



- GENERAL NOTES:**
- Flood Note:** In accordance with FEMA Flood Insurance Rate Map Panel No. 22033C0195F for East Baton Rouge Parish Louisiana, last revised June 19, 2012 the property shown hereon is located entirely in Flood Zone "AE". Base Flood Elevation is 63.0 Feet. Base flood elevations are subject to change and should be verified with the Engineering Division of the Department of Public Works.
 - FLOOD AREAS DEFINED:**
Zone "AE": Special flood hazard areas subject to inundation by the 1% annual chance flood (base flood elevations determined).
Flood Insurance Rate Maps are revised frequently and can be found online at: msc.fema.gov
 - Zoning:** B5 (Large Scale Commercial Business 5) Zoning information should be verified with the City of Central Planning Commission.

Yard Requirements:
Minimum Front Yard: None
Minimum Rear Yard: None
Minimum Side Yard: None
 - Reference Map:**
A. Map Showing Exchange of Property Between Tract A-2-A-1-B-1-A, B-1-A-1-A & A-1-A-1 into Tracts A-2-A-1-B-1, B-1-A-1 & A-1-A, Being a Portion of the John E. Morrison Tract, East Baton Rouge Parish, Louisiana, by David L. Patterson, P.L.S., dated Dec. 20, 2020 (Orig. 811, Bndl. 13097)
 - (*)** represents the Basis of Bearings. Bearings are based on reference map "A" (above). Distances are U.S. Survey Feet.
 - No attempt has been made by LandSource, Inc., to verify title, actual legal ownerships, deed restrictions, servitudes, easements, or other burdens on the property other than that furnished by the client or his representative.
 - Utilities: The surveyor has not physically located the underground utilities, except for above ground visible utility features. The location of underground utilities was not in the scope of this survey.

DEDICATION:
The streets and right-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 for 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.

Thomas Coplin _____ Date _____
T & H Land Company, LLC
Owner: Tracts A-1-A, B-1-A-1 & A-2-A-1-B-1

CERTIFICATION:
This is to certify that this plat is made in accordance with LA. revised Statutes 33:5051 ET SEQ. and conforms to all parish ordinances governing the subdivision of land and conforms to a Class B Survey in accordance with the State of Louisiana "Standards of Practice for Property Boundary Surveys".

ADVANCE ISSUE
DAVID L. PATTERSON, P.L.S.
LA. REGISTRATION NO. 04784

Printed on: Jul. 29, 2022
DATE



MAP SHOWING EXCHANGE OF PROPERTY
BETWEEN
TRACTS A-2-A-1-B-1, B-1-A-1 & A-1-A
INTO
TRACTS A-2-A-1-B-1-A, B-1-A-1-A & A-1-A-1
BEING A PORTION OF THE JOHN E. MORRISON TRACT
LOCATED IN SECTIONS 6 & 69 T-6-S, R-2-E,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA
FOR
T & H LAND COMPANY, LLC

Heather Gray, Chief Sanitarian
Health Unit
APPROVED

Woodrow Muhammad,
Planning & Zoning Director

Case # _____ File # _____

Mayor David Barrow,
Or his designee

NOTE TO BE REMOVED UPON FINAL SIGNATURE.
THIS DOCUMENT IS NOT TO BE USED FOR CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

DATE: 07-29-2022
JOB #: 22-813-01
DWN. BY: MDD
CKD. BY: DLP