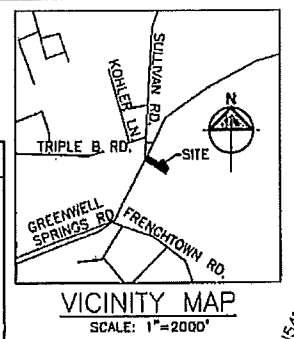


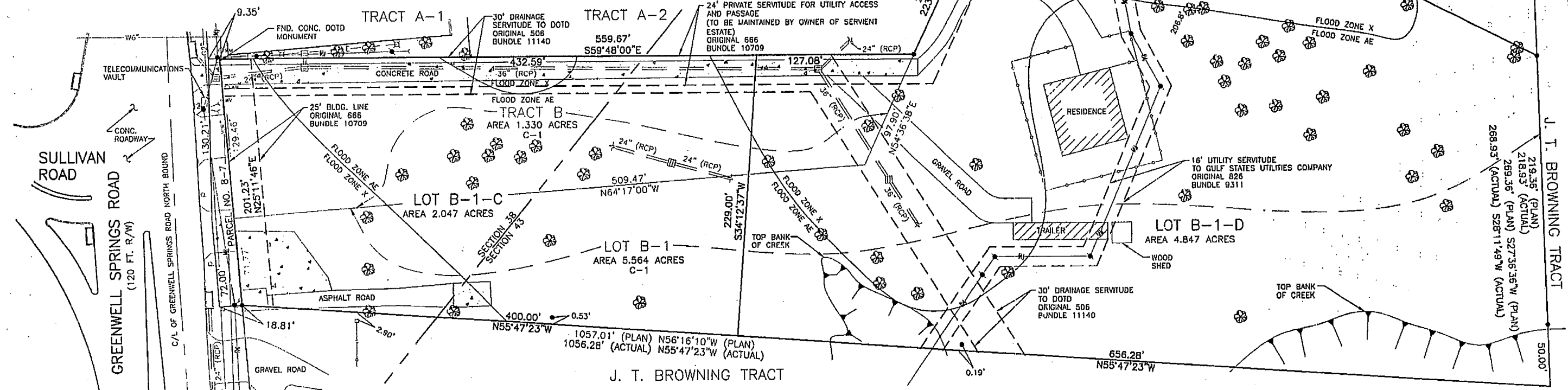
SECTION 38 & 43, T6S, R2E
GREENSBURG LAND DISTRICT
EAST BATON ROUGE PARISH
LOUISIANA

APPROVED
TERRY L. BROWNING, PLANNING DIRECTOR
DEPT. OF PLANNING & DEVELOPMENT
7/15/05 DATE P. 317493



Linfield, Hunter & Junius, Inc.
CONSULTING ENGINEERS AND ARCHITECTS
3608 18th Street, Suite 200
Metairie, Louisiana 70002

LEGEND			
OR	EXIST. DROP INLET	EL.	ELEVATION
—	EXIST. GUY WIRE	SMH	SEWER MANHOLE
W(SIZE)	EXIST. WATERLINE	—	EXIST. FIRE HYDRANT
G(SIZE)	EXIST. GAS LINE	—	EXIST. WATER VALVE
E	EXIST. ELECTRIC LINE	—	EXIST. WATER METER
S	EXIST. SEWER LINE	—	EXIST. SEWER CLEANOUT
T	EXIST. TELEPHONE LINE	—	EXIST. SIGN
(SIZE)	EXIST. DRAIN LINE	—	EXIST. TRAFFIC LIGHT
T.B.M.	TEMPORARY BENCHMARK	—	EXIST. POWER OR TELEPHONE POLE
T.C.	TOP OF CASTING/CURB ELEVATION	—	EXIST. CATCH BASIN
		—	CROSS CUT IN CONC.
		—	EXIST. BOUNDARY LINE
		—	RCP
		—	INV.
		—	CONC.
		—	S/W
		—	FND
		—	REINFORCED CONCRETE PIPE
		—	INVERT ELEVATION
		—	CONCRETE SIDEWALK
		—	EXIST. SPOT ELEVATION
		—	FOUND
		—	OVERHEAD ELECTRIC
		—	EXIST. TREE OR SHRUB
		—	EXIST. FENCE
		—	FOUND IRON PIPE
		—	EXIST. MAILBOX



