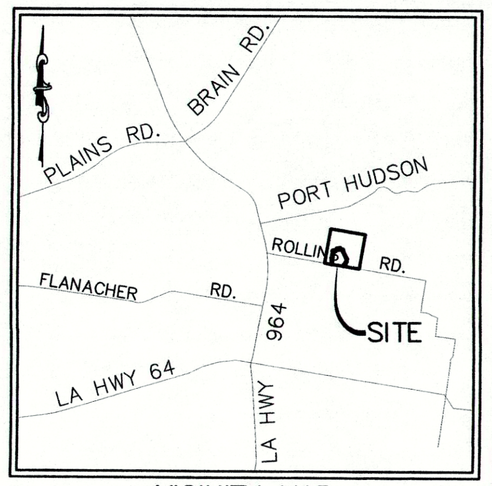


VICINITY MAP

SCALE: 1" = 2000'

PRELIMINARY PLAT APPROVAL:

CLAIRMONT SUBDIVISION (LOT 3) WAS APPROVED BY THE CITY COUNCIL ON JANUARY 24, 2017.

REFERENCE BENCHMARK:

ALL ELEVATIONS SHOWN IN THIS PLAT ARE BASED ON NAVD 1988 GPS DERIVED DATA (GEOID'12) REFERENCED TO THE LSU C4G STATEWIDE COORDINATE SYSTEM.

SIDEWALK NOTE:

IT SHALL BE THE DUTY OF EACH INDIVIDUAL LOT OWNER TO MAINTAIN THAT PORTION OF SIDEWALK WHICH IS ON OR ADJACENT TO HIS/HER PROPERTY. THE CITY OF ZACHARY SHALL HAVE NO RESPONSIBILITY FOR LIABILITY OR MAINTENANCE OF THE SIDEWALKS. TRAIL SYSTEM SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

GRADING INSTRUCTIONS:

AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER, HIS CONTRACTOR, OR HIS REPRESENTATIVE TO GRADE EACH LOT SO THAT THE STORM DRAINAGE RUNOFF CONFORMS TO THE APPROVED DRAINAGE LAYOUT, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF DEVELOPMENT SUBDIVISION OFFICE (METRO ORDINANCE 11135).

FILL NOTE: VARIOUS LOTS WITHIN THE SUBDIVISION HAVE RECEIVED FILL DURING THE CONSTRUCTION PHASE OF THE PROJECT. THEREFORE, LOT PURCHASERS ARE REQUIRED TO INDEPENDENTLY HAVE THEIR SPECIFIC LOTS EXAMINED BY A COMPETENT EXPERT ON THEIR BEHALF TO DETERMINE IF ANY REMEDIAL ACTION SUCH AS HOUSE FOUNDATION MODIFICATIONS ARE NECESSARY, OR SHALL HAVE A NOTORIZED "HOLD HARMLESS AND INDEMNITY AGREEMENT" RECORDED.

DEDICATION:

PUBLIC SERVITUDES & RIGHT-OF-WAYS: THE STREETS AND RIGHT-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 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 WITHOUT WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT AND THE CITY INSPECTOR. ANY REPRODUCTION OF THE FINAL PLAT OR ANY RESUBDIVISION PLAT, PREPARED FOR PURPOSES OF SALE OR ADVERTISING, OR ANY OTHER PURPOSE, SHALL LIKEWISE INCLUDE THAT STATEMENT PERTAINING TO OBSTRUCTIONS OR SERVITUDES.

