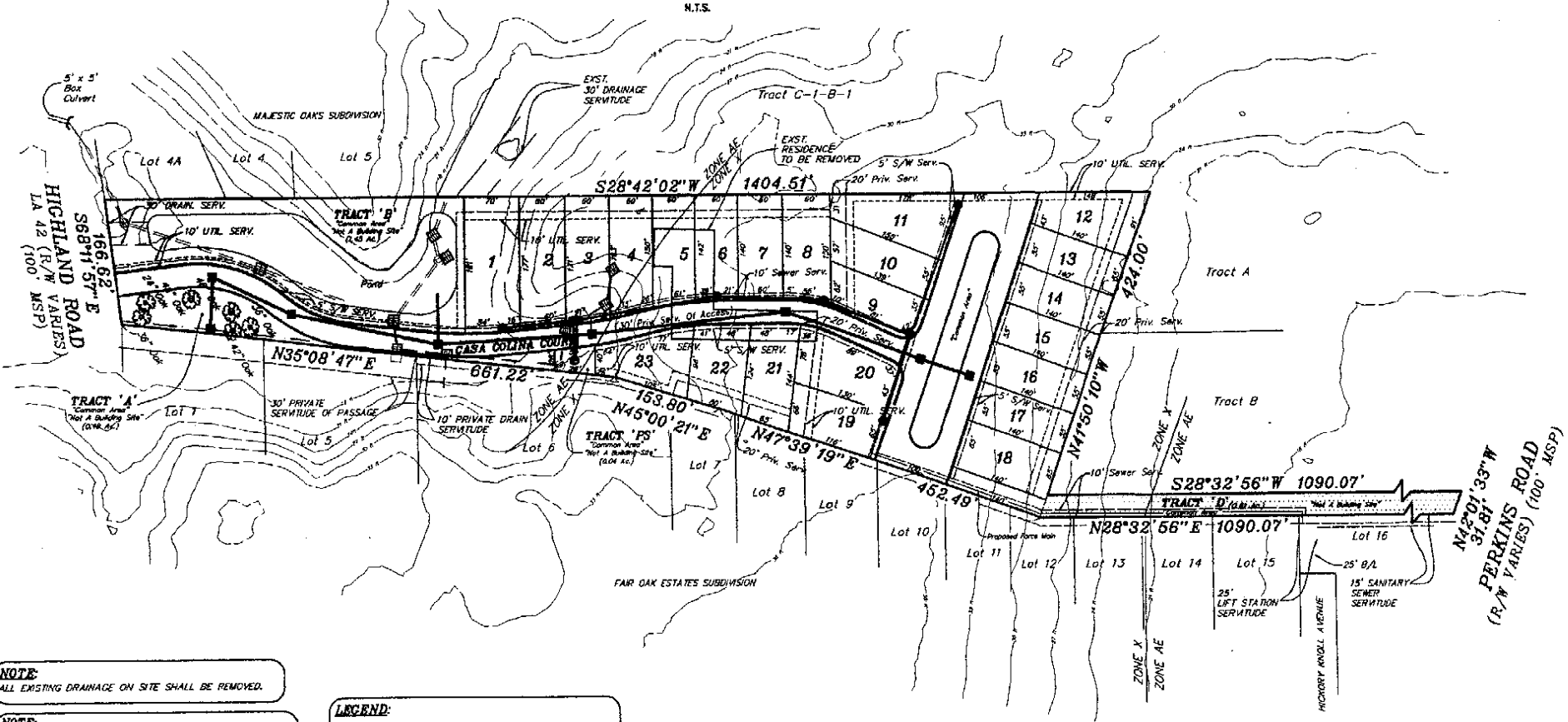
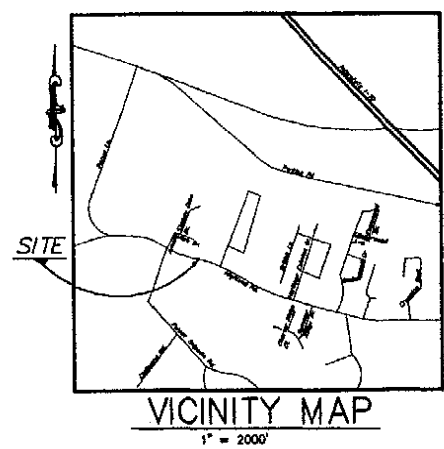


| TABLE OF LAND AREAS | |
|---------------------|------------|
| TOTAL AREA | 8.98 ACRES |
| POND AREA | 0.70 ACRES |
| GREENSPACE | 2.30 ACRES |
| TOTAL COMMON AREA | 3.00 ACRES |
| RIGHT OF WAY AREA | 0.98 ACRES |
| TOTAL LOT AREA | 5.00 ACRES |



- GENERAL NOTES:**
1. ZONING: RURAL
 2. HORIZON LAND USE: LOW DENSITY RESIDENTIAL
 3. 100 YR. FLOOD ELEVATION: 15'
 4. INUNDATION ELEVATION: N/A
 5. UTILITIES:
 - SEWER: WSTN
 - ELECTRIC: ENTERGY
 - GAS: ENTERGY
 - WATER: BATON ROUGE WATER
 - TELEPHONE: BELL SOUTH
 - CABLE: COX
 6. FIRE DISTRICT: ST. GEORGE FIRE DISTRICT #2
 7. ACREAGE: 8.984 ACRES
 8. STREET: 22' CONCRETE IN PRIVATE SERVITUDE OF ACCESS
 9. NO. OF LOTS: 24
 10. SCHOOLS:
 - PRIMARY: WILDWOOD
 - MIDDLE: KENILWORTH
 - HIGH: ROBERT E. LEE
 11. EXISTING PROPERTY HAS ONE RESIDENCE TO BE REMOVED
 12. MINIMUM BUILDING LINES (CLUSTER SUBDIVISION)
 - FRONT: 5' B/L
 - SIDE: 2.5' B/L
 - REAR: 30' B/L

PRELIMINARY PLAT

FOR

CASA COLINA CLUSTER SUBDIVISION

BEING TRACT C-2 OF THE EDWARDS PROPERTY

LOCATED IN SECTION 61, T-8-S, R-2-E GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

FOR

BREAZEALE NETTLES INTERESTS, LLC

P.O. BOX 80838
BATON ROUGE, LOUISIANA 70898
TELE. NO. 225-612-0517

NOTE:
ALL EXISTING DRAINAGE ON SITE SHALL BE REMOVED.

