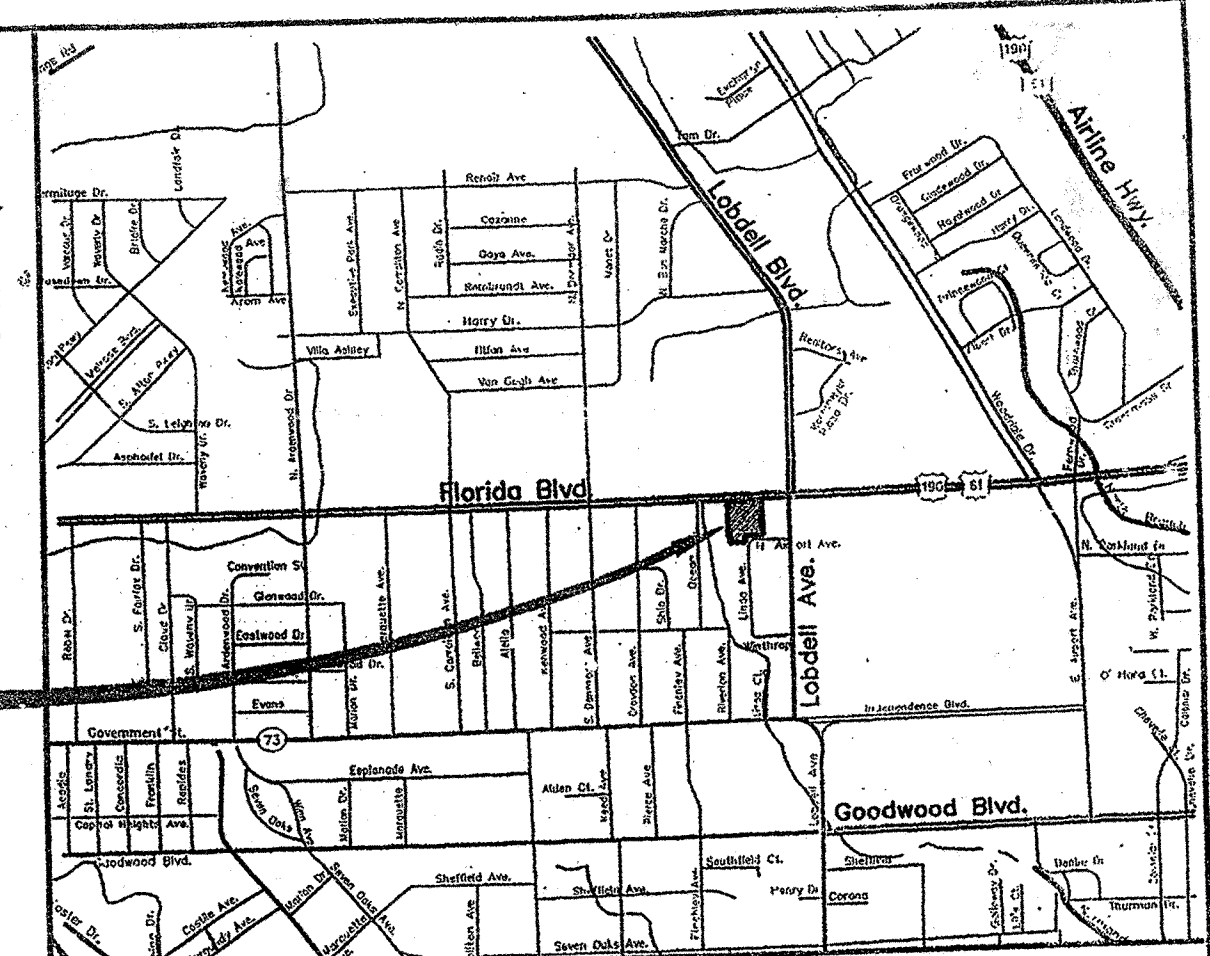
