

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

IN ACCORDANCE WITH A.U.S. FIRM INSURANCE MAP NO. 220008-100-D DATED 5/17/83 OF EAST BATON ROUGE, LA. PARISH, SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X". ADJACENT FIRM ZONE 100 YEAR FLOOD ELEVATION - 35.0 FEET MAXIMUM FLOOD ELEVATION - 32.5
 BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND SHOULD BE NOTIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.

THE APPROVAL OF THIS PLAN 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 COMPLETED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED 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 PLAN DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAN.

THE SURVEY SHOWN HEREIN IS MADE IN ACCORDANCE TO THE STANDARD STANDARD FOR THE PROPERTY BOUNDARY SURVEYING 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 0.000 AC. PARCELS 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 BNDL 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-A & 7-B LOC. IN SEC. 28, T7S-R2E, EBRP, LA. FOR HOWARD RAY BETZ BY C. MISTRIC SURVEYORS, INC. DATED 4-24-99 RECORDED AS ORIGINAL 818 BNDL 11012 OF EBRP

3) MAP SHOWING THE RESUBDIVISION OF TR. Y-3 FIRM BENDY, INC. PROP. & TR. 8-A-1 OF THE KATIE D. BETZ DIVISION INTO TR. Y-3-A FIRM BENDY, INC. PROP. & TR. 8-A-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-GRANES ENGINEERS, INC. DATED 3-27-02

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 ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSES 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 OWNER TRACT 8-A-1-A

DATE: 12-2-03

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

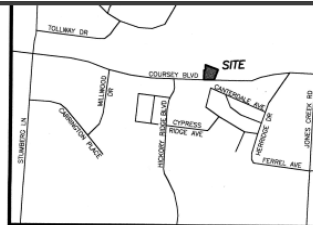
DATE: 12-2-03

C. MISTRIC

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

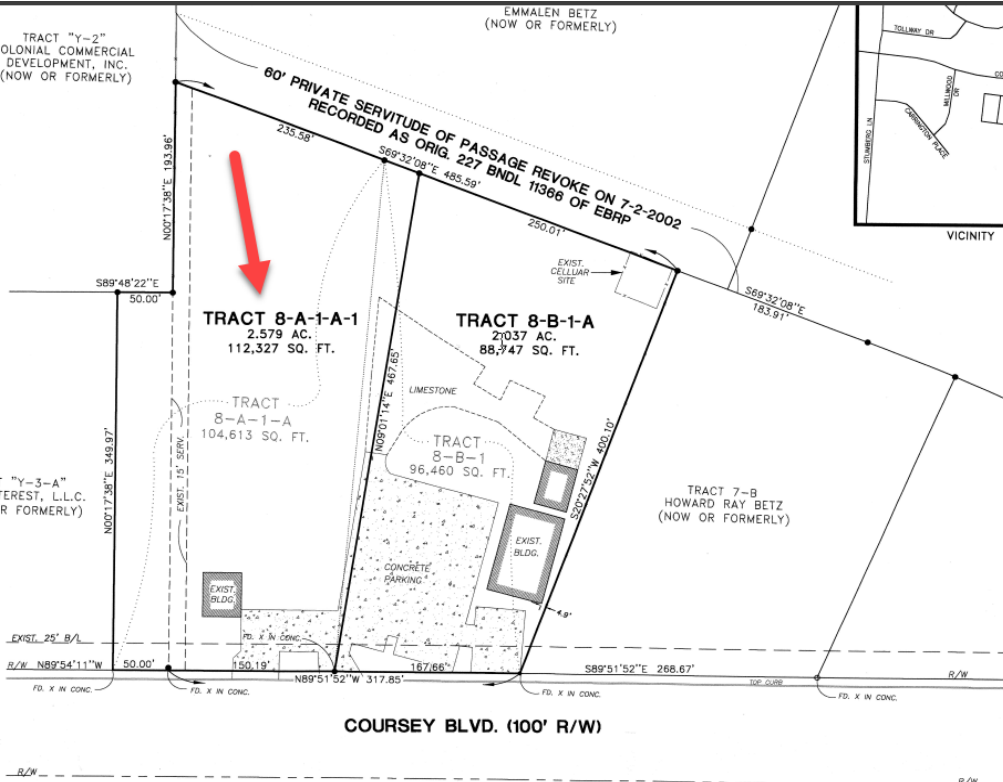
TRACT "Y-3-A"
 W.W. INTEREST, L.L.C.
 (NOW OR FORMERLY)

EMMALIN BETZ
 (NOW OR FORMERLY)



VICINITY MAP 1" = 2000'

ORD 574 INCL:
 FILED AND RECORDED
 EAST BATON ROUGE, PARISH
 2003 DEC 03 PM 04:11
 PTL BK - FBLB
 DOUG MELL
 CLERK OF COURT & RECORDS
 BY
 DEPUTY CLERK & RECORDS



COURSEY BLVD. (100' R/W)

MAP SHOWING THE RESUBDIVISION OF
 TRACTS 8-B-1 & 8-A-1-A
 OF THE KATIE D. BETZ DIVISION

* THIS IS A EXCHANGE OF PROPERTY BETWEEN TWO
 ADJACENT PROPERTY OWNERS AND DOES NOT CREATE