



Vicinity Map  
Not to Scale

**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\"/>

**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 220058 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.

**DRAINAGE LAYOUT STATEMENT:**  
 As part of construction, it shall be the responsibility of the owner to comply with Storm Water Management and Drainage Requirements set forth in Section 15.13 of the Unified Development Code Latest Revision.

**SEWAGE DISPOSAL:**  
 No person shall provide a method of Sewage Disposal, except connection to an approved Sanitary Sewer System, until the method of sewage disposal has been approved by the Health Unit of East Baton Rouge Parish.

**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.

*Kristina Marie Murphy*  
 OWNER 11/29/12  
DATE

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

\*\*\*\*\* COPY \*\*\*\*\*  
 ORIG: 463 BNDL: 12459  
 12/4/2012 10:40:55 AM

FILED AND RECORDED  
 EAST BATON ROUGE PARISH, LA  
 DOUG WEIDERT  
 CLERK OF COURT AND RECORDER  
 P-46225 RFP  
 BUNDLE NO.

**GENERAL NOTES:**  
 ZONING: RURAL  
 AREA: 0.74 ACRES  
 FUTURE LAND USE: NC - NEIGHBORHOOD CENTER  
 WATER: BATON ROUGE WATER COMPANY  
 ELECTRIC: ENTERGY  
 GAS: ENTERGY  
 TELEPHONE: AT&T  
 SEWER: W.S.T.N.  
 FLOOD ZONE: AE  
 ELEM. SCHOOL: WEDGEWOOD  
 MIDDLE SCHOOL: SOUTHEAST  
 HIGH SCHOOL: TARA  
 FIRE DIST.: ST. GEORGE #2  
 BASE FLOOD ELEVATION: 34.0  
 INUNDATION ELEVATION: 31.8

**Map Showing Revision**  
 of  
**Front Building Setback Line**  
 For  
**Tract 1-B-3-C1A**  
 of the Dr. A.L. Bordelon Property  
 Located in Section 53, Township 3 South, Range 2 East  
 Greensburg Land District, East Baton Rouge Parish  
 Louisiana  
 for  
**Michael Dalrymple**

**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.

11-29-12  
 DATE



**BENCHMARK GROUP, L.L.C.**  
 LAND SURVEYING • CIVIL ENGINEERING  
 LAND PLANNING • LANDSCAPE ARCHITECTURE

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PROJECT NO.: Misc	FILE NAME: Setback Revision	DRAWN BY: MC	DATE: 10-24-12
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