PRIVATE DEDICATION: THE SERVITUDES DESIGNATED HEREON AS "PRIVATE SERVITUDES" ARE HEREBY RESERVED FOR THE USE OF CLAIRMONT PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF CLAIRMONT. THE EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS SHALL HAVE THE RIGHT OF ENTRY INTO THE "PRIVATE SERVITUDES" FOR ACCESS TO THE "PUBLIC DRAINAGE OR SEWER SERVITUDES." THE SALE OF ANY PROPERTY SHOWN HEREON BY REFERENCE TO THIS PLAT SHALL NOT CONSTITUTE A DEDICATION TO THE PUBLIC OF ANY "PRIVATE SERVITUDE" SHOWN HEREON. FURTHERMORE, THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE "PRIVATE SERVITUDES." THE "PRIVATE SERVITUDES" ARE FURTHER GRANTED FOR THE NON-EXCLUSIVE USE OF ALL PUBLIC UTILITY COMPANIES WHICH PROVIDE PUBLIC UTILITIES TO CLAIRMONT AND THE USE OF SAID "PRIVATE SERVITUDES" BY SAID UTILITY COMPANIES SHALL BE LIMITED TO THOSE "PRIVATE SERVITUDES" IN WHICH THE RESPECTIVE PUBLIC UTILITY COMPANY'S FACILITIES ARE LOCATED. FURTHER, INSTALLATION OF ANY NEW FACILITIES (EXCLUDING ADDITIONAL TIE-INS TO EXISTING FACILITIES WITHIN ANY NEW OR EXISTING "PRIVATE SERVITUDE") BY ANY PUBLIC COMPANY SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL OF THE CLAIRMONT PROPERTY OWNER'S ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. THE CITY/PARISH DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE OF PRIVATE FACILITIES.

UTILITY SERVITUDES: THE UTILITY SERVITUDES ARE FURTHER GRANTED FOR NONEXCLUSIVE USE OF ALL PUBLIC UTILITIES COMPANIES WHICH PROVIDE PUBLIC UTILITIES TO CLAIRMONT, AND THE USE OF SAID UTILITY SERVITUDES BY SAID PUBLIC UTILITY COMPANIES SHALL BE LIMITED TO THOSE UTILITY SERVITUDES IN WHICH THE RESPECTIVE PUBLIC UTILITY COMPANY'S FACILITIES ARE LOCATED. FURTHER, INSTALLATION OF ANY NEW FACILITIES BY ANY PUBLIC UTILITY COMPANY SHALL BE UNDERGROUND AND SUBJECT TO PRIOR WRITTEN APPROVAL OF HUNT AND HUNT DEVELOPMENT, INC., ITS HEIRS, SUCCESSORS & ASSIGNS.

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 THE DIVISION OF HEALTH AND HOSPITALS.

DETENTION POND: THE 30' DRAINAGE SERVITUDE THROUGH THE DETENTION POND IS SHOWN HEREON FOR THE PURPOSE OF THE MAINTENANCE OF UNRESTRICTED STORM WATER RUN-OFF. THE DETENTION POND, AS REQUIRED BY THE CITY-PARISH D.P.W., WAS DESIGNED FOR THE PURPOSE OF STORM WATER DETENTION. NO PART OF THE DETENTION POND SHALL BE FILLED SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH IT WAS INTENDED. THE MAINTENANCE OF THE SHORELINE AND THAT PORTION OF THE DETENTION POND WHICH IS A PART OF EACH LOT SHALL BE THE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER. THE D.P.W. SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE THEREOF. THE DETENTION POND(S) WITHIN THE BOUNDARIES OF THIS DEVELOPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED.

