

TRAFFIC IMPACT FEE CERTIFICATION:

THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 1 THROUGH 15 HAS PAID \$ 433.00 PER LOT FOR A TOTAL OF \$ 6,495.00 (CHECK NO. 1007) IN TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EAST BATON ROUGE PARISH TRAFFIC IMPACT FEE POLICY. THE FEES ASSESSED AND COLLECTED WERE BASED ON A RESIDENTIAL LAND USE TYPE WITH DWELLING UNITS OF GROSS LIVING AREA OF _____

/s/ Peter T. Newkirk

/s/ 3-31-10

PETER T. NEWKIRK, P.E.
EAST BATON ROUGE PARISH
DIRECTOR OF PUBLIC WORKS

DATE

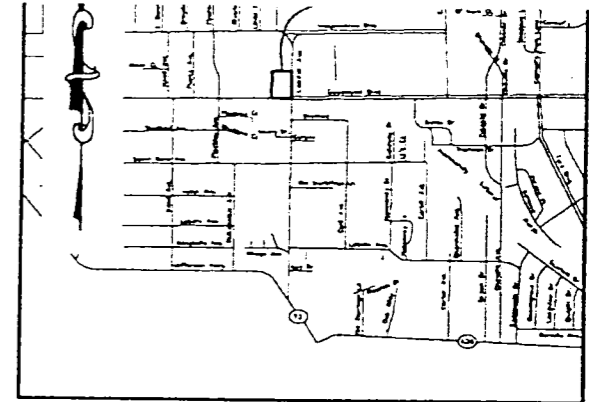
BENCHMARKS:

BM #1 ELEV 45.82'
(SCRIBED "X" IN HEADWALL SHOWN ON THIS SURVEY)

MAJOR STREET SETBACK NOTE:

CITY PARISH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OR REPLACEMENT OF ANY FENCE OR ENTRANCE STRUCTURES LOCATED WITHIN THE MAJOR STREET SETBACK. A HOLD HARMLESS HAS BEEN FILED AND RECORDED WITH THE CLERK OF COURTS OFFICE.

- MAP SHOWING THE SURVEY OF LOT C, OF THE SUBDIVISION OF THE L.W. BABIN PROPERTY, BY TOMIE CRAFT, DATED FEB 11, 1967.
- MAP SHOWING SURVEY AND ANNEXATION OF 0.165 AC TRACT TO LOT "C" (0.720 AC) FORMING LOT "C-1, BY JOHN W. KELLEN, JR., DATED JUNE 23, 1967.
- REVISED RIGHT OF WAY & CONSTRUCTION SERVITUDE, BELLE S. BABIN PROPERTY, BY HEYCOH CORPORATION ENGINEERS, DATED JULY 11, 1966.
- MAP SHOWING SUBDIVISION OF LOT B, A 3.802 ACRE TRACT BEING A PORTION OF THE L.W. BABIN PROPERTY, BY LINFIELD, HUNTER & JUNIUS, INC., DATED APRIL 18, 2005.
- MAP SHOWING SURVEY OF A 3.802 ACRE TRACT BEING A PORTION OF THE L.W. BABIN PROPERTY, BY GWS ENGINEERING, INC., DATED 7-20-96.



VICINITY MAP

1" = 2000'

NOTE:

1/2" IRON PIPES SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.

NOTE:

ALL LOT AREAS AND LOT FRONTAGES MEET OR EXCEED MINIMUM REQUIREMENTS OF ZONING DISTRICT.

LEGEND

- = CONCRETE MONUMENT
- - - = CONTOUR
- = COMMON AREA

REVISED: 05-04-10 **

TO CHANGE HICKORYWOOD AVENUE TO ELDERBERRY AVENUE, AND COMMON DRIVE A TO BOXELDER DRIVE.

APPROVED:

PLANNING COMMISSION
CITY OF BATON ROUGE AND
PARISH OF EAST BATON ROUGE

TROY L. BUNCH
PLANNING DIR. OR HIS DESIGNEE

DATE FILE

RECOMMENDED FOR APPROVAL:

DEPARTMENT OF PUBLIC WORKS CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE

/s/ Peter T. Newkirk

PETER T. NEWKIRK, P.E.
DIRECTOR OF PUBLIC WORKS

/s/ 3-10-10

DATE

APPROVED:

PLANNING COMMISSION CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE

/s/ Ryan Holcomb c44156

TROY L. BUNCH
PLANNING DIRECTOR OR HIS DESIGNEE

/s/ 4-7-10

DATE

ORIGINAL BUNDLE

44.0'
ENERGY
ROUGE WATER WORKS CO.
1 SOUTH

LE
ILE
ORE

337.02'

111.11"

*S87°25'00"W

4.0

L.W. BABIN
(NOW OR FORMERLY)

EXISTING 50' SERVITUDE

N02°12'22"W

480.14'

60.00'

S02°12'22"E 239.92'

2.50'

S02°12'22"E 224.80'

117.00'

121.93'

15' TEMPORARY DRAINAGE SERVITUDE

REMAINING PORTION
PARCEL B-2

REMAINING PORTION
PARCEL B-1

N00°33'37"E
10.02'

354.85'

LOT C-1

TRACT A

(NOT A BUILDING SITE)

5 UTIL. SERV.

5 UTIL. SERV.

20' PRIVATE ACCESS SERV.

196.08'

5 UTIL. SERV.

20' PRIVATE ACCESS SERV.

169.56'

5 UTIL. SERV.

20' PRIVATE ACCESS SERV.

170.16'

24.00'

24.00'

24.00'

24.00'

29.00'

BOXELDER DRIVE

195.78'

10' UTIL. SERV.

30' PRIVATE SERV. OF PASSAGE

195.54'

10' UTIL. SERV.

10' S.S. SERV.

10' S.S. SERV.

10' S.S. SERV.

10' S.S. SERV.

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10' S.S. SERV.

10' S.S. SERV.

10' S.S. SERV.

10' S.S. SERV.

S00°04'00"E

477.85'

LOBDELL AVE.

(80' R/W BY MAJOR STREET PLAN)

FINAL PLAT

OF

MADISON SQUARE SUBDIVISION

PHASE 1

BEING PARCEL B-1 & B-2
OF THE L.W. BABIN PROPERTY

GREENSBURG LAND DISTRICT
LOCATED IN SECTION 82, T-7-S, R-1-E
EAST BATON ROUGE PARISH, LOUISIANA

FOR

THREE R'S LLC

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE LAW STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS SURVEY AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. SS. 5051, ET. SEQ. CONCERNING THE PRACTICE OF PROFESSIONAL SURVEYING.