

925016

# CYPRESS PLACE UNIT 1

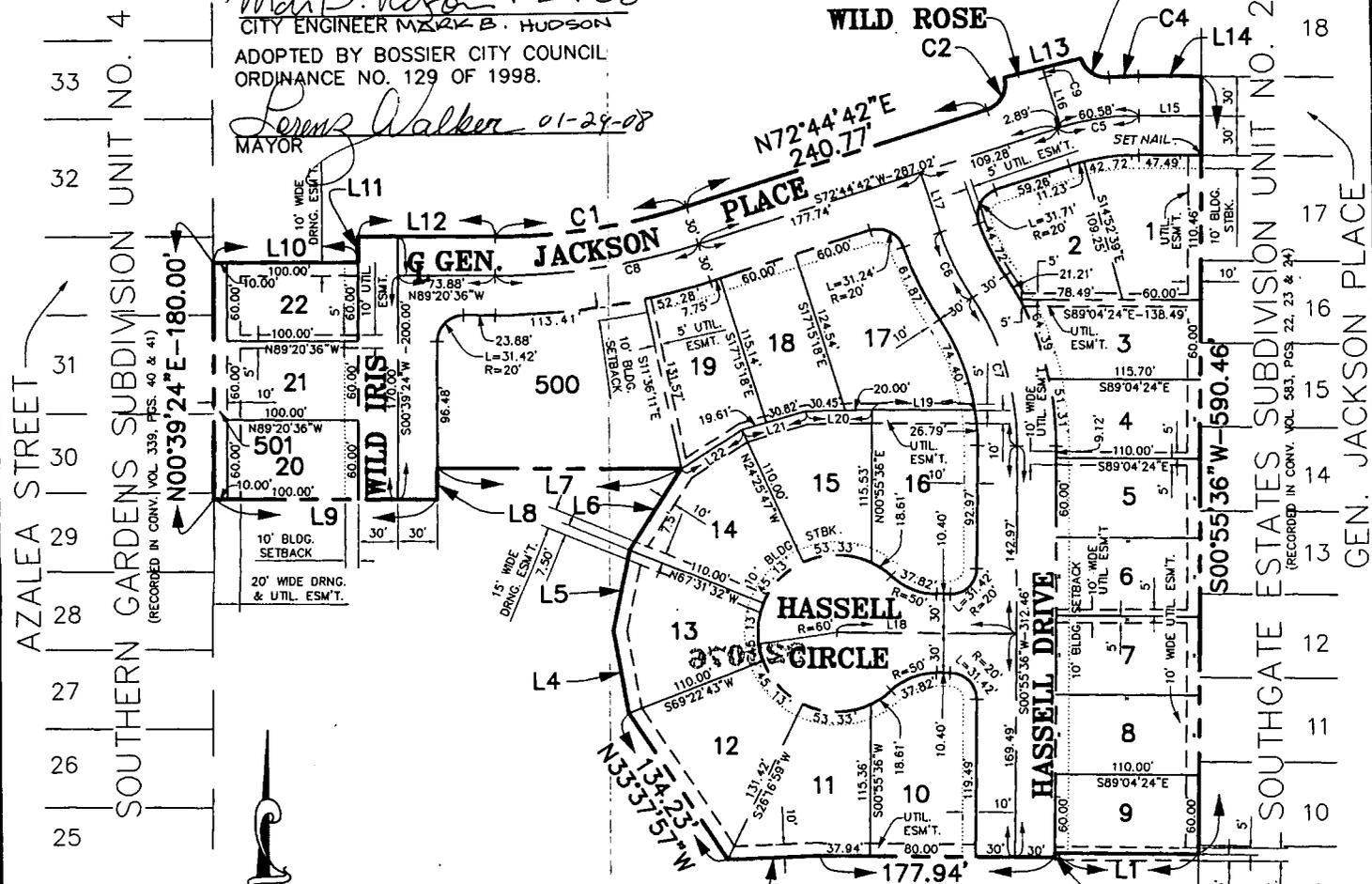
A PLANNED UNIT DEVELOPMENT LOCATED IN SECTION 13, TOWNSHIP 17 NORTH, RANGE 13 WEST, BOSSIER CITY, BOSSIER PARISH, LOUISIANA, CONTAINING 6.705 ACRES, MORE OR LESS.

