

- GENERAL NOTES:**
1. ACCORDING TO FEMA FIRM 22033C0215E DATED MAY 2, 2008, THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "AE", "X", AND "X (SHADED)". NO BASE FLOOD ELEVATION DETERMINED BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE LIVINGSTON PARISH FLOOD PLAN ADMINISTRATOR.
  2. A WETLANDS DETERMINATION WAS NOT REQUESTED AND IS NOT BEING PROVIDED AS PART OF THIS SURVEY.
  3. NO ATTEMPT HAS BEEN MADE BY SJB GROUP, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE PROPERTY OWNER OR THE OWNER'S REPRESENTATIVE.
  4. ADJACENT PROPERTY OWNERSHIP INFORMATION PER PARISH ASSESSOR'S WEBSITE AND SUBJECT TO CHANGE. ALL OWNERS CONSIDERED NOW OR FORMERLY.
  5. WHERE FOUND, PHYSICAL ABOVE GROUND EVIDENCE OF UTILITIES HAVE BEEN SHOWN HEREON. THE LOCATION OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES, HOWEVER, HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE CONTROLLING AGENCIES AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE BY THE CONTROLLING AGENCIES. THE ACTUAL LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES MAY VARY FROM THOSE SHOWN ON THIS SURVEY. ANY REQUEST FOR UTILITY LOCATIONS SHOULD BE MADE THROUGH LOUISIANA ONE CALL.
  6. DISTANCES SHOWN ARE U.S. SURVEY FEET.

**REFERENCE DATUM:**  
 BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM 1983 (NAD'83), SOUTH ZONE (1702).

**REFERENCE MAP/DOCUMENTS:**

A) "MAP SHOWING EXCHANGE OF PROPERTY OF TRACT A-1 & A-2, BERLIN-MACK PROPERTY INTO TRACT A-1-A & A-2-A", LOCATED IN SECTION 73, T6S, R2E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA, BY MATTHEW S. ESTOPINAL, P.E., P.L.S., DATED 06/05/2020.

B) "MAP SHOWING SUBDIVISION OF TRACT A, BERLIN-MACK PROPERTY INTO TRACT A-1 & 1-2", LOCATED IN SECTION 73, T6S, R2E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA, BY G. WAYNE SLEDGE, P.L.S., DATED 03/30/2017. RECORDED ON 04/13/2017 IN ORIGINAL 612 BUNDLE 12806.

C) "MAP SHOWING THE RESUBDIVISION OF A 18.05 ACRE PORTION OF THE SOUTHERN PORTION OF THE NORTH 40 ACRES OF THE CARR TRACT, BY MCCAIN AND ASSOCIATES, DATE (UNABLE TO DETERMINE).

**ZONING:**  
 RA - RURAL/AGRICULTURAL  
 SETBACKS: FRONT = 35'  
 SIDE = 25'  
 REAR = 35'

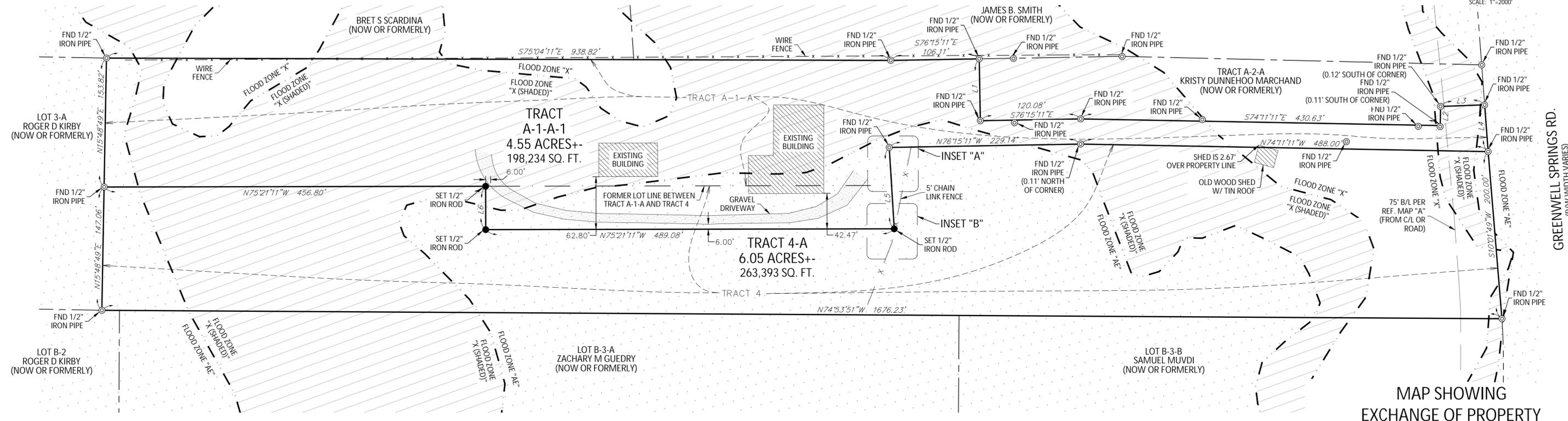
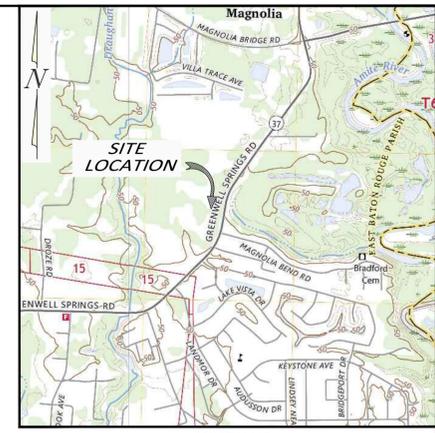
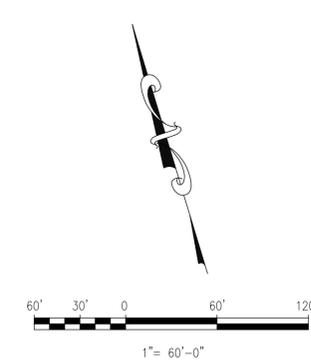
**ADDRESS:**  
 TRACT A-1-A-1: 17877 GREENWELL SPRINGS ROAD  
 GREENWELL SPRINGS, LA 70739