DESCRIPTION:
TWO PARCELS OF GROUND IN SECTION 38 AND 43, TOWNSHIP 6 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1) LOT B-1
COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE J. T. BROWNING TRACT WITH THE EASTERLY RIGHT-OF-WAY LINE OF GREENWELL SPRINGS ROAD AT A FOUND IRON PIPE, THE POINT OF BEGINNING, THENCE NORTH 26 DEGREES 11 MINUTES 46 SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF GREENWELL SPRINGS ROAD A DISTANCE OF 71.77 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT B; THENCE SOUTH 64 DEGREES 17 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY LINE OF TRACT B A DISTANCE OF 529.47 FEET TO A POINT; THENCE NORTH 54 DEGREES 46 MINUTES 38 SECONDS EAST ALONG THE EASTERLY LINE OF TRACT B A DISTANCE OF 97.00 FEET TO A FOUND IRON PIPE; THENCE NORTH 55 DEGREES 01 MINUTES 11 SECONDS EAST ALONG THE EASTERLY LINE OF TRACT B A DISTANCE OF 223.04 FEET TO A FOUND IRON PIPE ON THE SOUTHERLY LINE OF LOT B-2; THENCE SOUTH 32 DEGREES 49 MINUTES 07 SECONDS EAST ALONG THE SOUTHERLY LINE OF LOT B-2 A DISTANCE OF 458.46 FEET TO A FOUND IRON PIPE ON THE EASTERLY LINE OF THE J. T. BROWNING TRACT; THENCE SOUTH 28 DEGREES 11 MINUTES 46 SECONDS EAST ALONG THE EASTERLY LINE OF THE J. T. BROWNING TRACT A DISTANCE OF 400.00 FEET TO A POINT; THENCE NORTH 55 DEGREES 47 MINUTES 23 SECONDS WEST ALONG THE NORTHERLY LINE OF THE J. T. BROWNING TRACT A DISTANCE OF 1057.01 FEET TO A FOUND IRON PIPE, THE POINT OF BEGINNING, ALL AS SHOWN ON A SURVEY BY LINFIELD, HUNTER & JUNIUS, INC. DATED MARCH 7, 2005. LOT B-1 CONTAINS AN AREA OF 5.564 ACRES.

2) TRACT B
COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE J. T. BROWNING TRACT WITH THE EASTERLY RIGHT-OF-WAY LINE OF GREENWELL SPRINGS ROAD AT A FOUND IRON PIPE, THE POINT OF BEGINNING, THENCE NORTH 26 DEGREES 11 MINUTES 46 SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF GREENWELL SPRINGS ROAD A DISTANCE OF 71.77 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT B; THENCE SOUTH 64 DEGREES 17 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY LINE OF TRACT B A DISTANCE OF 529.47 FEET TO A POINT; THENCE NORTH 54 DEGREES 46 MINUTES 38 SECONDS EAST ALONG THE EASTERLY LINE OF TRACT B A DISTANCE OF 97.00 FEET TO A FOUND IRON PIPE; THENCE NORTH 55 DEGREES 01 MINUTES 11 SECONDS EAST ALONG THE EASTERLY LINE OF TRACT B A DISTANCE OF 223.04 FEET TO A FOUND IRON PIPE ON THE SOUTHERLY LINE OF LOT B-2; THENCE SOUTH 32 DEGREES 49 MINUTES 07 SECONDS EAST ALONG THE SOUTHERLY LINE OF LOT B-2 A DISTANCE OF 458.46 FEET TO A FOUND IRON PIPE ON THE EASTERLY LINE OF THE J. T. BROWNING TRACT; THENCE SOUTH 28 DEGREES 11 MINUTES 46 SECONDS EAST ALONG THE EASTERLY LINE OF THE J. T. BROWNING TRACT A DISTANCE OF 400.00 FEET TO A POINT; THENCE NORTH 55 DEGREES 47 MINUTES 23 SECONDS WEST ALONG THE NORTHERLY LINE OF THE J. T. BROWNING TRACT A DISTANCE OF 1057.01 FEET TO A FOUND IRON PIPE, THE POINT OF BEGINNING, ALL AS SHOWN ON A SURVEY BY LINFIELD, HUNTER & JUNIUS, INC. DATED MARCH 7, 2005. LOT B-1 CONTAINS AN AREA OF 5.564 ACRES.

