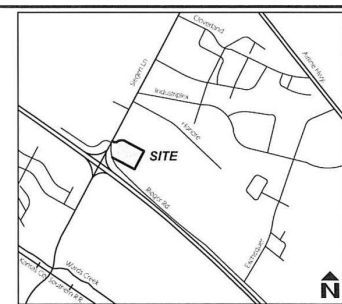


Not Available



VICINITY MAP
1"=2000'

SURVEY DATE: MAY, 2024
NO ATTEMPT WILL BE MADE BY LOUISIANA LAND SURVEYING, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT AND/OR HIS REPRESENTATIVE.

REFERENCE MAPS:
1) REFERENCE TO THIS SURVEY RECONSTRUCTION OF LOT 5-X-1-A INTO LOTS 5-X-1-A-1 & 5-X-1-A-2 OF THE ROBERTS PROPERTY, LOCATED IN SECTION 54, T-8-S, R-1-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA FOR SEIGN LANE INVESTMENTS, LLC, PREPARED BY ADAMS ENGINEERING, INC., SAM H. HOLLADAY III, PLS, DATED JUNE 25, 2007, RECORDED AS ORIG. 166 UNCL. 1186.

BASE OF BEARING:
THE BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH ZONE (NAD83). DISTANCES INDICATED ARE GRID DISTANCES.

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 LATEST REVISION.

FILED RESTRICTIONS:
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 UNIFIED DEVELOPMENT CODE AREA ADDRESSES.

DEED RESTRICTIONS:
ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT MAP TO THE PARCEL OF EAST BATON ROUGE DO NOT ENVOYER 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.

FLOOD NOTE:
SAID PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DETERMINATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP FOR EAST BATON ROUGE PARISH, LOUISIANA (2005) EFFECTIVE JUNE 18, 2015, FOR COMMUNITY PANEL NO. 200305 (SDFP, EAST BATON ROUGE PARISH, STATE OF LOUISIANA, WHICH IS THE CURRENT FLOOD RISK MAP FOR THE QUANTITY IN WHICH SAID PROPERTY IS SITUATED. BASE FLOOD ELEV. 22.0, RECORD NUMBER 17-3.

ZONING: C2 (HEAVY COMMERCIAL)

SETBACKS: C2
FRONT - 10'
SIDE - NA
REAR - 20'
CORNER - 10'
HEIGHT - 45'
Min. Lot Area: 2,500 Sq Ft
Min. Lot Frontage: 60'

GENERAL NOTES:
SPDC PROPERTY TO NOS. TRACT 5-X-1-A-1 (1840758303)
TOTAL ACREAGE: 5.912 ACRES
EXISTING LAND USE: C
FUTURE LAND USE: RC
CHARACTER: MBSA SUBURBAN
FIRE DISTRICT: ST. GEORGE FIRE DISTRICT #2
SCHOOL DISTRICT: 589-S
SEWER: PUBLIC SEWER TREATMENT PLANT
WATER: PUBLIC WATER BAYOU SEWER WATER CO.
ELECTRIC: ENTERTY
TELEPHONE: AT&T

DEDICATION:
THE RIGHTS OF WAY OF STREETS (AND PUMP STATION TRACT) SHOWN HEREON IF NOT PREVIOUSLY DEDICATED HEREBY IS DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWING AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL AND 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 IMPROVEMENT 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 WAS GRANTED.

WHERE THE PUMP STATION OR SEWAGE TREATMENT PLANT IS TO BE PROVIDED BY THE APPLICANT, THE AREA TO BE USED FOR THIS PURPOSE SHALL BE DEDICATED BY THE OWNER AS A SERVITUDE AND TRACT SEPARATE FROM ANY OTHER LOT FOR THAT PURPOSE ONLY.

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

NOT A BUILDING SITE
NO BUILDING PERMITS SHALL BE ISSUED FOR LOT 5-X-1-A-1, 5-X-1-A-2 & 5-X-1-A-3 UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN COMPLETED:
(1) SANITARY SEWER PLANS SHALL BE DESIGNED BY A QUALIFIED LICENSED ENGINEER.
(2) PLANS SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.
(3) THE REQUIRED SANITARY SEWER IMPROVEMENTS SHALL BE CONSTRUCTED AND SEWERED BY THE OWNER/CONTRACTOR.
(4) DEPARTMENT OF PUBLIC WORKS SHALL INSPECT AND APPROVE SANITARY SEWER IMPROVEMENTS.
(5) UPON ACCEPTANCE OF THE WORKS BY THE DEPARTMENT OF PUBLIC WORKS OR THE POSTING OF A BOND BY THE OWNER/CONTRACTOR, A REVISION TO THE PLAT SHOWING THIS RESTRICTION (SEE PROPOSED SEWER RESTRICTION DECISION) SHALL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS AND THE PLANNING COMMISSION FOR APPROVAL AND
(6) IN THE REVISIONS PLAT SHALL THEN BE RECORDED IN THE CLERK OF COURTS CONVEYANCE RECORDS AND THE REQUIRED CERTIFIED COPIES SUBMITTED TO THE PLANNING COMMISSION FOR DISTRIBUTION.

REPRESENTATIVE, TRACT 5-X-1-A-1 (ANU REAL ESTATE) DATE: _____
I CERTIFY THAT THIS PLAT CONFORMS TO LA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES CONCERNING THE SUBDIVISION OF LAND AND EXCEEDS THE ACCURACY STANDARDS FOR A CLASS "C" SURVEY.
Curtis M. Chaney
REGISTERED LAND SURVEYOR
CURTIS M. CHANEY, P.L.S. DATE: 03/20/24



APPROVED:
RYAN L. HOLLOWAY, AISP, PLANNING DIRECTOR
CITY/PARISH PLANNING COMMISSION
CS-19-23
14886-CS
1339-0-03
DATE: _____
OR HIS DESIGNATED EAST BATON ROUGE PARISH PLANNING COMMISSION

FILE NAME:	23-29 05.1-034-036
PROJECT NO.:	23-29
DATE:	03/14/2024
SCALE:	1"=30'
DRAWN BY:	CAC
APPROVED:	CAC

LOUISIANA LAND SURVEYING
17732 Highland Road #G-128
Baton Rouge, Louisiana 70810
225-753-5263 (LAND)
Info@llandsurvey.com