TRACT 4-A: 17855 GREENWELL SPRINGS ROAD  
 GREENWELL SPRINGS, LA 70739

Line #	Length	Direction
L1	73.77'	S13° 44' 48.52"W
L2	22.77'	N15° 47' 50.10"E
L3	52.78'	S77° 22' 00.53"E
L4	55.94'	S10° 27' 58.52"W
L5	97.22'	S11° 13' 33.95"W
L6	51.72'	N14° 38' 48.52"E

**LEGEND**

- PROPERTY LINE
- RIGHT OF WAY
- ADJACENT PROPERTY LINE
- FORMER LOT LINE
- CHAINLINK FENCE
- FLOOD ZONE
- FOUND IRON PIPE
- SET IRON ROD



MAP SHOWING  
 EXCHANGE OF PROPERTY  
 OF  
 TRACT A-1-A & TRACT 4  
 OF THE  
 BERLIN - MACK PROPERTY  
 INTO  
 TRACT A-1-A-1 & TRACT 4-A  
 SECTIONS 73, T6S-R2E,  
 GREENSBURG LAND DISTRICT  
 EAST BATON ROUGE PARISH LOUISIANA  
 FOR  
 KRISTY MARCHAND

**APPROVED**  
 PLANNING COMMISSION  
 CITY OF CENTRAL

FILE NO. \_\_\_\_\_

DATE \_\_\_\_\_

TAURUS FREEMAN  
 PLANNING & ZONING DIRECTOR

**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "C" SURVEY AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. 33:5051, ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

**PRELIMINARY FOR REVIEW ONLY**

JOSEPH M. STUCKEY, P.L.S.  
 LA. LICENSE NUMBER 5350

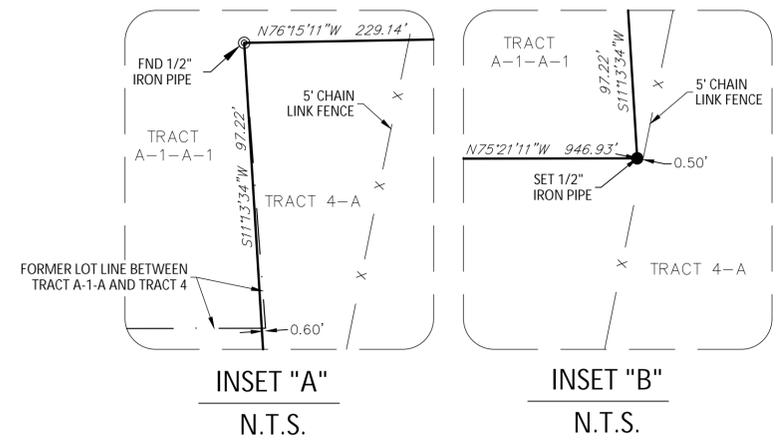
DATE \_\_\_\_\_

**DEDICATION:**  
 THE STREETS & RIGHT-OF-WAYS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES, OTHER THAN THOSE LABELED AS PRIVATE SERVITUDES, ARE GRANTED TO THE PUBLIC FOR PURPOSES INDICATED ON THE PLAT, INCLUDING UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSES FOR THE GENERAL USE BY 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.

**SEWERAGE DISPOSAL:**  
 NO PERSON SHALL PROVIDE OR INSTALL 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.

OWNER: TRACT A-1-A-1 \_\_\_\_\_ DATE \_\_\_\_\_

OWNER: TRACT 4-A \_\_\_\_\_ DATE \_\_\_\_\_



**SJBGroup**

SJB GROUP, LLC  
 5344 BRITTANY DRIVE  
 BATON ROUGE, LA 70808  
 PHONE (225) 769-3400

DRAWING DATE: 05/21/2025  
 PROJ #: 100463.00 SHEET NO.: 1 OF 1  
 SURVEYING FIRM LICENSE NO. VF 390  
 ENGINEERING FIRM LICENSE NO. EF 2119