- NOTES:
1. THE LOCATIONS OF UNDERGROUND AND OTHER NON-VISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF UTILITIES ARE SHOWN. THE ACTUAL NON-VISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATIONS PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON. PRIOR TO EXCAVATION AND DIGGING CALL A ONE CALL (1-800-272-3020).
 2. THIS IS A CLASS B BOUNDARY SURVEY.
 3. NO TITLE RESEARCH OR UTILITY SERVICE SEARCH WAS PERFORMED BY THE SURVEYOR.
 4. THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND ISPS IN 1989, AND INCLUDES ITEMS 3, 6 & 11 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, ISPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OBTAINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."
 5. AS PER FLOOD INSURANCE RATE MAP NUMBER 22005SC00850, PANEL NUMBER 85, EFFECTIVE DATE: MAY 17, 1993, THE SITE IS IN ZONE AE, EL. 50.00'.
 6. THE STREETS AND RIGHT-OF-WAYS SHOWN HERE ON IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SEINTEMENTS ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWERAGE 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, FENCES, STRUCTURES OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SEINTEMENT OR RIGHT-OF-WAY SO AS TO PREVENT OR REASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SEINTEMENT OR RIGHT-OF-WAY IS GRANTED.
 7. LOT B-1-C IS ZONED C-1. LOT B-1-D IS ZONED RURAL.
 8. 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 COMPLETED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNITED DEVELOPMENT CODE ARE ADDRESSED.
 9. 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.

- REFERENCE PLATS:
1. MAP PREPARED BY TONY CRAFT, CE & LS DATED JANUARY 27, 1991, ENTITLED "MAP SHOWING THE SURVEY OF AND THE SUBDIVISION OF THE ANTHONY L. AND J. T. BROWNING TRACT (LOCATED IN SECTIONS 38 AND 43, T-6-S, R-2-E, GREENSBURG LAND DISTRICT OF LOUISIANA, IN THE PARISH OF EAST BATON ROUGE, LOUISIANA FOR ANTHONY L. AND J. T. BROWNING), RECORDED AS ORIGINAL 27, BUNDLE 2739, RECORDS OF EAST BATON ROUGE PARISH, LA.
 2. MAP PREPARED BY TONY CRAFT, CE & LS DATED JUNE 6, 1989, ENTITLED "MAP SHOWING THE RESUBDIVISION OF THE MYRLE BROWNING PROPERTY TO CREATE LOTS B-1 AND B-2, LOCATED IN SECTIONS 38 AND 43, T-6-S, R-2-E GREENSBURG LAND DISTRICT, IN EAST BATON ROUGE PARISH, LA. FOR MRS. MYRLE BROWNING", RECORDED AS ORIGINAL 666, BUNDLE 10709, RECORDS OF EAST BATON ROUGE PARISH, LA.
 3. MAP PREPARED BY TONY CRAFT, CE DATED MARCH 12, 1965, ENTITLED "MAP SHOWING THE SURVEY AND DIVISION OF A 5.24 ACRE TRACT LYING IN SEC 38 AND 43, T-6-S, R-2-E GREENSBURG LAND DISTRICT OF LOUISIANA, IN EAST BATON ROUGE PARISH, LA. ORIGINALLY THE W.D. TALBERT PROPERTY FOR A.L. BROWNING", RECORDED AS ORIGINAL 70, BUNDLE 9937, RECORDS OF EAST BATON ROUGE PARISH, LA.
 4. MAP PREPARED BY VIRGIL I. COLLINS DATED AUGUST 5, 1988, RECORDED AS ORIGINAL 699, BUNDLE 10924, RECORDS OF EAST BATON ROUGE PARISH, LA.
 5. MAP PREPARED BY TONY CRAFT, CE & LS DATED JUNE 24, 1965, ENTITLED "MAP SHOWING THE SURVEY OF TRACT 'A' OF THE DIVISION OF A 5.25 ACRE TRACT ORIGINALLY A PORTION OF THE W.B. TOLBERT PROPERTY LYING IN SECTIONS 38 AND 43, T-6-S, R-2-E, EAST BATON ROUGE PARISH, LOUISIANA FOR WILLIAM MOBLEY", RECORDED AS ORIGINAL 666, BUNDLE 10709, RECORDS OF EAST BATON ROUGE PARISH, LA.
 6. MAP PREPARED BY ALVIN FAIRBURN, LS DATED FEBRUARY 23, 1999, ENTITLED "MAP SHOWING RESUBDIVISION OF A CERTAIN 44.680 ACRE TRACT OF LAND BEING THE J.T. BROWNING PROPERTY LOCATED IN SECTIONS 38 & 43, T-6-S, R-2-E, O.L.D., EAST BATON ROUGE PARISH, LOUISIANA INTO TRACT A AND TRACT B FOR TERRY BROWNING", RECORDED AS ORIGINAL 508, BUNDLE 11140, RECORDS OF EAST BATON ROUGE PARISH, LA.
 7. STATE OF LA. DEPT. OF TRANSPORTATION AND DEVELOPMENT, RIGHT OF WAY MAP, STATE PROJECT NO.254-02-34, SHEET NO. 1 DATED 10-28-87.
 8. BEARINGS ARE BASED UPON TONY CRAFT RESUBDIVISION OF TRACT A INTO TRACT A-1 AND TRACT A-2 DATED OCTOBER 22, 1990, REFERENCE PLAT 2 ABOVE.
 9. THIS IS AN EXCHANGE PROPERTY. NO NEW LOTS ARE CREATED.

