

CYPRESS PLACE UNIT 2

925077

A PLANNED UNIT DEVELOPMENT LOCATED IN SECTION 13, TOWNSHIP 17 NORTH, RANGE 13 WEST, BOSSIER CITY, BOSSIER PARISH, LOUISIANA, CONTAINING 6.746 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/SWEP/CO, 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.

RECORDED OWNER:
CYPRESS PLACE, L.L.C.

BY *James D. Brown*
JAMES D. BROWN

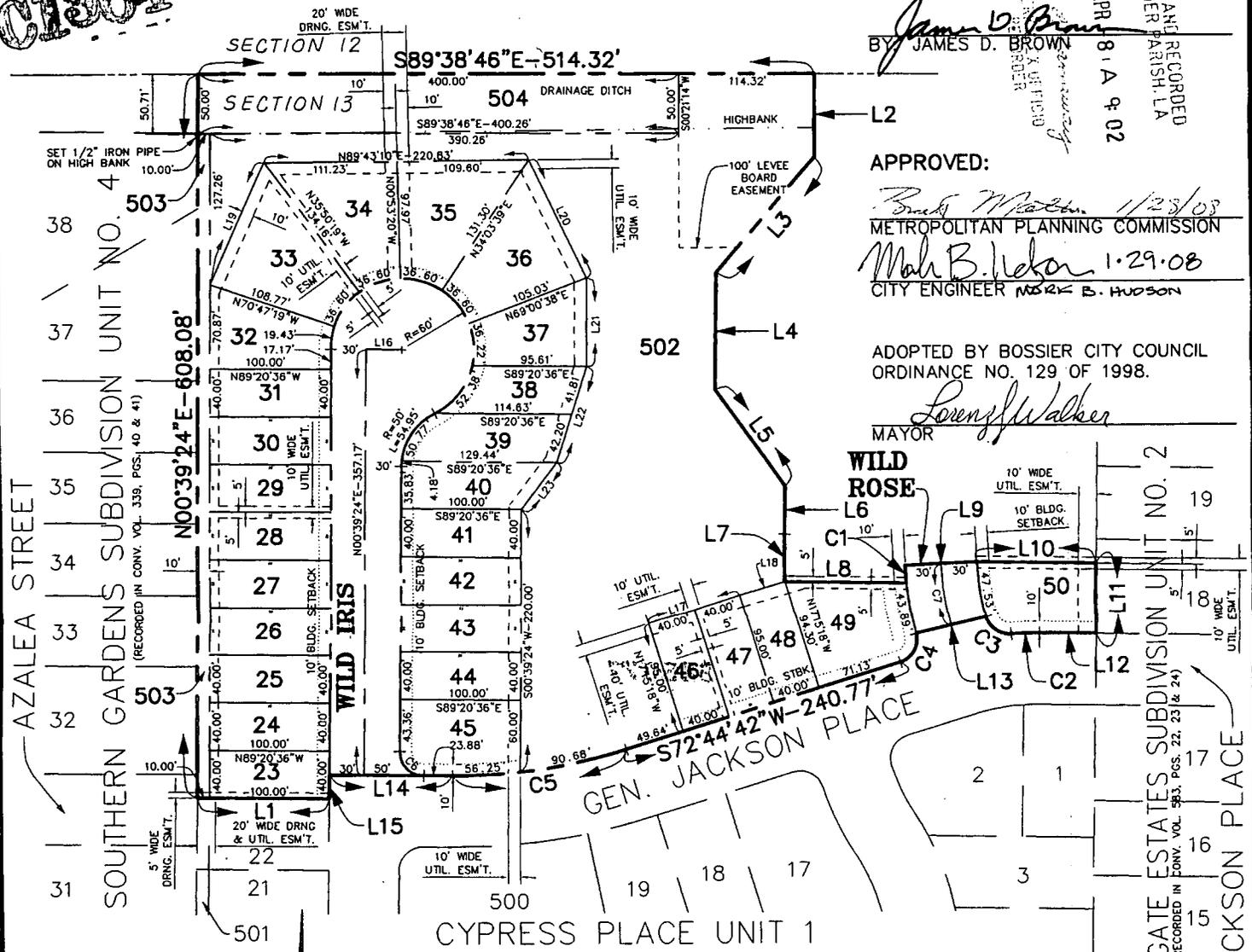
2008 APR 8 A 9 02
FILED AND RECORDED
BOSSIER PARISH, LA

APPROVED:

Mark B. Hudson 1/23/08
METROPOLITAN PLANNING COMMISSION
Mark B. Hudson 1-29-08
CITY ENGINEER MARK B. HUDSON

ADOPTED BY BOSSIER CITY COUNCIL
ORDINANCE NO. 129 OF 1998.

Louise Walker
MAYOR



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

LOTS 503 AND 504 ARE DRAINAGE RIGHT-OF-WAYS 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.

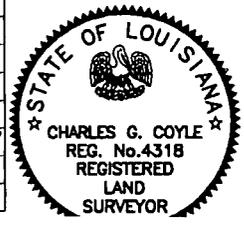
SCALE: 1"=100'
DECEMBER 27, 2007

LINE DATA

NO.	BEARING & DIST.
L1	N89°20'36"W-110.00'
L2	S00°21'14"W-70.01'
L3	S41°01'44"W-127.89'
L4	S00°55'36"W-98.40'
L5	S35°56'36"E-100.00'
L6	S00°55'36"W-40.00'
L7	S00°36'44"W-40.00'
L8	S89°04'24"E-101.62'
L9	N87°24'06"E-60.00'
L10	S89°04'24"E-100.00'
L11	S00°55'36"W-60.00'
L12	N89°04'24"W-47.49'
L13	S76°39'46"W-60.02'
L14	N89°20'36"W-103.88'
L15	S00°39'24"W-20.00'
L16	S89°20'36"E-30.00'
L17	N72°44'42"E-80.00'
L18	N73°45'10"E-40.01'
L19	N24°09'27"E-111.64'
L20	S25°16'55"E-109.90'
L21	S00°07'06"W-74.32'
L22	S17°35'35"W-84.01'

CURVE DATA

NO.	LENGTH	RADIUS	CHORD
C1	14.89'	280.00'	N04°07'19"W-14.89'
C2	23.29'	230.00'	S88°01'32"W-23.28'
C3	27.89'	20.00'	N54°55'36"W-25.68'
C4	30.50'	20.00'	S29°03'34"W-27.63'
C5	146.93'	470.00'	S81°42'03"W-146.33'
C6	31.42'	20.00'	N44°20'36"W-28.28'
C7	53.16'	250.00'	N08°41'22"W-53.06'



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.

NON-CERTIFIED COPY