NO ATTEMPT HAS BEEN MADE BY SIGMA ASSOCIATES, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT SHOWN ON REFERENCE MAP(S) OR FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

THE CITY OF BATON ROUGE AND PARISH OF BATON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS, HOWEVER, THE THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

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 UNIFIED DEVELOPMENT CODE ARE ADDRESSED

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, SEWAGE 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

SEWAGE DISPOSAL:

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH

3/13/08
DATE

GENERAL NOTES:

ZONING: RURAL
HORIZON LAND USE: LOW DENSITY RESIDENTIAL
SEWAGE DISPOSAL: APPROVED INDIVIDUAL TREATMENT SYSTEMS
WATER SUPPLY: PARISH WATER CO
ELECTRIC: ENTERGY
FIRE DISTRICT: ST. GEORGE FIRE DISTRICT NO. 2

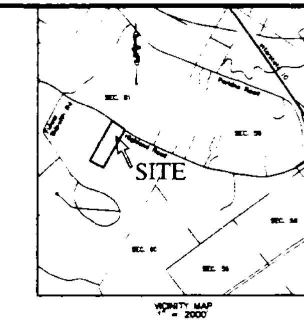
ACCORDING TO FIRM 220058 0110D, DATED 5-17-93
THIS PROPERTY LIES IN ZONES "AE" & "X"
BASE FLOOD ELEV.: 15.0
INUNDATION ELEV.: 16.0 (PER D.P.W. DRAINAGE OFFICE)
BASE FLOOD ELEVATION(S) ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.

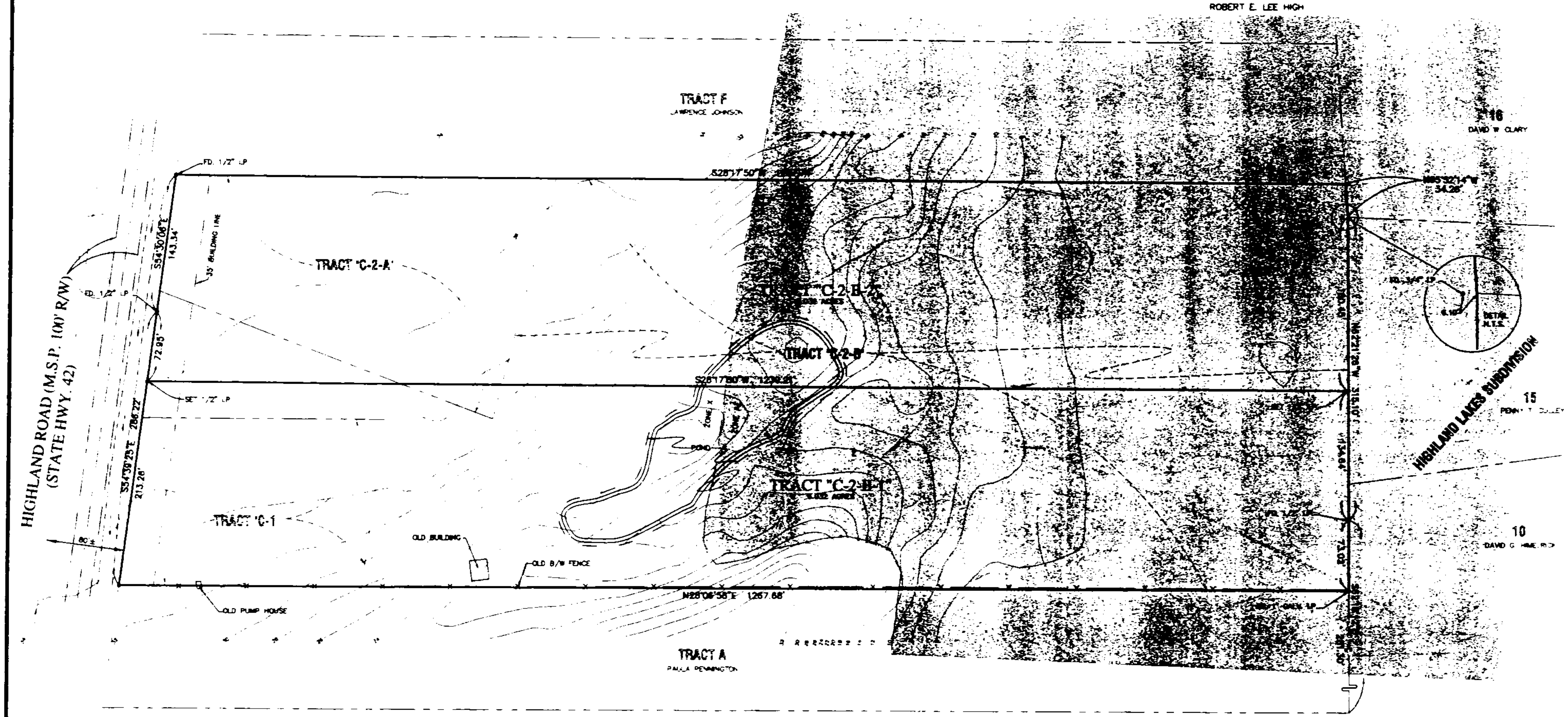
CONTOURS SHOWN HEREON ARE BASED ON: U.S. ARMY CORP OF ENGINEERS, ST. LOUIS DISTRICT, 2001, ELEVATION CONTOURS N.E. QUADRANT OF ST. GABRIEL QUADRANGLE, LOUISIANA, UTM 15, NAD83, LOUISIANA FEMA PROJECT - PHASE 1: AMITE RIVER BASIN, USACE (2001)