- REVISION 1: JULY 7, 2005 TO SHOW 24' PRIVATE SERVITUDE FOR UTILITY ACCESS AND PASSAGE (TO BE MAINTAINED BY SERVIENT ESTATE)
- THE SURVEYOR HAS RELIED UPON THE FOLLOWING SPECIAL EXCEPTIONS AS SHOWN ON SCHEDULE B - SECTION 4 OF THE COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 04-2819 ISSUED BY CHICAGO TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF OCTOBER 29, 2004
- E1. PROPERTY TAXES FOR 2005 (NOT PLOTTED)
 - E2. BUILDING LINE SHOWN ON MAP RECORDED AS ORIGINAL 70, BUNDLE 9937 AND AS ORIGINAL 666 BUNDLE 10709 (AS PLOTTED HEREON)
 - E3. ACCESS EASEMENT SHOWN ON MAP RECORDED AS ORIGINAL 666, BUNDLE 10709 (AS PLOTTED HEREON)
 - E4. GRANT OF RIGHT OF WAY DATED 8/01/55 RECORDED AS ORIGINAL 10, BUNDLE 3336 (NOT PLOTTED DOES NOT AFFECT PREEMPTIONS)
 - E5. GRANT OF RIGHT OF WAY DATED 9/28/59 RECORDED AS ORIGINAL 99, BUNDLE 4511 (NOT PLOTTED DOES NOT AFFECT PREEMPTIONS)
 - E6. SERVITUDE DATED 7/02/58 TO THE GREENWELL WATER COMPANY RECORDED AS ORIGINAL 13, BUNDLE 5149 (WATERLINE AS PLOTTED HEREON)
 - E7. ORDER OF EXPROPRIATION DATED 1/20/72 RECORDED IN COD 2212, FOLD 273 (PARCEL B-7 AS PLOTTED HEREON)
 - E8. OIL, GAS MINERAL LEASE DATED 4/08/76 RECORDED AS ORIGINAL 826, BUNDLE 10127 (NOT PLOTTED)
 - E9. SERVITUDE AGREEMENT DATED 2/26/79 TO GULF STATES UTILITIES COMPANY RECORDED AS ORIGINAL 926, BUNDLE 9311 (AS PLOTTED HEREON)
 - E10. ACT OF DIVISION OF MINERAL ROYALTY INTEREST DATED 10/20/80 RECORDED AS ORIGINAL 205, BUNDLE 9401 (NOT PLOTTED)
 - E11. OIL, GAS AND MINERAL LEASE DATED 1/06/80 RECORDED AS ORIGINAL 50, BUNDLE 9424 (NOT PLOTTED)
 - E12. OIL, GAS AND MINERAL LEASE DATED 10/09/87 RECORDED AS ORIGINAL 104, BUNDLE 9987 (NOT PLOTTED)
 - E13. MEMORANDUM OF OPTION DATED 11/02/89 RECORDED AS ORIGINAL 799, BUNDLE 10127 (NOT PLOTTED)
 - E14. OIL, GAS AND MINERAL LEASE DATED 2/18/90 RECORDED AS ORIGINAL 38, BUNDLE 10899 (NOT PLOTTED)
 - E15. 30' DRAINAGE SERVITUDE TO LADONIA SHOWN ON MAP RECORDED AS ORIGINAL 508, BUNDLE 11140 (AS PLOTTED HEREON)

MAP SHOWING EXCHANGE OF PROPERTY OF TRACT B AND LOT B-1 INTO LOT B-1-C AND LOT B-1-D, LOCATED IN SECTIONS 38 AND 43, TOWNSHIP 6 SOUTH, RANGE 2 EAST, CITY OF BATON ROUGE, EAST BATON ROUGE PARISH, LOUISIANA, SURVEYED IN ACCORDANCE WITH THE LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS B SURVEY, MADE AT THE REQUEST OF REDD REALTY SERVICES, INC.

ORIG 246 BND 11746
FILED AND RECORDED
EAST BATON ROUGE PARISH, LA.
JUL 15 2005
CHRIS L. BROWNING (OWNER)
CLERK OF COURT & RECORDER

RESUBDIVISION FOR THE CITY
REDD REALTY SERVICES, INC.

FRANK C. NEWELL, P.E., PLS
MARCH 7, 2005
LH&J JOB NO. 04-22-H
(504) 833-5300