GENERAL NOTES:

1. THIS SURVEY WAS BASED ON INFORMATION PROVIDED BY THE CLIENT, AND/OR CURRENT TITLE INFORMATION FROM PUBLIC RECORDS SOURCES, AND IS SUBJECT TO THOSE FACTS AND PRE-EXISTING ENCUMBRANCES SUCH AS SERVITUDES, RIGHTS OF WAY, BUILDING SETBACKS, AND OTHER COVENANTS AND/OR RESTRICTIONS, WHICH COULD BE DISCLOSED BY A COMPLETE TITLE SEARCH. A COMPREHENSIVE TITLE ABSTRACT WAS NOT REQUESTED BY THE CLIENT NOR WAS WITHIN THE SCOPE OF THIS SURVEY.

2. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTEE OR GUARANTEE, EXPRESSED OR IMPLIED.

3. WETLAND DELINEATION OR ENVIRONMENTAL ASSESSMENTS WERE NOT PERFORMED NOR WERE WITHIN THE SCOPE OF THIS SURVEY.

4. THE ADJACENT PROPERTY OWNER INFORMATION SHOWN HEREON WAS TAKEN FROM THE WEST BATON ROUGE PARISH ASSESSOR WEBSITE.

5. THE PROPERTIES SHOWN HEREON HAVE NO MUNICIPAL ADDRESS ASSIGNED TO THEM AT THE TIME OF THIS SURVEY.

FLOOD CERTIFICATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE(S) "X-PROTECTED BY LEVEE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 220242, MAP NO. 22121C0155 D WHICH BEARS AN EFFECTIVE DATE OF 7/6/2014. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOOD PLAIN. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

CONTACT THE CITY OF PORT ALLEN BEFORE PROCEEDING WITH ANY CONSTRUCTION FOR THEIR BUILDING REQUIREMENTS.

RESTRICTION NOTE:

ALL LOTS ARE SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED AS AN ADJUNCT HERETO.

REFERENCE DOCUMENTS:

1. "FINAL PLAT OF MEADOW CROSSING, LOTS 1 THRU 12..", DATED 4/15/2016, BY SETH J. MOSBY, PLS OF BIG SURVEYING, LLC.

2. "COHN'S SUBDIVISION, PORT ALLEN, LA"; DATED MAY, 1931; BY A.G. MUNDINGER, C.E. & SURVEYOR.

3. LA ONE CALL TICKET #160097610; ENTERED ON 3/8/2016

BASIS OF BEARINGS:

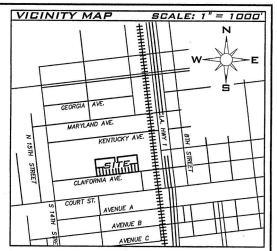
THE BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, NAD '83, SOUTH ZONE(1702)AND REFERENCED TO THE LaCORS SYSTEM. (AS PER G.P.S. OBSERVATIONS)

SITE DATA:

TOTAL AREA BEING SUBDIVIDED	4.959 ACRES
TOTAL NO. OF LOTS	12 LOTS & 2 TRACTS
STREETS	PUBLIC (60' RIGHTS-OF-WAY)
SEWER	COMMUNITY GRAVITY COLLECTION SYSTEM
WATER	CITY OF PORT ALLEN
ELECTRIC	ENTERGY
TELEPHONE	AT&T
ZONING	R-1
BUILDING SETBACKS	20' - FRONT
	15' - REAR
	8' - SIDE
MINIMUM FLOOR AREA	1400 SQUARE FEET
MINIMUM LOT SIZE	9600 SQUARE FEET
MINIMUM LOT WIDTH	50'