A COMPLETE TOPOGRAPHIC SURVEY TO OBTAIN THE ACTUAL GROUND ELEVATIONS HAS NOT BEEN PERFORMED. THE CONTOURS SHOWN HEREON ARE FOR REFERENCE ONLY AND SHOULD NOT BE DEPENDED UPON FOR ACTUAL ENGINEERING AND/OR DESIGN PURPOSES.

DENOTES PROPERTY LOCATED IN ZONE "AE" (AS SCALED FROM F.I.R.M.)

SCHOOL DISTRICT: WILDWOOD ELEMENTARY
KENILWORTH MIDDLE
ROBERT E. LEE HIGH





GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

MAP SHOWING EXCHANGE OF PROPERTY BETWEEN
TRACTS C-1, C-2-A & C-2-B
OF THE ORIGINAL LEE & MARY
JOHNSON PROPERTY
(SOUTH OF HIGHLAND ROAD)
TO FORM
TRACTS "C-2-B-1" & "C-2-B-2"
LOCATED IN SECTION 61, T-8-S, R-1-E,
GREENSBURG LAND DISTRICT OF LOUISIANA,
PARISH OF EAST BATON ROUGE, LOUISIANA
FOR

1414 PICARDY AVE
BATON ROUGE, LA 70808

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS ACTUALLY MADE ON THE GROUND, UNDER MY DIRECTION, IN ACCORDANCE WITH THE APPLICABLE MINIMUM STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "C" SURVEY, AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. R.S. 33:5051, ET SEQ., AND CONFORMS TO ALL APPLICABLE PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT SHOWN HEREON AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THIS PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT THE SAME.

M. GREGORY BREAUX, P.L.S.
REG. NO. 4618
DATE 3/13/08

STATE OF LOUISIANA
M. GREGORY BREAUX
REG. No. 4618
REGISTERED PROFESSIONAL

SIGMA CONSULTING GROUP, INC.
ENGINEERS AND SURVEYORS

REFERENCE MAPS:

1) "MAP SHOWING SURVEY OF THE PORTIONS OF TRACTS B & C SOUTH OF HIGHLAND ROAD OF THE ORIGINAL LEE & MARY JOHNSON PROPERTY", BY M. GREGORY BREAUX, P.L.S., DATED 2-15-99.
2) "MAP SHOWING RESUBDIVISION OF THAT PORTION OF TRACTS "B" & "C" SOUTH OF HIGHLAND ROAD OF THE ORIGINAL LEE & MARY JOHNSON PROPERTY INTO TRACTS C-1 & C-2", BY M. GREGORY BREAUX, P.L.S., DATED 10-23-01.
3) "MAP SHOWING RESUBDIVISION OF TRACT C-2 SOUTH OF HIGHLAND ROAD OF THE ORIGINAL LEE & MARY JOHNSON PROPOERTY INTO TRACTS C-2-A & C-2-B," BY M. GREGORY BREAUX, P.L.S., DATED 10-20-06.

OPEN EFFLUENT DITCHES ARE PREDOMINANT IN THIS AREA.

GRADE AT BUILDING SITES SHALL BE A MINIMUM OF 24" ABOVE INVERTS OF EFFLUENT DICHES.

APPROVED:

BY: ____
EAST BATON ROUGE PARISH
HEALTH UNIT
DATE: 3.13.08

THIS MAP IS MADE FOR THE SALE OR EXCHANGE OF PROPERTY BETWEEN ADJACENT OWNERS AND DOES NOT CREATE ANY ADDITIONAL LOTS.

APPROVED:
PLANNING COMMISSION
EAST BATON ROUGE PARISH

BY: ____
TROY L. BUNCH PLANNING DIRECTOR
(OR HIS DESIGNEE)
DATE: 3-13-08