**DEDICATION:**  
THE UNDERSIGNED OWNER HEREBY DEDICATES IN PERPETUITY THE STREETS AND EASEMENTS FOR UTILITIES AND DRAINAGE AS SHOWN ON THIS SUBDIVISION PLAT. FOR VALUABLE CONSIDERATION THE UNDERSIGNED OWNER HEREBY GRANTS UNTO AEP/SWPCO, BELLSOUTH TELECOMMUNICATIONS, INC. AND/OR ANY OTHER PUBLIC UTILITY, PUBLIC OR PRIVATE, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, EXCLUSIVELY AND IN PERPETUITY AS A COVENANT RUNNING WITH THE LAND THE RIGHT TO GO UPON THE EASEMENTS FOR UTILITIES HEREIN ESTABLISHED TO INSTALL, MAINTAIN AND REMOVE FACILITIES APPROPRIATE TO THEIR SERVICES, TO HAVE INGRESS AND EGRESS THERETO OVER ADJACENT LOTS AND LAND, TO TRIM AND/OR CUT, AND REMOVE TREES OR OTHER OBSTRUCTIONS AS MAY INTERFERE WITH OR ENDANGER LIFE OR THE OPERATION OF SUCH FACILITIES OR THEIR EFFICIENCY. THE UNDERSIGNED OWNER AGREES TO HOLD HARMLESS THE CITY OF BOSSIER CITY FOR DAMAGES DUE TO CHANGES IN STREET GRADES. BINDING HEREIN THEIR HEIRS AND ASSIGNS.

**C180A**

**APPROVED:**  
*Randy Matto* 1/29/08  
METROPOLITAN PLANNING COMMISSION  
*Mr. B. Hudson* 1.29.08  
CITY ENGINEER ~~MR. B. HUDSON~~  
ADOPTED BY BOSSIER CITY COUNCIL  
ORDINANCE NO. 129 OF 1998.  
*Loren Walker* 01-29-08  
MAYOR

**RECORDED OWNER:**  
CYPRESS PLACE, L.L.C.  
*James D. Brown*  
BY JAMES D. BROWN



SCALE: 1"=100'  
DECEMBER 27, 2007

**NOTES:**  
BEARINGS ARE BASED ON LOUISIANA COORDINATE SYSTEM OF 1983 NORTH ZONE.

THIS PLAT IS IN COMPLIANCE WITH THE CURRENT LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASSIFICATION 'C' SURVEY.

THIS PROPERTY IS LOCATED IN ZONE 'C', EXCEPT FOR LOT 500, WHICH IS LOCATED IN ZONES 'A2' AND 'C', AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 220033 0030 C, EFFECTIVE DATE: APRIL 4, 1983. FINISHED FLOORS SHALL BE ONE FOOT ABOVE THE BASE FLOOD ELEVATION, BASED ON MOST CURRENT F.I.R.M.

LOT 500 IS A PRIVATELY OWNED COMMON AREA WITH THE ENTIRE LOT ALSO SERVING AS A DRAINAGE EASEMENT.

LOT 501 IS A DRAINAGE RIGHT-OF-WAY HEREIN DEDICATED TO THE CITY OF BOSSIER CITY.

SET 1/2" IRON PIPE AT ALL PROPERTY CORNERS UNLESS SHOWN OTHERWISE.

10' MINIMUM REAR YARD SETBACK FOR ALL LOTS.

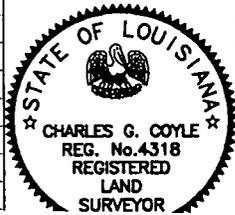
**LINE DATA**

NO.	BEARING & DIST.
L1	N89°04'24"W-110.00'
L2	S00°55'36"W-3.34'
L3	S88°03'59"W-70.03'
L4	N09°50'50"W-63.56'
L5	N11°42'02"E-63.56'
L6	N33°14'54"E-72.85'
L7	N89°20'36"W-184.36'
L8	S00°39'24"W-23.52'
L9	N89°20'36"W-170.00'
L10	S89°20'36"E-110.00'
L11	N00°39'24"E-20.00'
L12	S89°20'36"E-103.88'

**CURVE DATA**

NO.	LENGTH	RADIUS	CHORD
L13	146.93'	470.00'	N81°42'03"E-146.33'
L14	30.50'	20.00'	N29°03'34"E-27.63'
L15	27.89'	20.00'	S54°55'36"E-25.68'
L16	23.29'	230.00'	N88°01'32"E-23.28'
L17	63.47'	200.00'	S81°50'09"W-63.20'
L18	55.58'	200.00'	S25°13'00"E-55.40'
L19	119.05'	200.00'	S16°07'33"E-117.30'
L20	156.31'	500.00'	S81°42'03"W-155.67'

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I HEREBY CERTIFY THIS SUBDIVISION CONFORMS TO ALL REGULATIONS AND REQUIREMENTS OF THE BOSSIER CITY-PARISH METROPOLITAN PLANNING COMMISSION SUBDIVISION REGULATIONS OF 2004

*Charles G. Coyle*  
CHARLES G. COYLE, P.E., P.L.S.

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