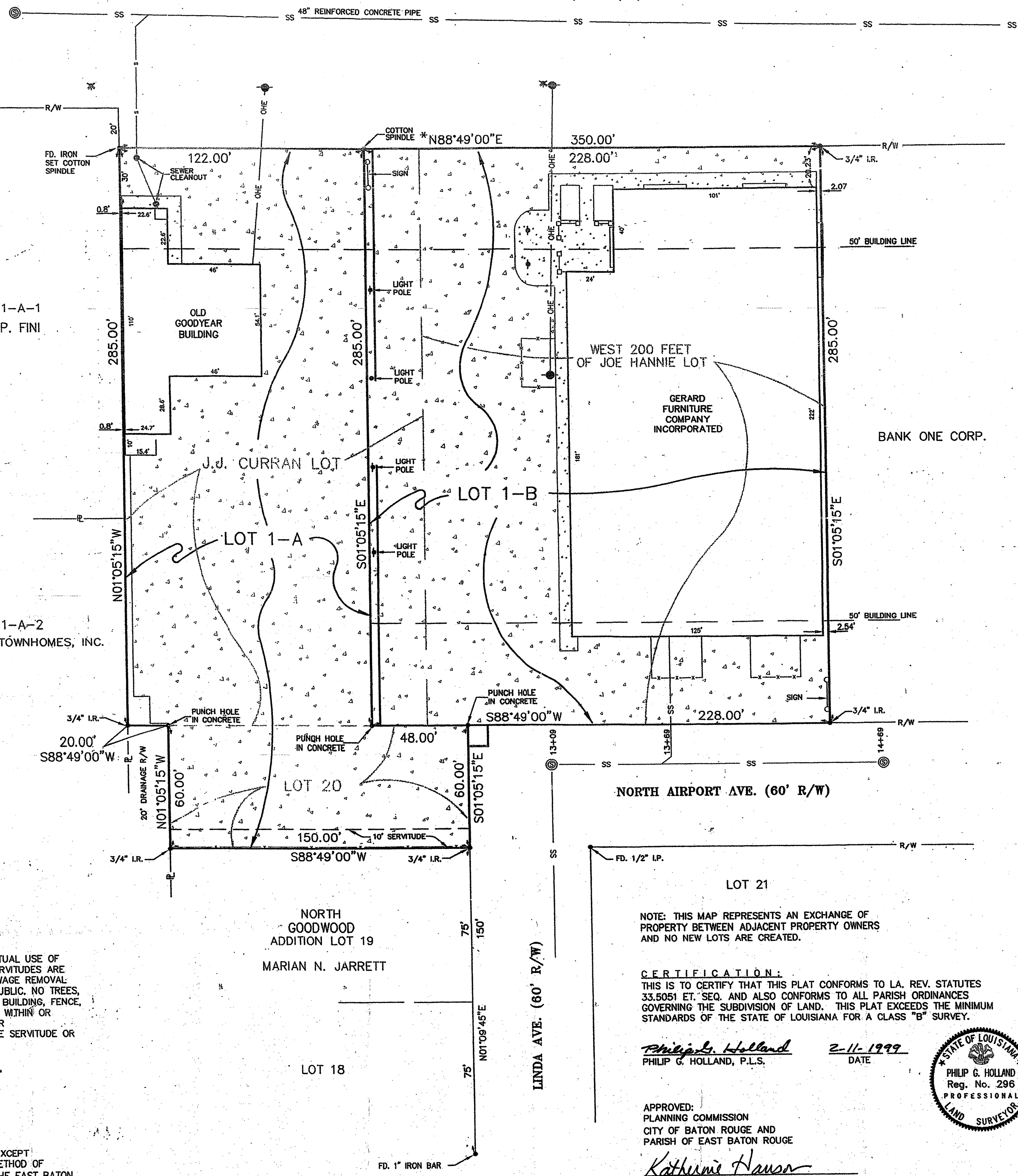


