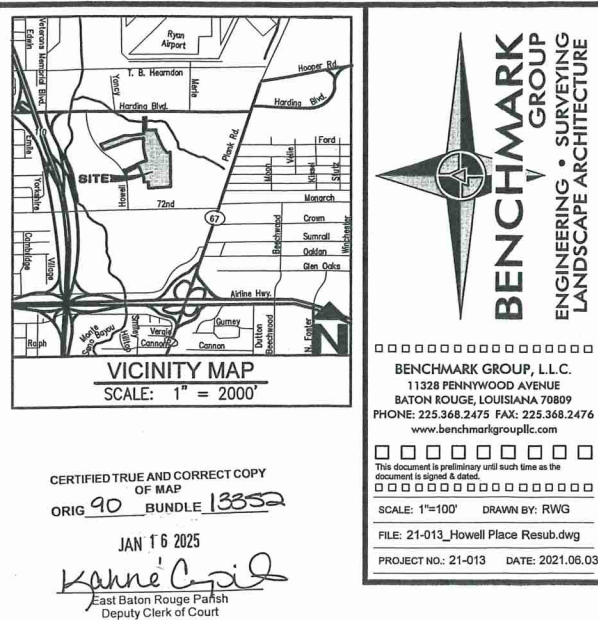
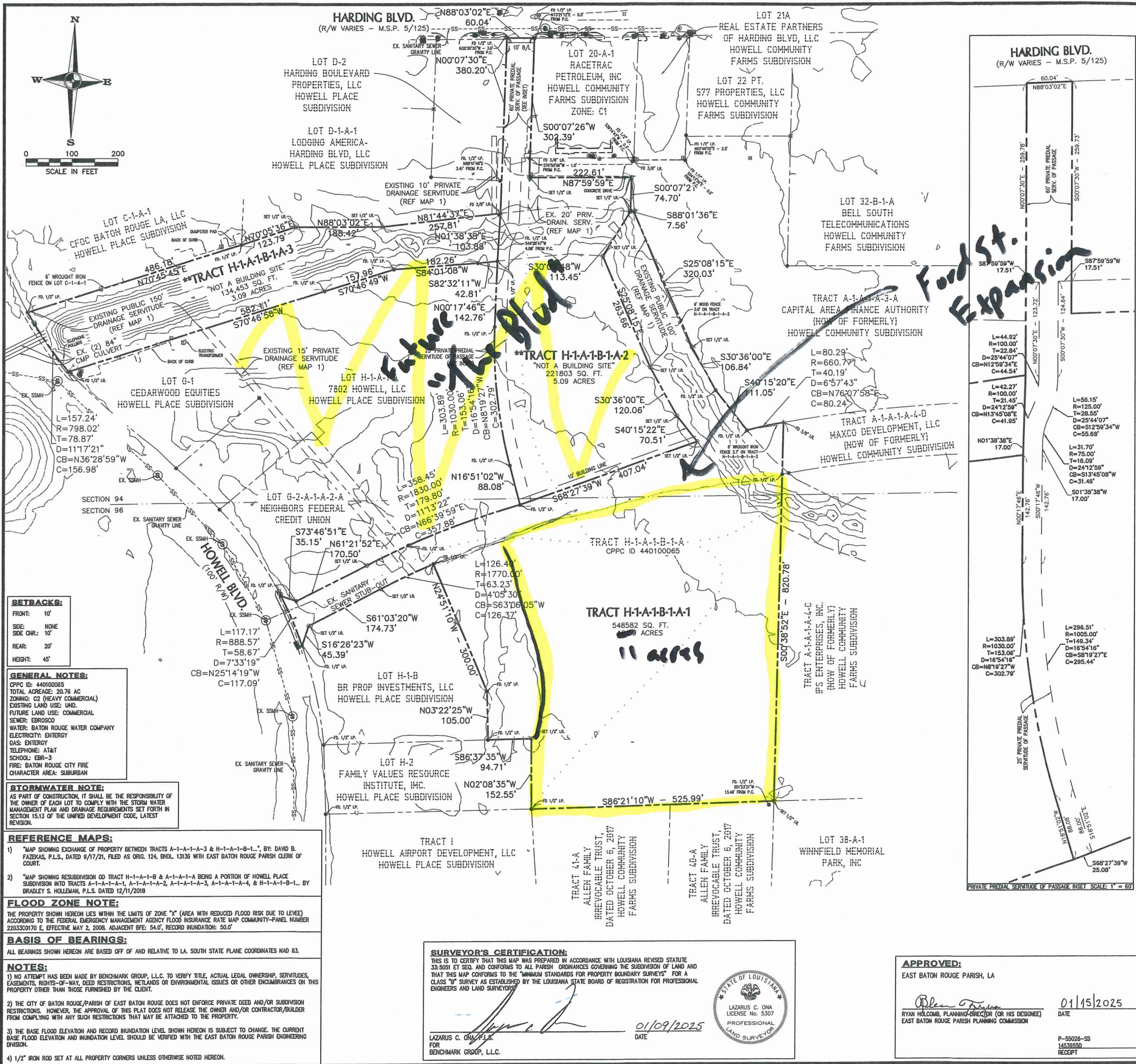




