

GENERAL NOTES:

ZONING: C2
ELECTRIC: ENTERY
GAS: ENTERY
SEWER: INDIVIDUAL SYSTEM (OUTSIDE C&D)
WATER: CITY OF BATON ROUGE
TELEPHONE: BELL SOUTH
CATV: COX COMMUNICATIONS
STREETS: PUBLIC

100 YEAR FLOOD ELEV.: 54 FEET (MSL)
RECORD FUNDATION: 48 FEET (MSL)

WETLANDS NOTES:
THE DETERMINATION OF JURISDICTIONAL WETLAND IS NOT PART OF THIS SURVEY.

REFERENCE MAP

MAP SHOWING THE LA. STATE DEPARTMENT OF HIGHWAYS ACCESS ROAD RIGHT-A-WAY AND THE SUBDIVISION OF THE ROSALIE G. MOYSE, EST. TRACT A-1-A-2 LOCATED IN SECTION 37, T-4-S, R-1-E BY GREER & COURSEY, P.E. DATED 12/29/97.

BASE FLOOD ELEVATION ARE SUBJECT TO CHANGE. CURRENT BASE FLOOD ELEVATION TO BE VERIFIED WITH THE ENGINEERING DIVISION OF DEPARTMENT OF PUBLIC WORKS.

NOTES:

1. THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE INDENTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL COME INTO BEING UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFORM DEVELOPMENT CODE ARE COMPLIED WITH.

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

PUBLIC DEDICATION:

THE RIGHT OF WAY OR STREETS SHOWN HEREON, IF NOT PROVIDED, IS DEDICATED IN HERETO DEDICATED TO THE PUBLIC USE OF THE PUBLIC. ALL ADJACENT PROPERTY OWNERS ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWERAGE, REMOVAL OR CITY PROVIDE PUMP-OUT FOR THE GENERAL USE OF THE PUBLIC. NO BARRIERS, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED NOR SUBSIDY PLANTED WITHIN THE LIMITS OF ANY SEWER UTILITY SO AS TO OBSTRUCT OR UNDESIRABLE INTERFERE WITH ANY FUTURE PUBLIC UTILITY SERVICE OR DRAINAGE.

SEWERAGE DISPOSAL:

1. NO PERSON SHALL PROVIDE A METHOD OF SEWERAGE DISPOSAL EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM UNTIL THE METHOD OF DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

2. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY STRUCTURE BE CONSTRUCTED ON THESE PROPERTIES, EXCEPT FOR THE EXISTING BUILDING ON LOT A-1-A-3, THE OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A PRIVATE OWNED AND MAINTAINED SEWERAGE REQUIRED PERMITS WITH THE STATE BATON ROUGE PARISH DEPARTMENT OF PUBLIC WORKS. FURTHERMORE, THE COST OF PUBLIC WORKS SHALL NOT BE RESPONSIBLE FOR THE CONNECTION, MAINTENANCE OR REPAIR OF SAID PRIVATE PLANT AND PUMP-OUT. ** IF A SEWER TREATMENT PLANT IS TO BE PROVIDED, THE AREA AROUND THE PUMP-OUT SHALL BE DEDICATED TO THE OWNER AS RESERVATION FOR THE PUMP-OUT AND SHALL BE SEPARATE FROM ANY OTHER LOT OR BUILDING SITES.

THIS IS AN EXCHANGE OF PROPERTY BETWEEN ADJACENT PROPERTY OWNERS, NO ADDITIONAL LOTS CREATED.

BVI ST Tannery Oaks, LLC

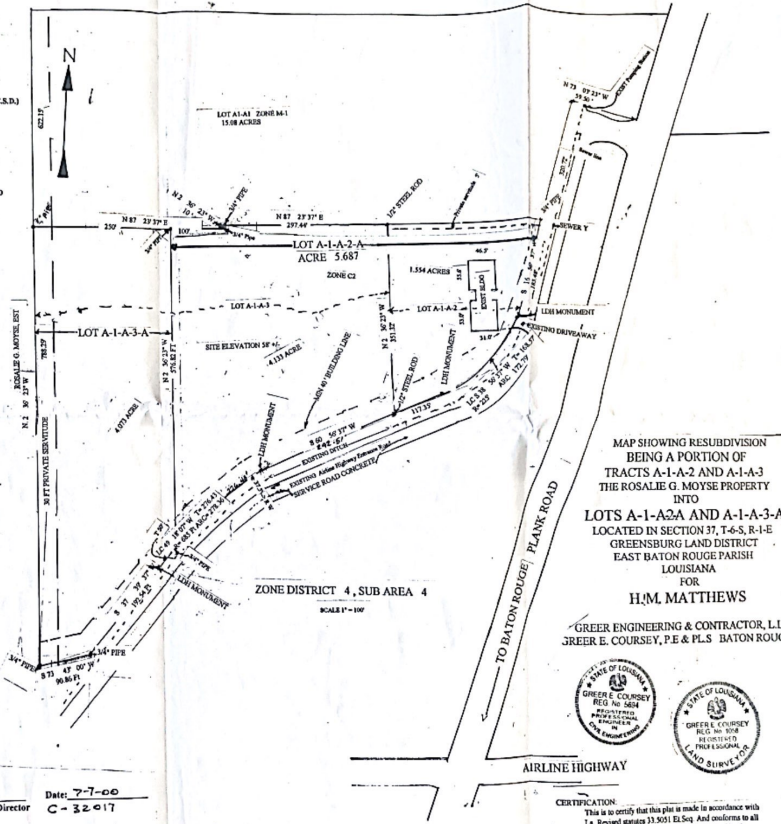
OWNER: BY: Doreen B. Villanueva, ITS Administration Number
DATE: 6/20/02

BY: Arnold S. Coody, 6/20/02
Arnold S. Coody
Vice-President

APPROVAL:

BY: Doreen B. Villanueva, Date: 7-7-00
Troy L. Burch, Planning Director
or his Designee C-32-017

BY: Charles McElwain, Date: 7/7/02
Charles McElwain, Parish Health Unit



MAP SHOWING RESUBDIVISION BEING A PORTION OF TRACTS A-1-A-2 AND A-1-A-3 THE ROSALIE G. MOYSE PROPERTY INTO

LOTS A-1-A-2A AND A-1-A-3-A LOCATED IN SECTION 37, T-4-S, R-1-E GREENSBURG LAND DISTRICT EAST BATON ROUGE PARISH LOUISIANA

FOR H.M. MATTHEWS

GREER ENGINEERING & CONTRACTOR, L.L.C. GREER E. COURSEY, P.E. & P.L.S. BATON ROUGE, LA.



CERTIFICATION

This is to certify that this plat is made in accordance with the Revised Statutes 18:301 Et Seq. And conforms to all Parish ordinances governing the subdivision of land.

BY: Greer E. Coursey, Greer E. Coursey & Land Surveyors 6/30/2002