NOTE:
THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY- PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNITED DEVELOPMENT CODE ARE ADDRESSED.

NOTE:
THIS MAP IS SOLELY FOR THE PURPOSE OF IDENTIFYING A PRELIMINARY DEVELOPMENT PLAN AND IS NOT TO BE CONSIDERED AS BEING TOTALLY ENGINEERED AND DESIGNED. THE ELEMENTS OF DESIGN AS SHOWN HEREON ARE SUBJECT TO CHANGES AS REQUIRED FOR THE DETAILED ENGINEERING NECESSARY FOR THE ACTUAL CONSTRUCTION PLANS.

BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE EAST BATON ROUGE PARISH FLOOD PLAN ADMINISTRATION.

LEGEND:

- AREA IN FLOOD ZONE
- EXIST. INLET TO BE REMOVED
- EXIST. PIPE TO BE REMOVED
- EXIST. DRAIN MANHOLE TO BE REMOVED

NOTE:
NO ATTEMPT HAS BEEN MADE BY GWS ENGINEERING, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 22005B 0110 D DATED MAY 17, 1993, THIS PROPERTY IS LOCATED IN FLOOD ZONE AE & X.

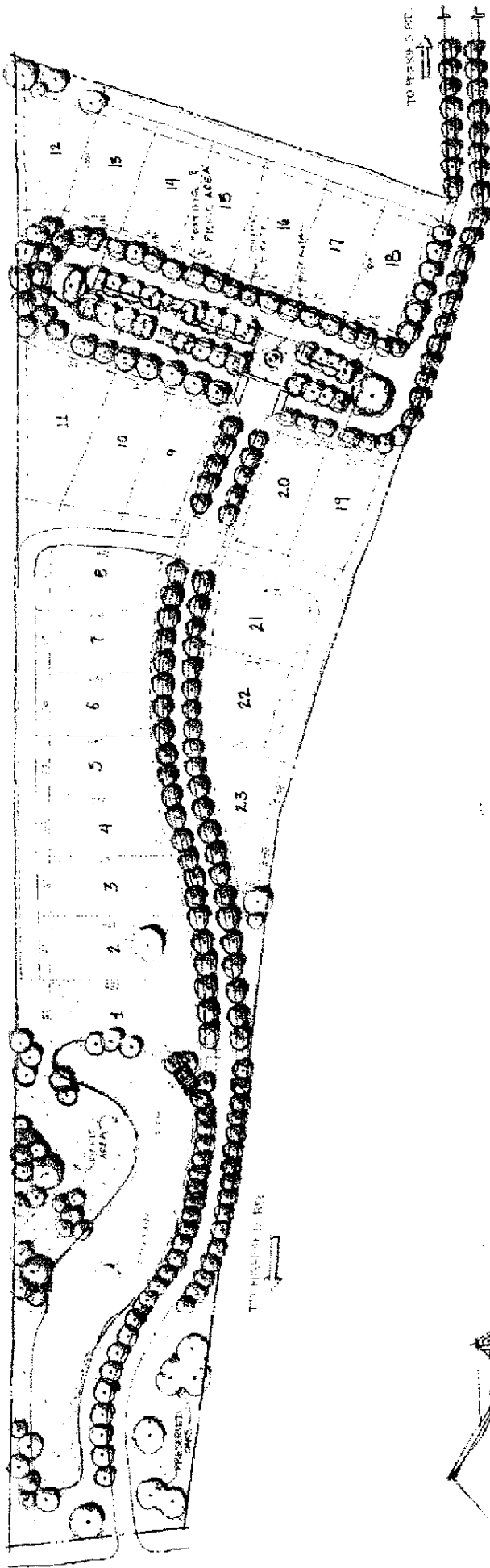
DEDICATION OF PRIVATE SERVITUDE OF ACCESS:
THE PRIVATE SERVITUDE OF ACCESS IS HEREBY DEDICATED FOR ACCESS TO LOTS 1 THRU 15 AND THE CITY PARISH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF SAID PRIVATE SERVITUDE OF PASSAGE. NO TREES, SHRUBS OR PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.

DEDICATION: 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 UTILITIES, DRAINAGE, SEWER REMOVAL OR OTHER PROPER PURPOSE 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 SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

PRELIMINARY FOR REVIEW AND COMMENT ONLY
These drawings were prepared for conceptual consideration and should in no way be construed as detailed engineering drawings to be used for design and/or construction purposes.

| | |
|---------------|--------------------|
| F.B. NO.: | P.C. NO.: |
| DESIGNED: BMA | CADFILE: 06-122562 |
| DETAILED: BMA | DATE: 3-28-07 |
| CHECKED: GWS | SHEET NO.: |

GWS Engineering, Inc.
Engineering Consultants - Land Surveyors
7020 Perkins Rd. • Suite 200 • Baton Rouge, LA 70806



CASA COLINA
 Highland Road, Baton Rouge, Louisiana

Reich Associates
 Landscape Architectural and Planning
 Lemson Haley Herpin
 Architects