PUBLIC DEDICATION:
THE STREETS AND RIGHT-OF-WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PURPOSES OTHER THAN THOSE LABELED AS PRIVATE SERVITUDES. THE CITY OF BATON ROUGE, LOUISIANA, IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE "PRIVATE SERVITUDES". THE "PRIVATE SERVITUDES" ARE FURTHER GRANTED FOR THE NON-EXCLUSIVE USE OF ALL PUBLIC UTILITIES COMPANIES WHICH PROVIDE PUBLIC UTILITIES TO ADJACENT PLACES AND THE USE OF SAID "PRIVATE SERVITUDES" BY SAID UTILITY COMPANIES SHALL BE LIMITED TO THOSE "PRIVATE SERVITUDES" IN WHICH THE RESPECTIVE PUBLIC UTILITY COMPANY'S FACILITIES ARE LOCATED. FURTHER, INSTALLATION OF ANY NEW FACILITIES (INCLUDING ADDITIONAL TIE-INS TO EXISTING FACILITIES WITHIN ANY NEW OR EXISTING "PRIVATE SERVITUDE") BY ANY PUBLIC COMPANY SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL OF THE HOWELL PLACE SUBDIVISION PROPERTY OWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. THE CITY OF BATON ROUGE/EAST BATON ROUGE PARISH IS NOT RESPONSIBLE FOR THE MAINTENANCE AND/OR UPRKEEP OF PRIVATE STREETS, THE MAINTENANCE AND UPRKEEP OF ALL PRIVATE STREETS ARE THE RESPONSIBILITY OF THE RESIDENTS/OWNERS OF TRACT H-1-A-1-B-1-A-2.

PRIVATE DEDICATION:
THE SERVITUDES DESIGNATED HEREON AS "PRIVATE SERVITUDES" ARE HEREBY RESERVED FOR THE USE OF THE HOWELL PLACE SUBDIVISION PROPERTY OWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF JOOR PLACE PUB. THE CITY/PARISH SHALL HAVE THE RIGHT OF ENTRY INTO THE "PRIVATE SERVITUDES" FOR ACCESS TO THE "PUBLIC DRAINAGE OR SEWER SERVITUDES". THE SALE OF ANY PROPERTY SHOWN HEREON BY REFERENCE TO THIS PLAT SHALL NOT CONSTITUTE A DEDICATION TO THE PUBLIC OF ANY "PRIVATE SERVITUDE" SHOWN HEREON. FURTHERMORE, THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE "PRIVATE SERVITUDES". THE "PRIVATE SERVITUDES" ARE FURTHER GRANTED FOR THE NON-EXCLUSIVE USE OF ALL PUBLIC UTILITIES COMPANIES WHICH PROVIDE PUBLIC UTILITIES TO ADJACENT PLACES AND THE USE OF SAID "PRIVATE SERVITUDES" BY SAID UTILITY COMPANIES SHALL BE LIMITED TO THOSE "PRIVATE SERVITUDES" IN WHICH THE RESPECTIVE PUBLIC UTILITY COMPANY'S FACILITIES ARE LOCATED. FURTHER, INSTALLATION OF ANY NEW FACILITIES (INCLUDING ADDITIONAL TIE-INS TO EXISTING FACILITIES WITHIN ANY NEW OR EXISTING "PRIVATE SERVITUDE") BY ANY PUBLIC COMPANY SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL OF THE HOWELL PLACE SUBDIVISION PROPERTY OWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. THE CITY OF BATON ROUGE/EAST BATON ROUGE PARISH IS NOT RESPONSIBLE FOR THE MAINTENANCE AND/OR UPRKEEP OF PRIVATE STREETS, THE MAINTENANCE AND UPRKEEP OF ALL PRIVATE STREETS ARE THE RESPONSIBILITY OF THE RESIDENTS/OWNERS OF TRACT H-1-A-1-B-1-A-2.

