

**GENERAL NOTES:**

ZONING: C2  
WATER SUPPLY - BATON ROUGE WATER CO.  
ELECTRIC - ENTERGY  
GAS - ENTERGY  
TELEPHONE - SOUTH CENTRAL BELL  
SEWAGE DISPOSAL: INDIVIDUAL SEWER SYSTEM  
STREETS: EXISTING

IN ACCORDANCE WITH H.U.D. FIRM INSURANCE RATE MAP NO. 220058-100-D DATED 5/17/83 OF EAST BATON ROUGE PARISH, SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X". ADJUSTMENT FROM 100 YEAR FLOOD ELEVATION = 35.0 FEET MAXIMUM INUNDATION ELEV. = 32.8  
BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.

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 FILING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNITED DEVELOPMENT CODE ARE ADDRESSED.

\*NOTE: THE CITY OF BATON ROUGE AND PARISH OF BATON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, 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 SURVEY SHOWN HEREON IS MADE IN ACCORDANCE TO THE MINIMUM STANDARDS FOR THE PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE LOUISIANA STATE BOARD OF REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS CLASSIFIED AS A CLASS "C" SUBURBAN SURVEY

**REFERENCE MAPS & BASIS FOR BEARINGS:**

- 1) MAP SHOWING THE RESUBDIVISION OF TRACTS 8-A & 8-B OF THE KATIE D. BETZ DIVISION & A 0.0002 AC. PARCEL INTO TRACTS 8-A-1 & 8-B-1 LOC. IN SEC. 28, T7S-R2E, EBRP, LA. FOR DONALD RAY BETZ BY C. MISTRIC SURVEYORS, INC. DATED 7-12-98 RECORDED AS ORIGINAL 748 BUNDLE 10932 OF E.B.R.P. \*\*USED AS BASIS FOR BEARINGS
- 2) MAP SHOWING THE RESUBDIVISION OF TRACT 7 OF THE KATIE D. BETZ DIVISION INTO TRACTS 7-B & 7-C LOC. IN SEC. 28, T7S-R2E, EBRP, LA. FOR HOWARD RAY BETZ BY C. MISTRIC SURVEYORS, INC. DATED 4-24-99 RECORDED AS ORIGINAL 819 BUNDLE 11012 OF EBRP
- 3) MAP SHOWING THE RESUBDIVISION OF TR. Y-3 FRANK BENOIT, INC. PROP. & TR. 8-A-1 OF THE KATIE D. BETZ DIVISION INTO TR. Y-3-A FRANK BENOIT, INC. PROP. & TR. 8-A-1-A OF THE KATIE D. BETZ DIVISION LOC. IN SEC'S 28 & 29, T7S-R2E, EBRP, LA. FOR W.W. INTEREST, L.L.C. BY EVANS-GRAVES ENGINEERS, INC. DATED 3-07-02

**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.

**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 SERVICED 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

*Charbel Harb*  
CHARBEL HARB OWNER TRACT 8-A-1-A

DATE: 12-2-03

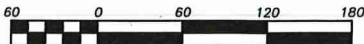
*Donald Lee Betz*  
DONALD LEE BETZ OWNER LOT 8-B-1

DATE: 12-2-03

LEGEND	
IP SET	○
IP FOUND	●

**C. MISTRIC SURVEYORS, INC.**

11841 COURSEY BLVD. PH: (225) 292-3953  
BATON ROUGE, LA. FAX: (225) 293-8503



Scale 1" = 60'

DATE: 12-01-2003  
SCALE: 1" = 60'  
FIELD BK. NO: 407 & 440  
JOB NO: 4489  
DRAWN BY: R. MISTRIC

APPROVED

*Russel L. Mistic*  
TRUSTEE  
EAST BATON ROUGE PARISH  
PLANNING DIRECTOR OR HIS DESIGNEE

DATE: 12/3/03

FILE NO: P-35853

\* THIS IS AN EXCHANGE OF PROPERTY BETWEEN TWO ADJACENT PROPERTY OWNERS AND DOES NOT CREATE AN ADDITIONAL BUILDING SITE

THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. REV. STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND

*Russel L. Mistic*  
RUSSEL L. MISTRIC R.P.L.S.

TRACT "Y-2"  
COLONIAL COMMERCIAL  
DEVELOPMENT, INC.  
(NOW OR FORMERLY)

TRACT 1  
EMMALEN BETZ  
(NOW OR FORMERLY)

60' PRIVATE SERVITUDE OF PASSAGE REVOKE ON 7-2-2002  
RECORDED AS ORIG. 227 BNDL 11366 OF EBRP

TRACT 8-A-1-A-1  
2.579 AC.  
112,327 SQ. FT.

TRACT 8-B-1-A  
2.037 AC.  
88,747 SQ. FT.

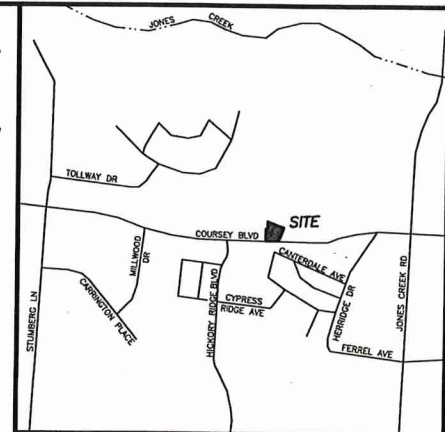
TRACT  
8-A-1-A  
104,613 SQ. FT.

TRACT  
8-B-1  
96,460 SQ. FT.

TRACT "Y-3-A"  
W.W. INTEREST, L.L.C.  
(NOW OR FORMERLY)

TRACT 7-B  
HOWARD RAY BETZ  
(NOW OR FORMERLY)

COURSEY BLVD. (100' R/W)



VICINITY MAP 1" = 2000'

ORIG 574 BNDL 11554  
FILED AND RECORDED  
EAST BATON ROUGE PARISH, LA  
2003 DEC 03 PM 04:11:11  
FTL BK FOLIO  
DOUG WELBORN  
CLERK OF COURT & RECORDER  
CERTIFIED TRUE COPY  
BY  
DEPUTY CLERK & RECORDER

MAP SHOWING THE RESUBDIVISION OF  
TRACTS 8-B-1 & 8-A-1-A  
OF THE KATIE D. BETZ DIVISION  
INTO TRACTS 8-A-1-A-1 & 8-B-1-A  
LOCATED IN SEC'S 28 & 29, T7S-R2E, G.L.D.,  
EAST BATON ROUGE PARISH, LOUISIANA  
FOR  
CHARBEL HARB