Donald D. Hunt — 7-19-18

HUNT & HUNT DEVELOPMENT, INC. — DATE

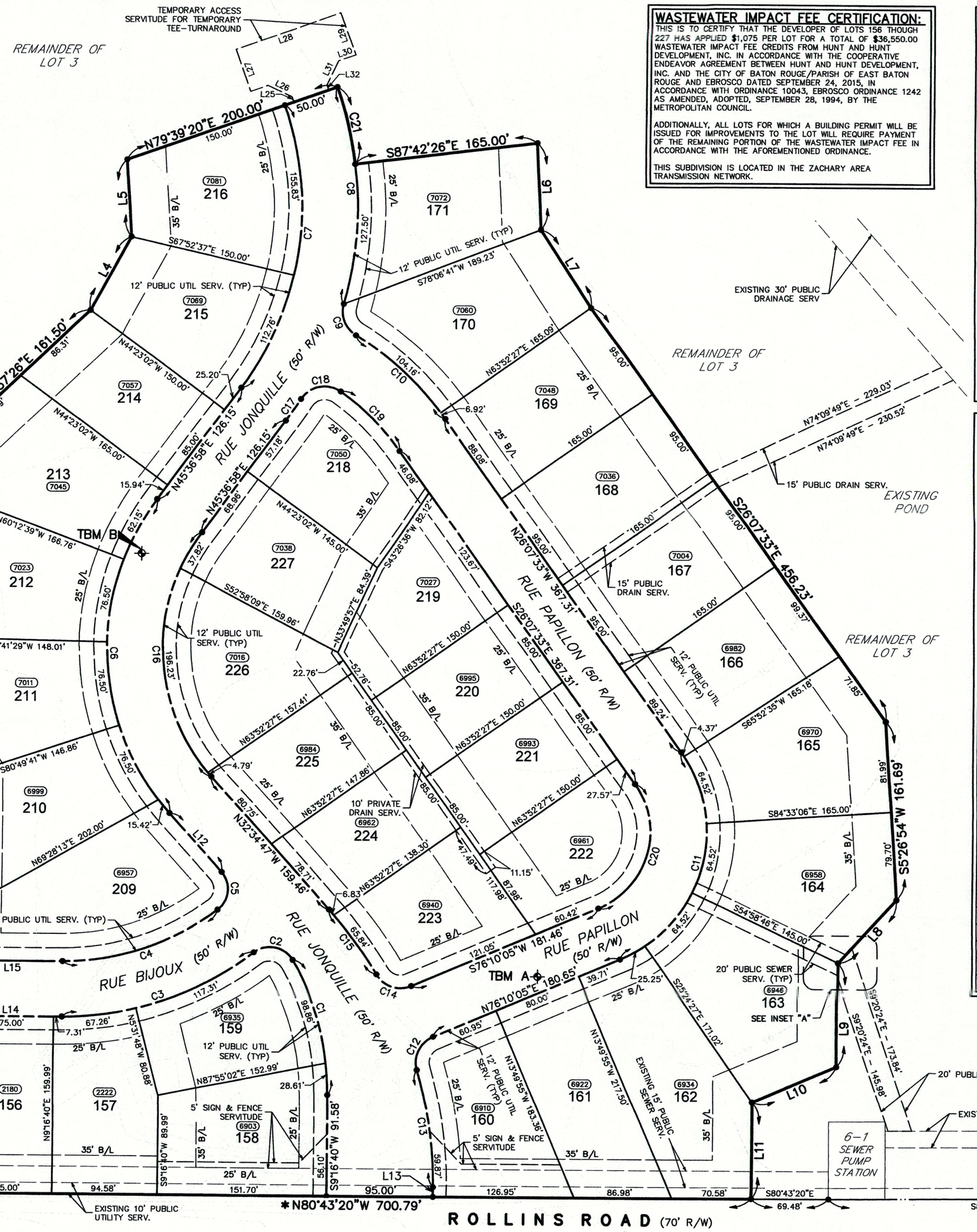
BENCHMARKS:

TBM A EAST CORNER AT BACK OF CURB OF DOUBLE GRATE INLET B-4-1, (LOT 162) RUE PAPILLON, ELEV. = 99.34'

TBM B NE CORNER AT BACK OF CURB OF DOUBLE GRATE INLET E-1, (LOT 213) RUE JONQUILLE, ELEV. = 100.67'

GENERAL NOTES:

