

1-2-577

GENERAL NOTES:

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

IN ACCORDANCE WITH H.U.D. FIRM INSURANCE RATE MAP NO. 22480-1-1, FIRM 100 YEAR FLOOD ELEVATION = 35.0 FEET
ADJACENT FIRM ZONE 100 YEAR FLOOD ELEVATION = 32.5
MAXIMUM INUNDATION ELE. - 32.5
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 ORDINANCES GOVERNING THE SUBDIVISION OF LAND 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 4-24-98 RECORDED AS ORIGINAL 819 BUNDLE 11012 OF EBRP

3) MAP SHOWING THE RESUBDIVISION OF TR. Y-3 FRANK BENOT, INC. PROP. & TR. B-1 OF THE KATIE D. BETZ DIVISION INTO TRACTS 3-A FRANK BENOT, INC. PROP. & TR. B-1-A OF THE KATIE D. BETZ DIVISION LOC. IN SEC. 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 SERVITUDE'S ARE GRANTED TO THE PUBLIC FOR PURPOSE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER USE OF 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 OWNER TRACT 8-A-1-A

DATE: 12-2-03

Donald L. Betz
DONALD LEE BETZ OWNER TRACT 8-B-1

DATE: 12-2-03

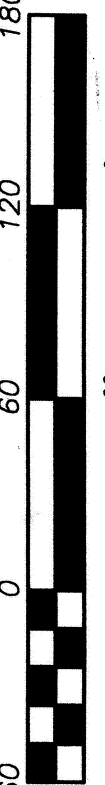
IP SET	○
IP FOUND	●

C. MISTRIC

SURVEYORS, INC.

11841 COURSEY BLVD.
BATON ROUGE, LA.

PH: (225) 292-3953
FAX: (225) 293-8503



Scale 1" = 60'

DATE: 12-01-2003
SCALE: 1" = 60'
FILE NO. 407 & 440
JOB NO. 4486
DRAWN BY: R. MISTRIC

APPROVED: *[Signature]*
C. MISTRIC
EAST BATON ROUGE PARISH
PLANNING DIRECTOR OR HIS DESIGNEE

DATE: 12/2/03

FILE NO: P-35853

* THIS IS A 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

[Signature]
RUSSEL L. MISTRIC R.P.L.S.

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