

VICINITY MAP 1" = 2000'

**LEGEND (NTS)**

	FIND 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)		TREE
	SET 1/2" IRON ROD		WATER METER
	FOUND EBR MONUMENT		MAILBOX
	AIR CONDITIONER		ORNAMENTAL LIGHT
	SEWER CLEANOUT		TELEPHONE PEDESTAL
	COMBINATION POLE		
	PROPERTY LINE		CENTERLINE ROAD
	ADJACENT PROPERTY LINE		FENCE LINE
	EDGE OF ROAD		POWER LINE

STORMWATER MANAGEMENT: AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORMWATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNIFIED DEVELOPMENT CODE (U.D.C.), LATEST VERSION.

FILL: THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND CITY PARISH ORDINANCES AND LAWS GOVERNING THE SALE DEVELOPMENT OF THE PROPERTY. IN PARTICULAR NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE (U.D.C.)

DEED RESTRICTION: CITY OF BATON ROUGE AND PARISH OF EAST 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.

GENERAL NOTES: REFERENCE MAPS: 1) MAP SHOWING SURVEY & RESUBDIVISION OF LOT A THE GEORGE EDWARDS LAWRENCE PROPERTY INTO LOTS A-1, A-2, & A-3... BY CARL JEANSONNE, JR., DATED JUNE 26, 2001. 2) MAP SHOWING SURVEY OF LOT A-3 GEORGE LAWRENCE PROPERTY... BY TODD HARRIS, DATED APRIL 28, 2005. 3) MAP SHOWING THE SURVEY OF A 1.36+ ACRE TRACT 'A' AND A 1.00+ ACRE TRACT 'B' FOR KLEINPETER FARMS DAIRY... BY EDWARD E. EVANS, P.E., DATED FEBRUARY 24, 1964.

\*BASE BEARING: SOUTH PROPERTY LINE OF LOT A-3 (N62°05'36"W) PER REFERENCE MAP #2.

FLOOD ZONE INFORMATION: ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 22033C0335E, DATED MAY 2, 2008, LOTS A-2-A & A-3-A ARE LOCATED IN FLOOD ZONE "X", AND LOT A-1-A IS LOCATED IN FLOOD ZONE "X" (THIS AREA PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEE, DIKE OR OTHER STRUCTURE SUBJECT TO POSSIBLE FAILURE DURING LARGER FLOODS) AND "AE" (BASE FLOOD ELEVATION= 19.0')

ZONING: C1 SETBACK: FRONT = 42.5' (PER REFERENCE MAP #1) SIDE = N/A REAR = N/A MINIMUM LOT SIZE: 7,500 SQ. FT. FUTURE LAND USE: COMMERCIAL

NOTES: HATCHED AREAS A, B, C & D ARE SHOWN FOR TITLE TRANSFER PURPOSES ONLY.

BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY CONSTRUCTION.

FENCE LOCATIONS SHOWN ON THIS SURVEY ARE FOR GRAPHICAL REPRESENTATION ONLY. NO DETERMINATION REGARDING ANY POSSIBLE RIGHTS OF POSSESSION WERE MADE BY THE LAND SURVEYOR

WETLAND DELINEATION OR ENVIRONMENTAL ASSESSMENTS WERE NOT PERFORMED NOR WERE WITHIN THE SCOPE OF THIS SURVEY.

THIS SURVEY WAS BASED UPON INFORMATION SUPPLIED BY THE CLIENT AND IS SUBJECT TO THOSE ADVERSE FACTS WHICH MIGHT BE DISCLOSED BY A COMPLETE TITLE SEARCH, CONDUCTING A FULL ABSTRACT WAS NOT WITHIN THE SCOPE OF THIS SURVEY.

THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESS OR IMPLIED.

CERTIFICATION AND THE RIGHT TO REPRODUCE AND/OR DISTRIBUTE THIS PLAT DOES NOT EXTEND TO ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF FORTE AND TABLADA, INC. AND THE CERTIFYING LAND SURVEYOR.

THIS SURVEY IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS ESTABLISHED BY LA. REV. STATUTES TITLE 46: CHAPTER 29, AS A CLASS C SURVEY.

UTILITY COMPANY INFORMATION: ELECTRIC: ENTERGY GAS: ENTERGY WATER: BATON ROUGE WATER SEWER: APPROVED INDIVIDUAL TREATMENT SYSTEMS TELEPHONE: AT&T CABLE: COX SCHOOLS: ELEMENTARY: WOODLAWN ELEMENTARY MIDDLE: WOODLAWN MIDDLE HIGH: WOODLAWN HIGH EMERGENCY: ST. GEORGE FIRE DISTRICT #2

BEARING AND DISTANCE IS PER REFERENCE MAP #2

LOT A-3-A POINT OF BEGINNING

BARRINGER FOREMAN ROAD (R/W VARIES) M.S.P. 47100

POINT OF COMMENCEMENT: THE INTERSECTION OF THE SOUTH R/W OF AIRLINE HWY. AND THE EAST R/W OF BARRINGER FOREMAN RD.