1) FLOOD NOTE: IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP PANEL NO. 22033C0045F FOR EAST BATON ROUGE PARISH LOUISIANA, LAST REVISED JUNE 19, 2012, THE PROPERTY HEREON IS LOCATED IN FLOOD ZONES "X". NEAREST BASE FLOOD ELEVATION = 93' (NGVD). BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAIN ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.
2) ZONING: RS = RESIDENTIAL SUBURBAN
   SETBACKS:
   FRONT = 25'
   SIDE = 8'
   REAR = 35'
3) LAND USE: SINGLE FAMILY RESIDENTIAL
4) SANITARY SEWER: EAST BATON ROUGE PARISH SEWER SYSTEM
5) STORM DRAINAGE: PROPOSED SUBSURFACE DRAINAGE INTO POND DETENTION SYSTEM
6) UTILITIES: ELECTRICITY: ENTERGY
   WATER: CITY OF ZACHARY
   GAS: CITY OF ZACHARY
   TELEPHONE: AT&T
   CABLE: COX COMMUNICATION
7) ALL LOTS WILL BE DEED RESTRICTED TO REQUIRE DRIVEWAY CONNECTIONS TO THE INTERNAL STREET NETWORK.
8) SCHOOLS: ZACHARY COMMUNITY SCHOOL DISTRICT
9) ALL ROADWAYS IN THE 50' PUBLIC R/W ARE 27' CURB AND GUTTER ASPHALT PAVEMENT.
10) FIRE DISTRICT: ZACHARY FIRE DEPARTMENT
11) UTILITY SERVICE SERVITUDE NOTE: WHERE UNDERGROUND ELECTRICAL UTILITY SERVICE IS PROVIDED FOR THE SUBDIVISION, RESTRICTIONS SHALL INCLUDE A REQUIREMENT THAT THE OWNER OF EACH LOT SHALL FURNISH AN ELECTRICAL SERVITUDE FROM THE SOURCE OF SUPPLY TO HIS/HER METER LOCATION FOR RECEIPT OF ELECTRIC SERVICE ON THE LOT.
12) ALL UTILITIES SHALL BE UNDERGROUND.
13) AREA OF SUBDIVISION IN FILING = 15.00 ACRES
14) REFERENCE MAPS:
   A) "MAP SHOWING FINAL PLAT FOR CLAIRMONT, FIRST FILING LOT 3 OF THE A.C. MILLS JR. TRACT OF THE DIVISION OF SECTION 71" BY WILLIAM C. MONROE, DATED 8/21/2014.
15) BEARINGS ARE BASED ON REFERENCE MAP "A" (ABOVE). BASE BEARING DENOTED BY (✱). DISTANCES ARE U.S. SURVEY FEET.
16) SECTION LINES HAVE NOT BEEN VERIFIED IN THE FIELD AND ARE SHOWN FOR GENERAL LOCATIVE INFORMATION ONLY.
17) THE CITY OF ZACHARY 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.
18) NO ATTEMPT HAS BEEN MADE BY C S R S, INC., TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
19) WETLANDS NOTE: A JURISDICTIONAL WETLAND DETERMINATION HAD NOT BEEN DONE BY CSRS, INC. AND IS NOT PART OF THIS SURVEY.
20) CITY-PARISH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OR REPLACEMENT OF ANY FENCE OR ENTRANCE STRUCTURES LOCATED WITHIN THE MAJOR STREET SETBACK. A HOLD HARMLESS HAS BEEN FILED AND RECORDED WITH THE CLERK OF COURT'S OFFICE.
21) NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OF INSTALLED WITHIN OR OVER ANY DRAINAGE OF UTILITY SERVITUDE OR RIGHT-OF-WAY WITHOUT WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT AND THE CITY INSPECTOR. ANY REPRODUCTION OF THE FINAL PLAT OR ANY RESUBDIVISION PLAT, PREPARED FOR PURPOSE, SHALL LIKEWISE INCLUDE THAT STATEMENT PERTAINING TO OBSTRUCTIONS OF SERVITUDE.



