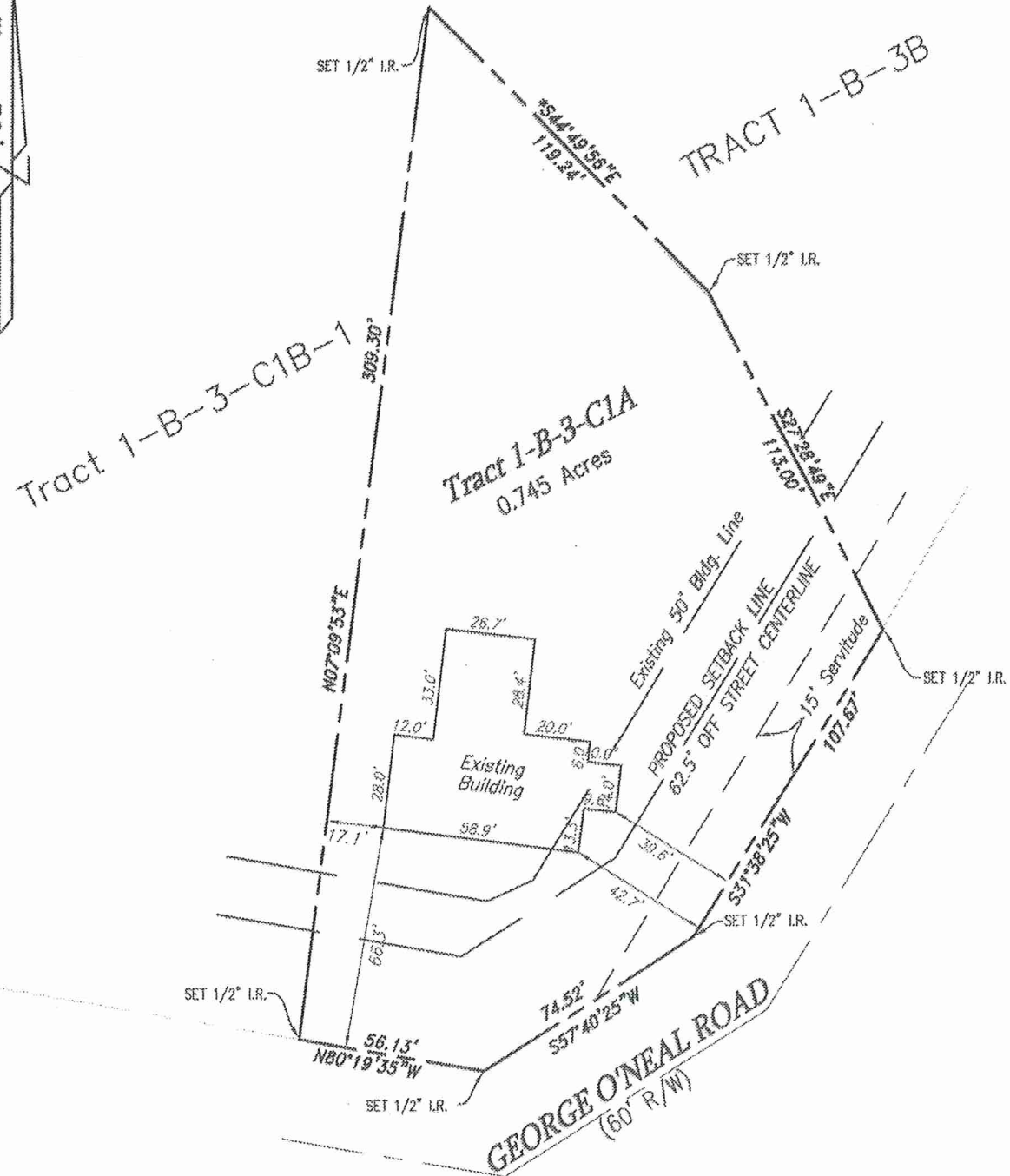


1" = 50'