SCALE: 1" = 30'



VICINITY MAP
SCALE: 1" = 2000'

FLORIDA BOULEVARD (220' R/W)



REFERENCE MAPS:

1. MAP OF NORTH GOODWOOD ADDITION, FOR JOE HANNIE, BY: A.G. MUNDINGER, C.E. AND SURVEYOR, DATED MAY 31, 1946
2. MAP SHOWING SURVEY OF THE BOYCE-HARVEY MACHINERY INC. PROPERTY, BEING LOT 20, NORTH GOODWOOD ADDITION, THE J.J. CURRAN LOT AND THE WEST 200 FEET OF THE JOE HANNIE LOT BY A.G. MUNDINGER, C.E. AND SURVEYOR, DATED NOVEMBER 8, 1947
3. MAP SHOWING SURVEY OF PARCELS 1,2 AND 3, BY TOXIE CRAFT, SURVEYOR, DATED JUNE 22, 1965. (NOT APPROVED BY PLANNING COMMISSION, BUT USED IN ACT OF SALE TO GERARD FURNITURE COMPANY, INC. C.O.B. 2508, P. 222, RECORDED JULY 6, 1976)
4. STATE PROJECT NO. 13-04-0017 FLORIDA STREET IN BATON ROUGE, (FOSTER DRIVE TO AIRLINE HWY.) DATED MARCH 19, 1964

* BASE BEARING FROM ABOVE REFERENCE MAP NO. 4.

NO ATTEMPT HAS BEEN MADE BY PHILIP G. HOLLAND, SURVEYOR, TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

TRACT 1-A-1
ALI R. P. FINI

TRACT 1-A-2
FLORIDA PLAZA TOWNHOMES, INC.

GENERAL NOTES:

- ZONING: C2
- SEWER: SOUTH CSD
- ELECTRIC: ENERGY
- GAS: ENERGY
- WATER - BATON ROUGE WATER COMPANY
- TELEPHONE: BELL SOUTH
- CATV: T.C.I. CABLEVISION OF LA

ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 220058 0095 D DATED MAY 17, 1993, THIS PROPERTY IS LOCATED IN FLOOD ZONE X.

THE APPROVAL OF THIS PLOT 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 COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISIONS 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.

ACREAGE: 1.005 ACRES 43,770 SQ. FT. (LOT 1-A)
1.492 ACRES 64,980 SQ. FT. (LOT 1-B)

BASE FLOOD ELEVATION 46.0' (FURNISHED BY D.P.W.)
NO INUNDATION

LEGEND

⊙	SEWER MANHOLE
✱	FIRE HYDRANT
SS	SANITARY SEWER
●	POWER POLE
⊙	SANITARY SEWER CLEANOUT
□	CONCRETE PAVEMENT

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 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.

SEWAGE DISPOSAL:
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL EXCEPT CONNECTION TO AN APPROVED SANITARY SYSTEM UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE EAST BATON ROUGE PARISH HEALTH UNIT.

Gerard Adam Ruth
GERARD ADAM RUTH
PRESIDENT

2-11-1999
DATE

LOT 21
NOTE: THIS MAP REPRESENTS AN EXCHANGE OF PROPERTY BETWEEN ADJACENT PROPERTY OWNERS AND NO NEW LOTS ARE CREATED.

CERTIFICATION:
THIS IS TO CERTIFY THAT THIS PLAT CONFORMS TO LA. REV. STATUTES 33.5051 ET. SEQ. AND ALSO CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS PLAT EXCEEDS THE MINIMUM STANDARDS OF THE STATE OF LOUISIANA FOR A CLASS "B" SURVEY.

Philip G. Holland
PHILIP G. HOLLAND, P.L.S.
2-11-1999
DATE



APPROVED:
PLANNING COMMISSION
CITY OF BATON ROUGE AND
PARISH OF EAST BATON ROUGE

Katharine Hanson
TROY L. BUNCH OR HIS DESIGNEE
PLANNING DIRECTOR
2-12-99
DATE
C-30622

MAP SHOWING
RESUBDIVISION OF
WEST 200 FEET OF THE JOE HANNIE LOT,
THE J.J. CURRAN LOT, AND LOT 20 OF
NORTH GOODWOOD ADDITION,
INTO LOTS 1-A AND 1-B
LOCATED IN SECTION 82, T-7-S, R-1-E
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LA.
FOR
GERARD FURNITURE COMPANY INCORPORATED