WASTEWATER IMPACT FEE CERTIFICATION:

THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 156 THOUGH 227 HAS APPLIED $1,075 PER LOT FOR A TOTAL OF $36,550.00 WASTEWATER IMPACT FEE CREDITS FROM HUNT AND HUNT DEVELOPMENT, INC. IN ACCORDANCE WITH THE COOPERATIVE ENDEAVOR AGREEMENT BETWEEN HUNT AND HUNT DEVELOPMENT, INC. AND THE CITY OF BATON ROUGE/PARISH OF EAST BATON ROUGE AND EBROSCO DATED SEPTEMBER 24, 2015, IN ACCORDANCE WITH ORDINANCE 10043, EBROSCO ORDINANCE 1242 AS AMENDED, ADOPTED, SEPTEMBER 28, 1994, BY THE METROPOLITAN COUNCIL.

ADDITIONALLY, ALL LOTS FOR WHICH A BUILDING PERMIT WILL BE ISSUED FOR IMPROVEMENTS TO THE LOT WILL REQUIRE PAYMENT OF THE REMAINING PORTION OF THE WASTEWATER IMPACT FEE IN ACCORDANCE WITH THE AFOREMENTIONED ORDINANCE.

THIS SUBDIVISION IS LOCATED IN THE ZACHARY AREA TRANSMISSION NETWORK.

CURVE TABLE					
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA ANGLE
C1	240.00'	127.47'	S5°56'18"E	125.98'	30°25'56"
C2	23.50'	40.20'	S70°09'57"E	35.48'	98°01'23"
C3	275.00'	184.57'	N80°03'01"E	181.13'	38°27'19"
C4	225.00'	149.37'	N80°15'33"E	146.64'	38°02'14"
C5	23.50'	38.48'	N14°19'50"E	34.32'	93°49'13"
C6	225.00'	307.07'	N6°31'05"E	283.79'	78°11'45"
C7	275.00'	268.59'	N17°38'09"E	258.04'	55°57'38"
C8	325.00'	199.18'	N7°12'47"E	196.08'	35°06'54"
C9	25.00'	32.31'	N12°14'57"W	30.10'	74°02'23"
C10	275.00'	111.08'	N37°41'51"W	110.33'	23°08'36"
C11	125.00'	223.17'	N25°01'16"E	194.69'	102°17'38"
C12	25.00'	36.34'	N34°31'36"E	33.22'	83°16'59"
C13	375.00'	107.29'	N1°04'53"E	106.93'	16°23'34"
C14	25.00'	35.93'	N62°39'16"W	32.92'	82°21'18"
C15	375.00'	72.67'	N27°01'42"W	72.55'	11°06'10"
C16	175.00'	238.84'	N6°31'05"E	220.73'	78°11'45"
C17	325.00'	23.80'	N43°31'06"E	23.79'	4°11'43"
C18	25.00'	40.65'	N88°00'22"E	36.32'	93°10'15"
C19	225.00'	75.72'	S35°46'01"E	75.37'	19°16'57"
C20	75.00'	133.90'	S25°01'16"W	116.81'	102°17'38"
C21	325.00'	71.68'	S4°01'33"E	71.54'	12°38'14"

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N80°43'20"W	8.23'
L2	N24°16'19"W	35.07'
L3	N17°10'26"E	104.58'
L4	N37°45'14"E	75.75'
L5	N5°53'21"E	69.89'
L6	S6°51'59"W	78.15'
L7	S23°44'00"E	83.92'
L8	S51°18'06"W	76.89'
L9	S8°45'44"W	93.89'
L10	S76°10'05"W	82.19'
L11	S9°15'22"W	87.18'
L12	N32°34'47"W	70.50'
L13	N9°16'40"E	8.84'
L14	S80°43'20"E	90.54'
L15	S80°43'20"E	90.54'
L16	N80°43'20"W	5.00'
L17	N35°43'20"W	24.04'
L18	N9°16'40"E	16.45'
L19	N80°43'20"W	40.00'
L20	S9°16'40"W	100.00'
L21	S80°43'20"E	40.00'
L22	N9°16'40"E	16.50'
L23	N54°16'40"E	24.04'
L24	S80°43'20"E	5.00'
L25	N10°20'40"W	5.00'
L26	N55°20'40"W	24.04'
L27	N10°20'40"W	40.00'
L28	N79°39'20"E	100.00'
L29	S10°20'40"E	40.00'
L30	S79°39'20"W	16.45'
L31	S34°39'20"W	24.04'
L32	S10°20'40"E	5.00'