**GENERAL NOTES:**

ZONING: RURAL  
 AREA: 0.74 ACRES  
 WATER: BATON ROUGE WATER COMPANY  
 ELECTRIC: ENERGY  
 GAS: ENERGY  
 TELEPHONE: AT&T  
 SEWER: W.S.T.N.  
 FLOOD ZONE: AE  
 ELEM. SCHOOL: WEDGEWOOD  
 MIDDLE SCHOOL: SOUTHEAST  
 HIGH SCHOOL: TARA

**REFERENCE MAPS:**

1) "MAP SHOWING REQUIRED RIGHT OF WAY... BEING PORTIONS OF TRACT 1-B-3-C1A AND TRACT 1-B-3-C1B-L..." BY: W.R. ORTEGO, P.L.S., DATED 1-5-1991.

**BASIS FOR BEARING:**

THE BEARINGS SHOWN HEREON ARE BASED OFF OF AND RELATIVE TO BEARING \*S44°49'55"E SHOWN ON REFERENCE MAP ABOVE.

**FLOOD ZONE NOTE:**

THIS PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE 'AE' (AREA WITHIN THE LIMITS OF THE 100 YEAR FLOOD HAZARD) ACCORDING TO FEMA-FIRM MAP FOR EAST BATON ROUGE PARISH PANEL NUMBER 22005B 0270 E, EFFECTIVE DATE MAY 2, 2008.

**NOTES:**

- 1) NO ATTEMPT HAS BEEN MADE BY BENCHMARK GROUP, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.
- 2) THE CITY OF BATON ROUGE/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.
- 3) 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 FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.
- 4) THE BASE FLOOD ELEVATION SHOWN HEREON IS SUBJECT TO CHANGE. THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE EAST BATON ROUGE PARISH ENGINEERING DIVISION.

**APPROVED:**

TROY L. BUNCH, DIRECTOR, OR HIS DESIGNEE  
 EAST BATON ROUGE PARISH PLANNING COMMISSION

DATE

BUNDLE NO.

**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 FOR 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 ANY 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 SAID SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

THE CITY OF BATON ROUGE / EAST BATON ROUGE PARISH IS NOT RESPONSIBLE FOR THE MAINTENANCE OR UPKEEP OF PRIVATE STREETS.

OWNER

DATE

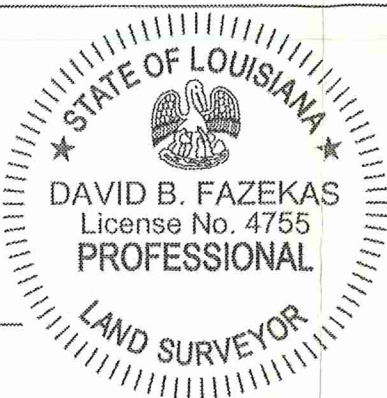
**CERTIFICATION:**

THIS IS TO CERTIFY THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH LOUISIANA REVISED STATUTE 33:5051 ET SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND THAT THIS MAP CONFORMS TO THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

*David B. Fazekas*

DAVID B. FAZEKAS, P.L.S.  
 for  
 BENCHMARK GROUP, L.L.C.

10-5-12  
 DATE



**Map Showing Revision  
 of  
 Front Building Setback Line  
 For  
 Tract 1-B-3-C1A**

Located in Section 53, Township 3 South, Range 2 East  
 Greensburg Land District, East Baton Rouge Parish  
 Louisiana

for  
**Michael Dalrymple**



**BENCHMARK GROUP, L.L.C.**

LAND SURVEYING • CIVIL ENGINEERING  
 LAND PLANNING • LANDSCAPE ARCHITECTURE

11328 PENNYWOOD AVENUE, BATON ROUGE, LOUISIANA 70809  
 PHONE: 225.368.2475 - FAX: 225.368.2476 - WWW.BENCHMARKGROUPLLC.COM

PROJECT NO.: Misc

FILE NAME: Setback Revision

DRAWN BY: MC

DATE: 10-24-12