

CYPRESS PLACE UNIT 2A

BEING A RESUBDIVISION OF LOT 46 AND LOT 502 OF CYPRESS PLACE, UNIT 2 AS RECORDED IN CONV. BOOK 1364 PAGE 282, OF THE RECORDS OF BOSSIER PARISH, LOUISIANA AND BEING LOCATED IN SECTION 13, TOWNSHIP 17 NORTH, RANGE 13 WEST, BOSSIER CITY, BOSSIER PARISH, LOUISIANA, CONTAINING 2.301 ACRES, MORE OR LESS.

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

BY *James D. Brown*
JAMES D. BROWN

CYPRESS PLACE HOMES

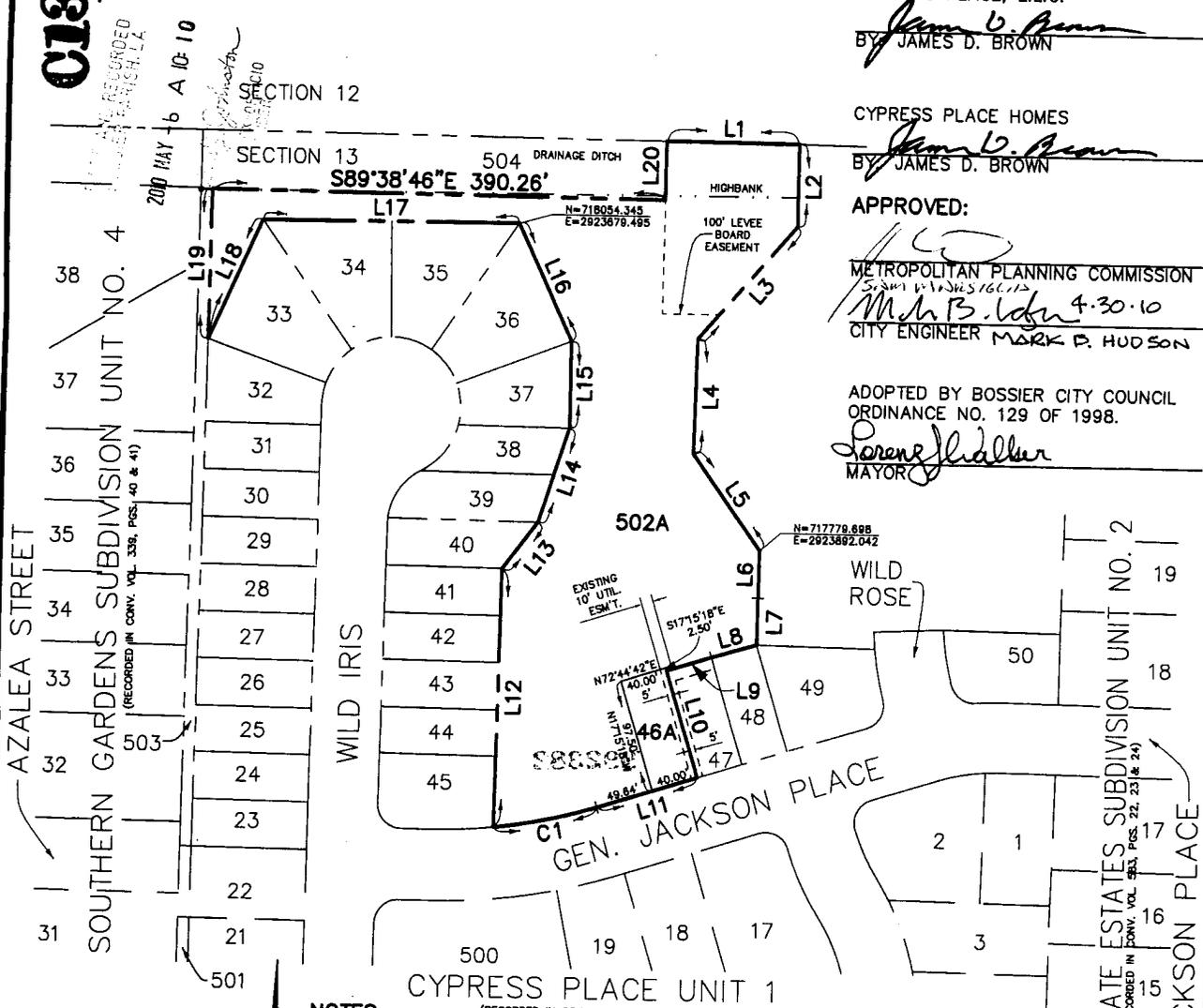
BY *James D. Brown*
JAMES D. BROWN

APPROVED:

METROPOLITAN PLANNING COMMISSION
Session 16-18-2010
Mark P. Hudson 4-30-10
CITY ENGINEER MARK P. HUDSON

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

Lorene Halber
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 'AE' AND 'X' AS PER FLOOD INSURANCE RATE MAP NO. 22015C 0483 D, EFFECTIVE DATE: SEPTEMBER 26, 2008. FINISHED FLOORS SHALL BE ONE FOOT ABOVE THE BASE FLOOD ELEVATION, BASED ON MOST CURRENT F.I.R.M.

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

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

10' MINIMUM REAR YARD SETBACK.

SIDE LINE SETBACKS: ZERO LOT LINE, WHEN ZERO LOT LINE IS UTILIZED ON ONE SIDE OF THE LOT, THE ADJACENT LOT WILL HAVE A TEN FOOT SIDE LINE SETBACK. ALL HOMES WILL BE SEPARATED BY TEN FEET (MINIMUM)

SCALE: 1"=100'
MARCH 10, 2010

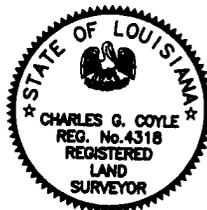
LINE DATA

| NO. | BEARING & DISTANCE |
|-----|---------------------|
| L1 | S89°38'46"E-114.32' |
| 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 | S73°45'10"W-40.01' |
| L9 | S72°44'42"W-40.00' |
| L10 | S17°15'18"E-95.00' |
| L11 | S72°44'42"W-89.64' |
| L12 | N00°39'24"E-220.00' |
| L13 | N37°10'23"E-49.77' |
| L14 | N17°35'35"E-84.01' |
| L15 | N00°07'06"E-74.32' |
| L16 | N25°16'55"W-109.90' |
| L17 | S89°43'10"W-220.83' |
| L18 | S24°09'27"W-111.64' |

CURVE DATA

| NO. | CHORD | RADIUS | LENGTH |
|-----|--------------------|--------|---------------------------------|
| L20 | N00°21'14"E-50.00' | C1 | S78°16'20"W-90.54' 470.00 90.68 |

545



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.
REGISTRATION NO. 4318