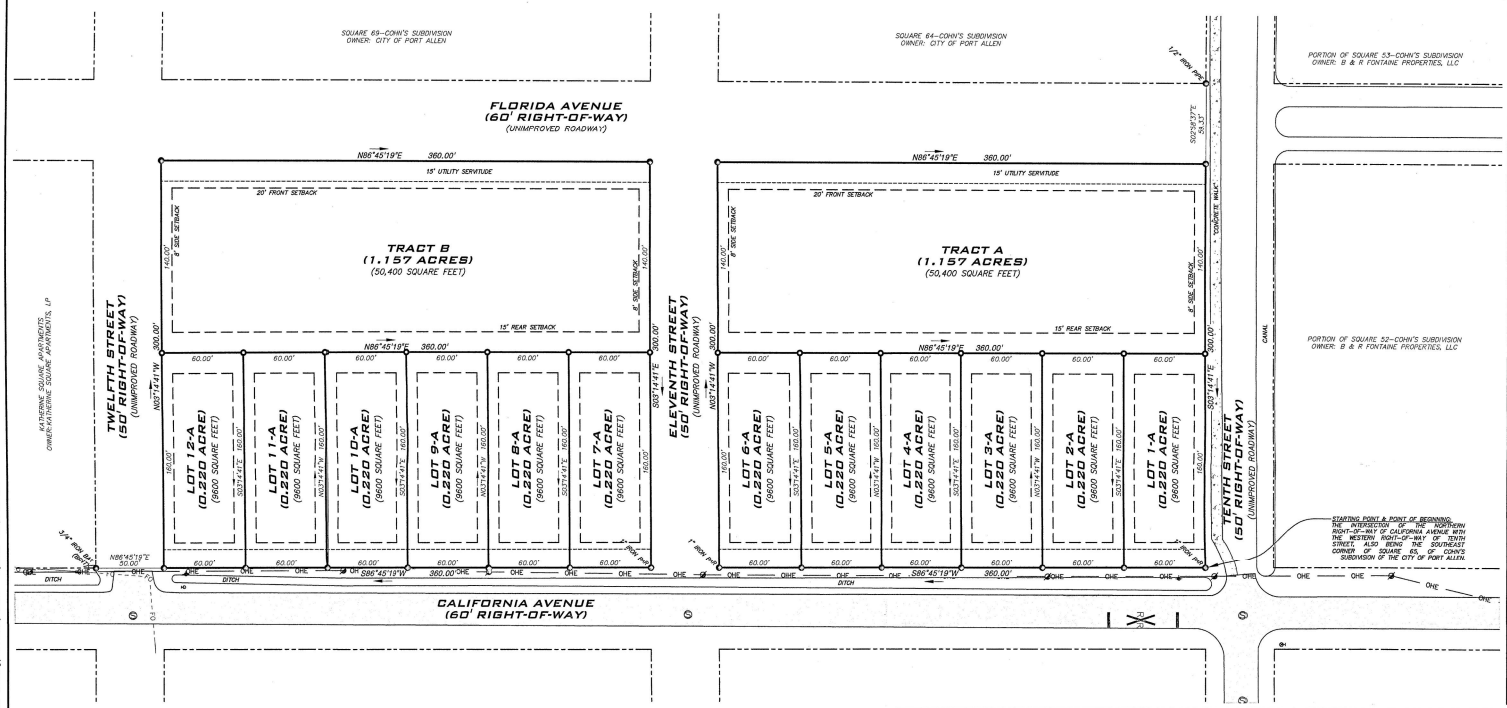
VICINITY MAP

SCALE: 1" = 1000'

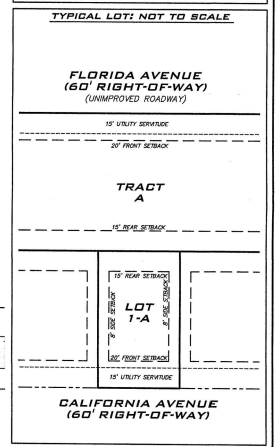


LEGEND

- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD
- OHE — OVERHEAD ELECTRIC
- TOP BANK OF DITCH/CANAL
- FO — UNDERGROUND FIBER OPTIC
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- POWER POLE
- SEWER MANHOLE



TYPICAL LOT: NOT TO SCALE



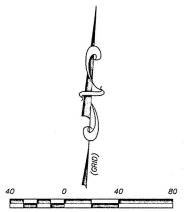
CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUES 33.5051 ET. SEQ. AND CONFORMS TO ALL PARISH & CITY ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS FOR CLASS C SURVEY AND IT WAS THE INTENT TO SUBDIVIDE THIS SURVEYED TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR HIS REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT THE SAME.

SETH J. MOSBY, P.L.S.
PROFESSIONAL LAND SURVEYOR #5073
FILE: "MEADOW CROSSING..."

JUNE 8, 2016
DATE

STATE OF LOUISIANA
SETH J. MOSBY
REG. No. 5073
REGISTERED PROFESSIONAL
LAND SURVEYOR



DRAWING SCALE: 1 INCH = 40 FEET

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY FAILURE TO COMPLY WITH THESE INSTRUCTIONS.

LA One Call
1-800-272-3020

APPROVED

PLANNING & ZONING COMMISSION

LIZ HOLMES, CHAIRPERSON — DATE 6/29/16

APPROVED

CITY OF PORT ALLEN MAYOR

RICHARD LEE, JR — DATE 6/29/2016

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER(S) OR LEGAL OFFICER(S) OF THE PROPERTY PLATTED HEREON, ON THE DATE SIGNED.

SEWAGE DISPOSAL NOTE

NO PERSON SHALL PROVIDE OR INSTALL 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 WEST BATON ROUGE PARISH/CITY OF PORT ALLEN HEALTH UNIT.

PUBLIC DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN HEREON. 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 DRAINAGE, REMOVAL OF SEWAGE, AND UTILITIES. OR OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR OTHER 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.

JOSHUA P. McCOY, MEMBER
DYNAMIC GROUP, LLC

6/2/16
DATE

TITLE: FINAL PLAT OF

PROJECT:

MEADOW CROSSING

(BEING A RESUBDIVISION OF LOTS 1 THRU 12)
LOTS 1-A, 2-A, 3-A, 4-A, 5-A, 6-A,
7-A, 8-A, 9-A, 10-A, 11-A, 12-A,
TRACT A & TRACT B

LOCATION: LOCATED IN SECTION 67, TOWNSHIP 7 SOUTH - RANGE 12 EAST, SOUTHEASTERN LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER, CITY OF PORT ALLEN, WEST BATON ROUGE PARISH, LOUISIANA

CLIENT(S): DYNAMIC GROUP, LLC
2142 O'NEAL LANE, SUITE 187
BATON ROUGE, LA. 70816
225.485.7205

JOB NUMBER:	15-103	PARTY CHIEF:	S.M.
FIELD BOOK:	201-036	PAGE(S):	N/A
CALCULATED BY:	S.M.	DRAWN BY:	S.M.
CHECKED BY:	S.M.	SHEET SIZE:	24" x 36"
SHEET NUMBER:	1 OF 1		

BIG SURVEYING, LLC
PHONE 225.717.8327
EMAIL SETH@BIGSURVEYING.COM
17490 HATCHELL LANE
PRIDER SETTLEMENT, LOUISIANA, 70733

2015 AUG -2 AM 11:36
CLERK OF COURT
ASCENSION PARISH, LOUISIANA
2015009319

D:\BIG Path-E:\BIG Surveying\1-BIG Surveys\16-103 Meadow Crossing(Port Allen) Resub - Dynamic Group, LLC\16-103 Meadow Crossing Resub.dwg