Lot Area Table		
Lot #	Acres	Sq.Ft.
156	0.275	11999.58
157	0.337	14673.34
158	0.366	15946.56
159	0.336	14643.41
160	0.359	15619.21
161	0.368	16034.43
162	0.442	19264.17
163	0.442	19252.30
164	0.401	17487.44
165	0.420	18275.17
166	0.365	15920.84
167	0.360	15675.00
168	0.360	15675.00
169	0.360	15675.20
170	0.436	18984.72
171	0.384	16724.75
209	0.487	21198.83

Lot Area Table		
Lot #	Acres	Sq.Ft.
210	0.366	15952.43
211	0.354	15432.75
212	0.369	16053.83
213	0.406	17671.68
214	0.307	13387.50
215	0.374	16301.15
216	0.396	17233.16
217	0.327	14248.31
219	0.317	13810.57
220	0.293	12750.00
221	0.293	12750.00
222	0.314	13687.76
223	0.323	14068.16
224	0.279	12159.30
225	0.298	12976.36
226	0.395	17224.23
227	0.336	14624.59

LEGEND

SYMBOL	DESCRIPTION
50	CONTOUR LINES AS THEY EXISTED PRIOR TO SUBDIVISION CONSTRUCTION
	SERVITUDE
	BUILDING LINES
	SET 1/2" IP
	SET 1/2" IP
	FND IP
	T.B.M.
XXXX	MUNICIPAL ADDRESS

ORIG: 859 BNDL: 12902
7/24/2018 4:24:49 PM

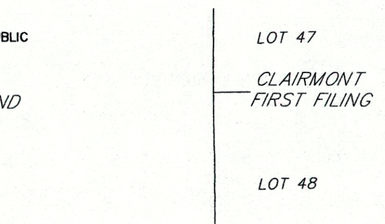
FILED AND RECORDED
EAST BATON ROUGE PARISH, LA
DOUG WELBORN
CLERK OF COURT AND RECORDER

CUSTOMER PROVIDED COPY FOR CERTIFIED TRUE COPY
BY _____
DEPUTY CLERK AND RECORDER

SCALE: 1" = 60'
0 60 120

DEVELOPER/OWNER:
HUNT & HUNT DEVELOPMENT, INC.
4313 CHURCH STREET
ZACHARY, LA 70791

ENGINEER:
BRANDON S. HEBRON, P.E.
CSRS, INC.
6767 PERKINS ROAD, SUITE 200
BATON ROUGE, LA. 70808
PH (225) 769-0546



INSET "A"
SCALE: 1" = 20'

LEGAL DESCRIPTION REMAINDER LOT 3:

