



VICINITY MAP
SCALE 1" = 2000'



NOTE:
WATER: Baton Rouge Water Co.
FIRE: St. George Fire District #2
ELECTRIC: Entergy
SEWER: W.S.T.N.
GAS: Entergy
COMPREHENSIVE PLAN LAND USE: Residential Neighborhood
SCHOOL DISTRICTS: EBR-11

REFERENCE MAPS:

A) Map Showing Subdivision of Lot U-1, Oak Hills Park (8th Filing) into Lots U-1-A and U-1-B, By Ronald K. Ferris, Dated 1-05 (Orig. 533, Bndl. 11685)
B) Right-of-Way map, City Parish Project No. 06-CS-HC-0025, By Carl Jeansonne Jr., (Orig. 996, Bndl. 12115)

GENERAL NOTES:

1.) No attempt has been made by Phillip J. Thomas, P.L.S., to verify title, actual legal ownerships, deed restrictions, servitudes, easements, or other burdens on the property other than that furnished by the client or his representative.

2.) Utilities: Were not part of this Survey.

3.) Per latest quad map, no major contours cross this site.

FLOOD INFORMATION:

1.) Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 22033C330E for East Baton Rouge Parish Louisiana, last revised May 2, 2012, the property shown hereon is located in Flood Zone "X". Base Flood Elevations should be verified with the Engineering Division of the Department of Public Works.

ZONING INFORMATION:

Zoning: = (A1 = Single Family Residential)
Zoning information should be verified with the East Baton Rouge Parish.

BASIS OF BEARING

(N 27°19'52" E) Being the North Right-of-Way line along Siegen Lane and N. Oak Hills Pkwy. Referenced from Map "B"

APPROVED

Frank M. Dure
FRANK M. DURE
PLANNING DIRECTOR
OR HIS DESIGNEE EAST BATON ROUGE
CITY-PARISH PLANNING COMMISSION

1/15/2014
DATE
P-47537
EOP-31-14

CERTIFICATION:

This is to certify that this plat is made in accordance with L.A. revised Statutes 33:5051 ET SEQ. and conforms to all parish ordinances governing the subdivision of land and conforms to a Class C Survey in accordance with the State of Louisiana "Minimum Standards for Property Boundary Surveys".

Phillip J. Thomas
PHILLIP J. THOMAS/P.L.S.
LICENSE # 4682
(225) 938-2282

6/18/2014
DATE

**MAP SHOWING THE SURVEY
AND COMBINATION OF PROPERTY**

OF

LOTS U-1-A AND U-1-B
OAK HILLS PARK - 8th FILING
INTO

LOT U-1-A-1

LOCATED IN SECTION 37, T-8-S, R-1-E
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA

FOR

CAROL LOUISE GALLOWAY

NOTE:

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 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 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.

NOTE:

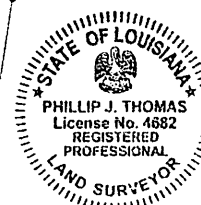
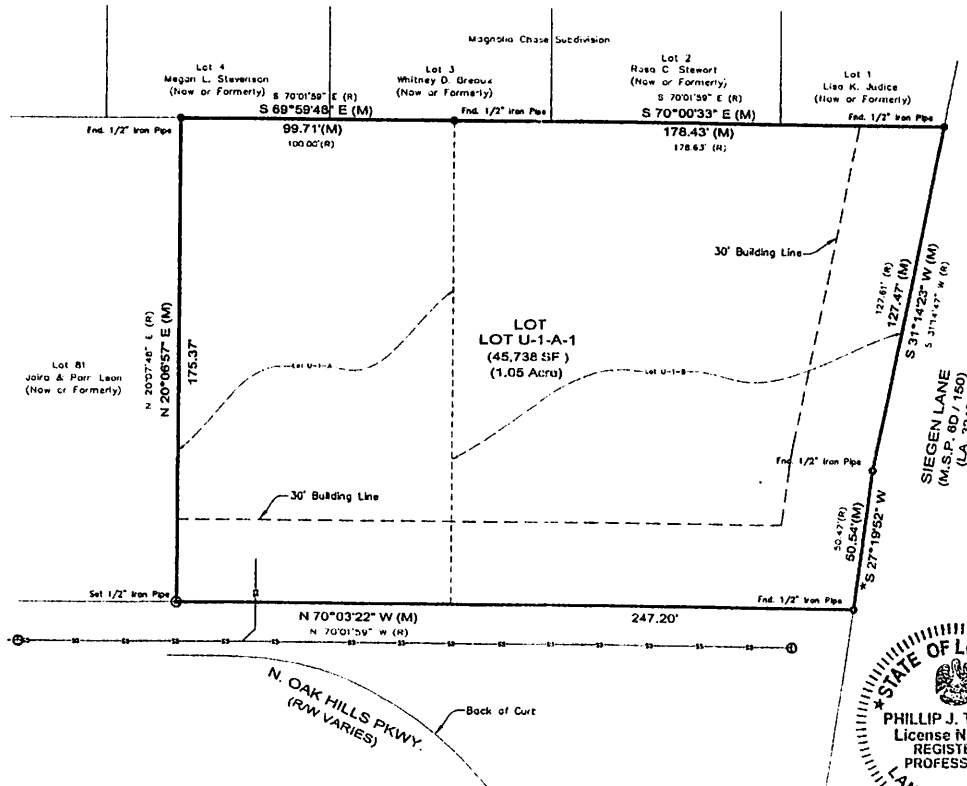
Stormwater Management: As part of construction, it shall be the responsibility of the owner to comply with storm water management and drainage requirements set forth in section 15.13 of the unified development code, latest revision.

DEDICATION:

The streets and right-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 for 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 sewer system, until the method of sewage treatment and disposal has been approved by the Health Unit of East Baton Rouge Parish.



Carol Louise Galloway
CAROL LOUISE GALLOWAY
(OWNER)

7-14-14
DATE