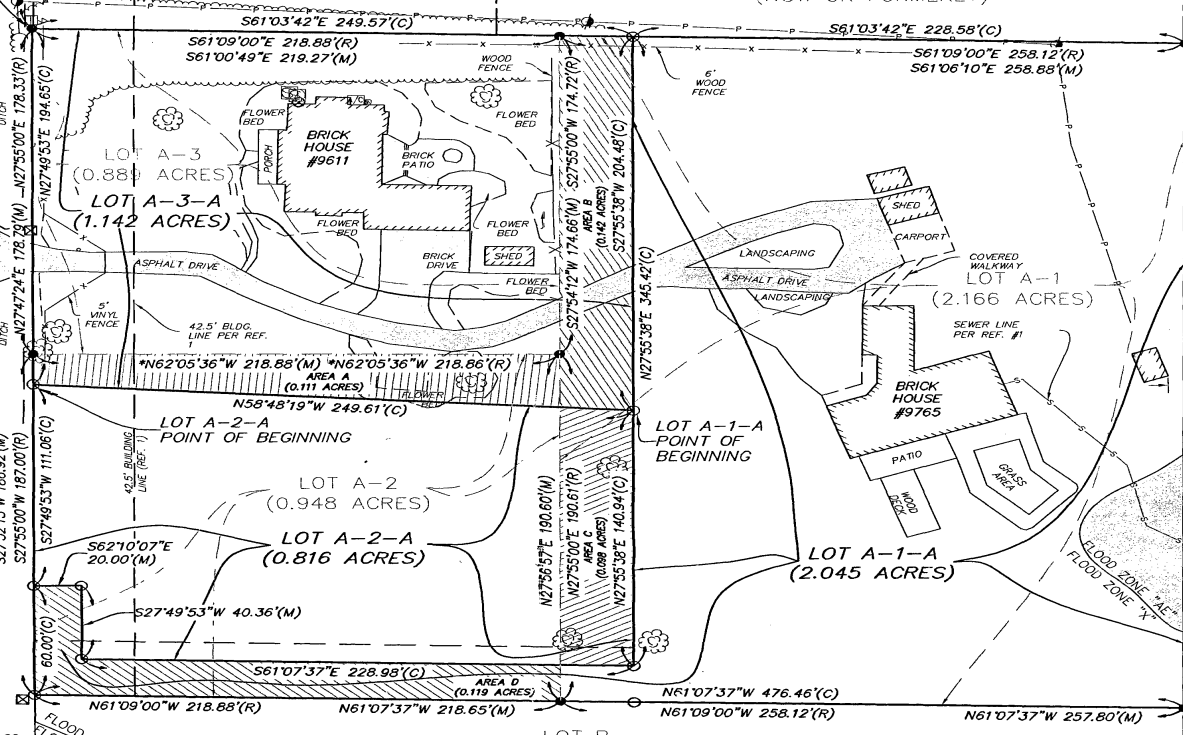
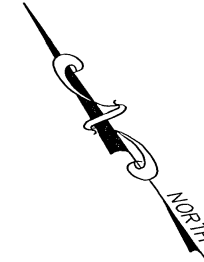
TRACT A KLEINPETER FARMS DAIRY INC. (NOW OR FORMERLY)

TRACT B KLEINPETER FARMS DAIRY INC. (NOW OR FORMERLY)

GRAPHIC SCALE



(IN FEET) 1 inch = 50 ft.



\*THIS IS AN EXCHANGE OF PROPERTY. NO NEW LOTS ARE BEING CREATED.

ORIG: 582 BNDL: 12555 1/22/2014 11:58:43 AM

TRACT B-2 FILED AND RECORDED EAST BATON ROUGE PARISH, LA DALE R. BARDON, CLERK OF COURT AND RECORDER (NOW OR FORMERLY)

**APPROVED:**

PLANNING COMMISSION  
CITY OF BATON ROUGE AND  
EAST BATON ROUGE PARISH

BY: *[Signature]*  
TROY BUNCH, PLANNING AND  
ZONING DIRECTOR OR HIS DESIGNEE  
PER: *[Signature]* ERIC L. HOLCOMB, INTERIM PLANNING DIRECTOR

DATE: 1/15/2014  
FILE NO.: P.47188 EOP-55-12

**APPROVED:**

HEALTH UNIT  
EAST BATON ROUGE PARISH

BY: *[Signature]*  
LAKEISHA THERIOT  
SANITARIAN

DATE: 12.11.13

MAP SHOWING EXCHANGE OF PROPERTY OF LOTS A-1, A-2, & A-3 OF THE GEORGE LAWRENCE PROPERTY INTO LOTS A-1-A, A-2-A, & A-3-A LOCATED IN SECTION 51, T-8-S, R-2-E GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LA FOR LANCE BRIGNAC

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 SERVITUDES 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.

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.

LANCE BRIGNAC, OWNER LOTS A-1, A-2, & A-3

12-6-13 DATE



CERTIFICATION: I CERTIFY THAT I MADE THE SURVEY SHOWN HEREON, THAT IT IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY, AND THAT THERE ARE NO SIGNIFICANT VISIBLE ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, UNLESS OTHERWISE NOTED. TODD A. HARRIS PROFESSIONAL LAND SURVEYOR OCTOBER 7, 2013 DATE

SHEET NUMBER 1	
EXCHANGE OF PROPERTY FOR LANCE BRIGNAC SURVEY	
PROJECT FIELDBOOK 120525 45873	DATE 10/07/2013
DETAILED CHECKED	RAW CHECKED
DATE 10/07/2013	SCALE 1" = 50'
A Division of Forte & Tablada	
3007 WINTERLINE AVE. BATON ROUGE, LA 70809 PH: (225) 752-9396	
ATTENTION: THIS BAR = 1 INCH ON ORIGINAL DRAWING. ADJUST SCALE IF THIS BAR ≠ 1 INCH.	BY
REVISION DESCRIPTION	DATE