A CERTAIN PARCEL OR TRACT OF LAND, ALSO KNOWN AS LOT 3, A 102.86-ACRE TRACT, OF THE A.C. MILLS JR. TRACT, SECTION 71, TOWNSHIP 4 SOUTH, RANGE 1 WEST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, WITHIN THE CITY OF ZACHARY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3 AND THE NORTHERN RIGHT OF WAY OF ROLLINS ROAD, ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 07 DEGREES 57 MINUTES 58 SECONDS EAST A DISTANCE OF 2,103.00 FEET TO A POINT FOR A CORNER; THENCE SOUTH 82 DEGREES 02 MINUTES 36 SECONDS EAST A DISTANCE OF 2,111.39 FEET TO A POINT FOR A CORNER; THENCE SOUTH 08 DEGREES 06 MINUTES 01 SECONDS WEST A DISTANCE OF 722.01 FEET TO THE NORTHEAST CORNER OF LOT 20 OF THE CLAIRMONT SUBDIVISION, FIRST FILING; THENCE CONTINUING ALONG THE BOUNDARY OF SAID SUBDIVISION NORTH 82 DEGREES 04 MINUTES 36 SECONDS WEST A DISTANCE OF 140.38 FEET TO APPOINT FOR A CORNER; THENCE NORTH 07 DEGREES 55 MINUTES 24 SECONDS EAST A DISTANCE OF 10.73 FEET TO A POINT FOR A CORNER; THENCE NORTH 82 DEGREES 04 MINUTES 36 SECONDS WEST A DISTANCE OF 186.00 FEET TO A POINT FOR A CORNER; THENCE SOUTH 07 DEGREES 55 MINUTES 24 SECONDS WEST A DISTANCE OF 113.93 FEET TO A POINT FOR A CORNER; THENCE ALONG A NON-TANGENTIAL TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 10.72 FEET, AND A CHORD THAT BEARS NORTH 81 DEGREES 08 MINUTES 32 SECONDS WEST AND A DISTANCE OF 10.68 FEET TO A POINT FOR A CORNER; THENCE SOUTH 36 DEGREES 31 MINUTES 59 SECONDS WEST A DISTANCE OF 50.00 FEET TO A POINT FOR A CORNER; THENCE ALONG A NON-TANGENTIAL TO THE LEFT, SAID CURVE HAVING A RADIUS OF 90.00 FEET, AN ARC LENGTH OF 30.25, AND A CHORD THAT BEARS SOUTH 63 DEGREES 05 MINUTES 44 SECONDS EAST AND A DISTANCE OF 30.11 FEET TO A POINT FOR A CORNER; THENCE SOUTH 17 DEGREES 16 MINUTES 33 SECONDS WEST A DISTANCE OF 214.03 FEET TO A POINT FOR A CORNER; THENCE NORTH 82 DEGREES 04 MINUTES 36 SECONDS WEST A DISTANCE OF 39.79 FEET TO A POINT FOR A CORNER; THENCE NORTH 22 DEGREES 48 MINUTES 49 SECONDS WEST A DISTANCE OF 319.00 FEET TO A POINT FOR A CORNER; THENCE SOUTH 66 DEGREES 23 MINUTES 51 SECONDS WEST A DISTANCE OF 204.86 FEET TO A POINT FOR A CORNER; THENCE ALONG A NON-TANGENTIAL TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 475.00 FEET, AN ARC LENGTH OF 22.51, AND A CHORD THAT BEARS NORTH 22 DEGREES 14 MINUTES 42 SECONDS WEST AND A DISTANCE OF 22.51 FEET TO APPOINT FOR A CORNER; THENCE SOUTH 69 DEGREES 06 MINUTES 46 SECONDS WEST A DISTANCE OF 50.00 FEET TO A POINT FOR A CORNER; THENCE ALONG A NON-TANGENTIAL CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 38.87 FEET, AND A CHORD THAT BEARS SOUTH 23 DEGREES 16 MINUTES 03 SECONDS EAST AND A DISTANCE OF 38.86 FEET TO A POINT FOR CORNER; THENCE SOUTH 60 DEGREES 45 MINUTES 37 SECONDS WEST A DISTANCE OF 185.28 FEET TO A POINT FOR A CORNER; THENCE ALONG A NON-TANGENTIAL CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 690.00 FEET, AN ARC LENGTH OF 35.28 FEET, AND A CHORD THAT BEARS SOUTH 27 DEGREES 46 MINUTES 30 SECONDS EAST AND A DISTANCE OF 35.27 FEET TO A POINT FOR A CORNER; THENCE SOUTH 29 DEGREES 14 MINUTES 23 SECONDS EAST A DISTANCE OF 551.92 FEET TO APPOINT FOR A CORNER; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 310.00 FEET, AN ARC LENGTH OF 200.97 FEET, AND A CHORD THAT BEARS NORTH 10 DEGREES 40 MINUTES 00 SECONDS EAST AND A DISTANCE OF 197.47 FEET TO A POINT FOR A CORNER; THENCE SOUTH 07 DEGREES 54 MINUTES 22 SECONDS WEST A DISTANCE OF 414.17 FEET TO THE SAID NORTHERN RIGHT OF WAY OF ROLLINS ROAD; THENCE ALONG SAID RIGHT OF WAY NORTH 81 DEGREES 41 MINUTES 44 SECONDS WEST A DISTANCE OF 136.33 FEET TO A POINT FOR A CORNER. THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 81 DEGREES 14 MINUTES 16 SECONDS WEST A DISTANCE OF 334.42 FEET TO A POINT FOR A CORNER; THENCE NORTH 80 DEGREES 43 MINUTES 20 SECONDS WEST A DISTANCE OF 1,152.32 FEET TO THE POINT OF BEGINNING.