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.

SERVITUDE NOTE:
ALL PUBLIC SERVITUDES AND RIGHTS-OF-WAY SHOWN HEREON ARE EXISTING, EXCEPT FOR THE 25' PRIVATE PRELIM SERVITUDE OF PASSAGE AND THE 60' PRIVATE PRELIM SERVITUDE OF PASSAGE SHOWN HEREON. NO NEW PUBLIC SERVITUDES OR RIGHTS-OF-WAYS ARE DEDICATED ON THIS MAP.

LOT FILL:
THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE 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 SHALL BE COMPLETED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE FOR EAST BATON ROUGE PARISH ARE ADDRESSED.

RESTRICTIONS:
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.

**** "NOT A BUILDING SITE" NOTE:**
NO BUILDING PERMITS SHALL BE ISSUED FOR THESE LOTS UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN COMPLETED:
(1) SANITARY SEWER PLANS SHALL BE DESIGNED BY A QUALIFIED REGISTERED PROFESSIONAL;
(2) PLANS SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS;
(3) THE REQUIRED SANITARY SEWER IMPROVEMENTS SHALL BE CONSTRUCTED BY THE OWNER/CONTRACTOR;
(4) THE DEPARTMENT OF PUBLIC WORKS SHALL INSPECT AND APPROVE THE SANITARY SEWER IMPROVEMENTS;
(5) A REVISION TO THIS PLAT REMOVING THIS STIPULATION SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND THE DEPARTMENT OF PUBLIC WORKS FOR APPROVAL; AND
(6) THE REVISED PLAT SHALL BE RECORDED IN THE CLERK OF COURT CONVEYANCE RECORDS AND THE REQUIRED CERTIFIED COPIES SUBMITTED TO THE PLANNING COMMISSION.

NOTE:
TRACT H-1-A-1-B-1-A-2 SHOWN HEREON IS LABELED AS "NOT A BUILDING SITE". SITE CONSTRUCTION PLANS MUST INCLUDE THE INSTALLATION OF A PROPOSED SEWER SERVICE LINE TO SERVE THE FUTURE DEVELOPMENT. UPON REVIEW AND APPROVAL OF DEVELOPMENT PLANS, PERMITS WILL BE ISSUED; HOWEVER, OCCUPANCY PERMITS WILL BE WITHHELD UNTIL SUCH TIME AS THE REQUIRED SEWER IMPROVEMENTS ARE INSTALLED AND INSPECTED.

MAP SHOWING RESUBDIVISION OF TRACT H-1-A-1-B-1-A OF HOWELL PLACE SUBDIVISION INTO TRACTS H-1-A-1-B-1-A-1, H-1-A-1-B-1-A-2, & H-1-A-1-B-1-A-3
LOCATED IN SECTION 94 & 96, TOWNSHIP 6 SOUTH, RANGE 1 EAST GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH LOUISIANA
FOR
MAXCO DEVELOPMENT, L.L.C.
445 NORTH BLVD., SUITE 500
BATON ROUGE, LA 70802

SURVEYOR'S 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 "B" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS

LAZARUS C. OUA, P.L.S.
FOR BENCHMARK GROUP, L.L.C.

01/09/2025
DATE

APPROVED:
EAST BATON ROUGE PARISH, LA

01/15/2025
DATE

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RECAP