00"
C38	66.26	295.00	012°52'09"
C39	129.17	295.00	025°05'15"
C40	76.61	295.00	014°52'48"
C41	36.91	23.50	090°00'00"
C42	14.69	90.00	009°21'09"
C43	12.66	475.00	001°31'58"

Remainder of Lot 3

Line Table		
Line #	Length	Direction
L1	18.99	N67° 11' 19"E
L2	7.91	N22° 48' 49"W
L3	28.22	N22° 48' 49"W
L4	50.00	N36° 31' 59"E
L6	50.00	N82° 04' 36"W
L7	10.73	N07° 55' 24"E
L8	59.81	N08° 28' 54"W
L9	59.80	N24° 17' 44"E
L10	16.58	N29° 14' 23"W

EXISTING ZONING: SUBURBAN

REQUESTED ZONING: RS & RU

SCHOOLS: ZACHARY SCHOOL DISTRICT

STREETS: 27' CURB & GUTTER STREET IN 50' R/W WITH SIDEWALKS

GAS & WATER: CITY OF ZACHARY

ELECTRICITY: ENTERY

TELEPHONE: BELL SOUTH

SEWAGE DISPOSAL: GRAVITY COLLECTION LINES TO EXISTING C.S.D. COLLECTION LINES. SEWER TO BE IN STREET R/W IN FRONT OF LOTS.

DRAINAGE: INTERNAL DRAINAGE TO CONSIST OF A SYSTEM OF SUBSURFACE DRAINAGE IN STREETS AND AT REAR OF LOTS AS REQUIRED.

F.E.M.A. FLOOD ZONE AND FLOOD ELEVATION INFORMATION SHOWN HEREON IS SUBJECT TO CHANGE. THE CURRENT FLOOD INFORMATION SHOULD BE VERIFIED WITH THE DEPT. OF PUBLIC WORKS FOR THE CITY OF ZACHARY OR PARISH OF EAST BATON ROUGE. PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA FIRM 22033 C 0045F, DATED JUNE 19, 2012. 100 YEAR FLOOD ELEV. = 93 NGVD.

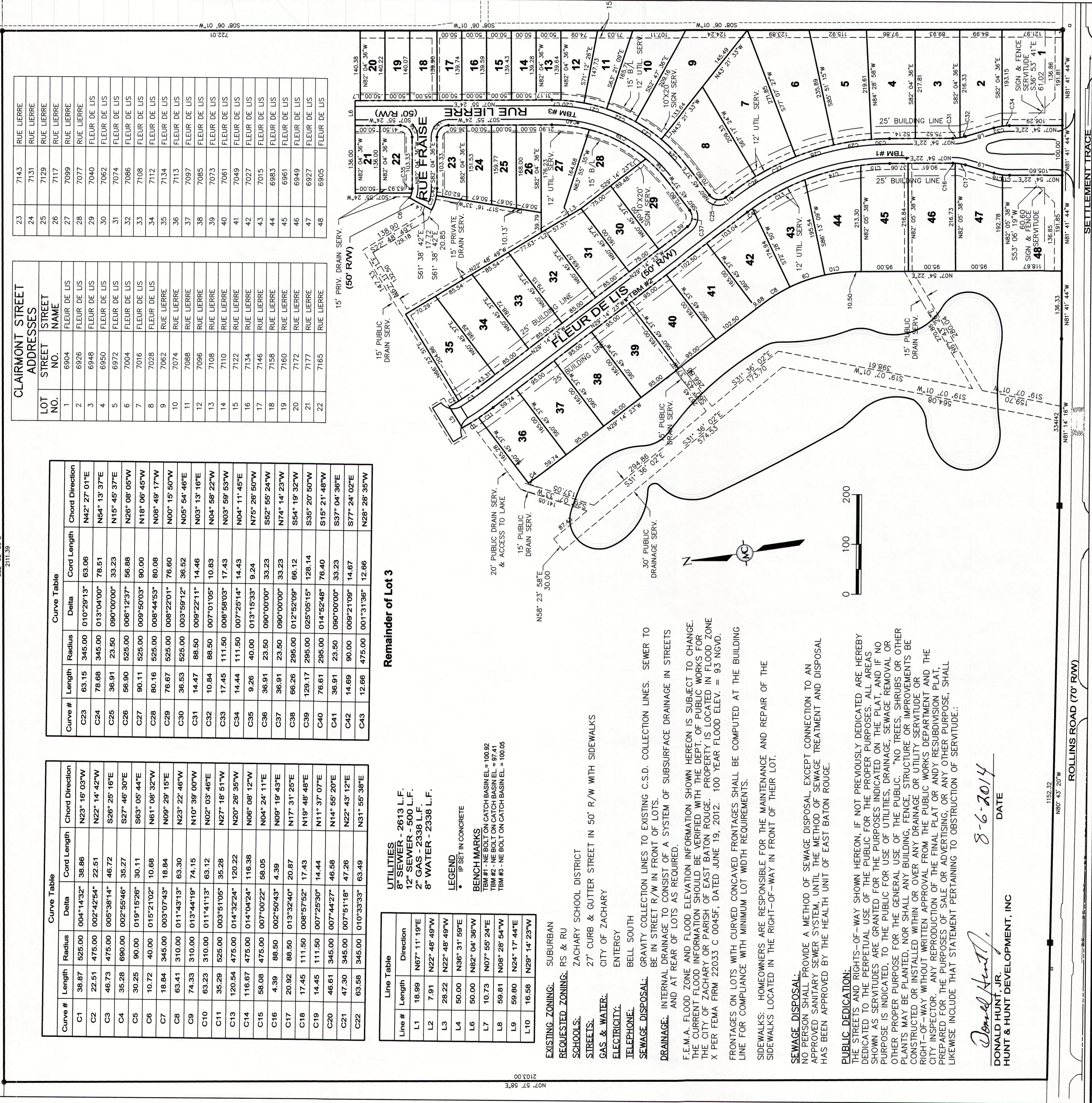
FRONTAGES ON LOTS WITH CURVED CONCAVED FRONTAGES SHALL BE COMPUTED AT THE BUILDING LINE FOR COMPLIANCE WITH MINIMUM LOT WIDTH REQUIREMENTS.

SIDEWALKS: HOMEOWNERS ARE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE SIDEWALKS LOCATED IN THE RIGHT-OF-WAY IN FRONT OF THEIR LOT.

SEWAGE DISPOSAL: 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.

PUBLIC DEDICATION: THE STREETS AND RIGHTS-OF-WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR THE PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED FOR THE PURPOSES INDICATED ON THE PLAT, AND IF NO PURPOSE IS INDICATED, 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 DRAINAGE OR UTILITY SERVITUDE OR RIGHT-OF-WAY WITHOUT WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT OR THE CITY INSPECTOR. ANY REPRODUCTION OF THE FINAL PLAT OR ANY RESUBDIVISION PLAT PREPARED FOR THE PURPOSES OF SALE OR ADVERTISING OR ANY OTHER PURPOSE, SHALL LIKEWISE INCLUDE THAT STATEMENT PERTAINING TO OBSTRUCTION OF SERVITUDE:..

Donald Hunt, Jr.
DONALD HUNT, JR.
HUNT & HUNT DEVELOPMENT, INC.
DATE: 8-6-2014



S82° 02' 36"E
2111.39

N07° 57' 58"E
2103.00