RECOMMENDED FOR APPROVAL:
DEPARTMENT OF PUBLIC WORKS
CITY OF ZACHARY

CHRIS DAVEZAC, PUBLIC WORKS DIRECTOR — 7/23/18 DATE

RECOMMENDED FOR APPROVAL:
PLANNING & ZONING COMMISSION
CITY OF ZACHARY

WILLIAM KLINE, PLANNING AND ZONING CHAIRMAN — 7/23/18 DATE

APPROVED:
CITY OF ZACHARY

DAVID AMRHEIN, MAYOR — 7.23.18 DATE

UTILITIES INFRASTRUCTURE FEE CERTIFICATION:

THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 156-227 HAS APPLIED $150 PER LOT FOR A TOTAL OF $5,100.00 IN INFRASTRUCTURE FEE CREDITS FROM HUNT AND HUNT DEVELOPMENT, INC. IN ACCORDANCE WITH DEVELOPMENT AGREEMENTS BY AND BETWEEN HUNT AND HUNT DEVELOPMENT, INC. AND THE CITY OF ZACHARY. ADDITIONALLY, ALL LOTS FOR WHICH THE BUILDING PERMITS WILL BE ISSUED FOR IMPROVEMENTS TO THE LOT WILL REQUIRE PAYMENT OF THE REMAINING PORTION OF THE UTILITIES INFRASTRUCTURE FEE IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE SECTION 6.501 UTILITIES INFRASTRUCTURE FEE.

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 STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "B" SURVEY IN ACCORDANCE WITH THE STATE OF LOUISIANA "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS".

STATE OF LOUISIANA — COLIN B. GRAVOIS — License No. 5115 — PROFESSIONAL — LAND SURVEYOR

COLIN B. GRAVOIS, P.L.S. — 4.17.2018 DATE
LOUISIANA LICENSE. NO. 5115
C S R S, INC.

CSRS
6767 Perkins Road Suite 200 Baton Rouge, LA 70808
Telephone: 225 769-0546 Fax: 225 767-0060
www.csrsinc.com

Revisions:

#	Date	Description

Sheet Title:

Map Showing FINAL PLAT OF CLAIRMONT, 3rd FILING

BEING THE REMAINDER OF LOT 3 OF THE A.C. MILLS JR. TRACT
SECTION 71 T-4-S R-1-W
GREENSBURG LAND DISTRICT
CITY OF ZACHARY
EAST BATON ROUGE PARISH
LOUISIANA
For
Hunt & Hunt Development, Inc

Date:	APRIL 2018
Project Number:	214093
Drawn By:	JTW
Checked By:	CGC
Sheet:	1

Sheet No.: 1 of 1

P:\214093\Survey\Drawings\Final Plat\Phase 3\ 01 - 214093 Final Plat - Phase 3.dwg Jul 18, 2018 - 11:51am