

H.L. Watkins

OWNER - H. L. WATKINS
LOT 15-B-1

DATE: _____

OWNER - CARL L. WATKINS AND/OR MICHELLE WATKINS
LOT 13-C-1

DATE: _____

APPROVED: _____

TROY BUNCH OR HIS DESIGNEE
PLANNING DIRECTOR OF EAST BATON ROUGE PARISH
CITY PARISH PLANNING COMMISSION

DATE: _____

APPROVED: _____

LAWRENCE THERIOT, R.S.
SANITATION MANAGER

DATE: _____

REFERENCE MAP(S):

1. MAP SHOWING THE RESUBDIVISION OF LOTS 13-C, 14-A AND 15-B, VICTORIA FARMS INTO LOTS 13-C-1, 14-A-1 AND 15-B-1, FOR HASCAL D. WATKINS, BY TOXIE CRAFT, P.E. AND DATED FEBRUARY 18, 1991.
2. FINAL PLAT OF LOT "A" RESUBDIVIDED PORTION OF LOTS 14 AND 13, VICTORIA FARMS SUBDIVISION, BY MCGAIN AND ASSOCIATES AND DATED JUNE 7, 1994.

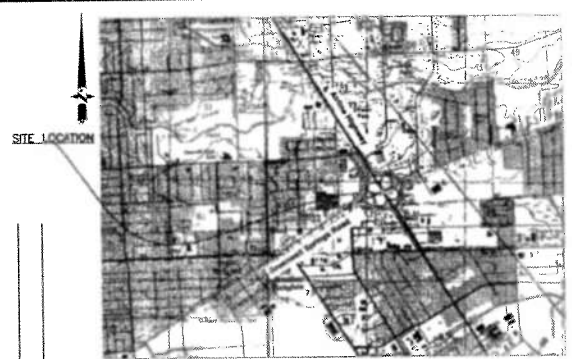
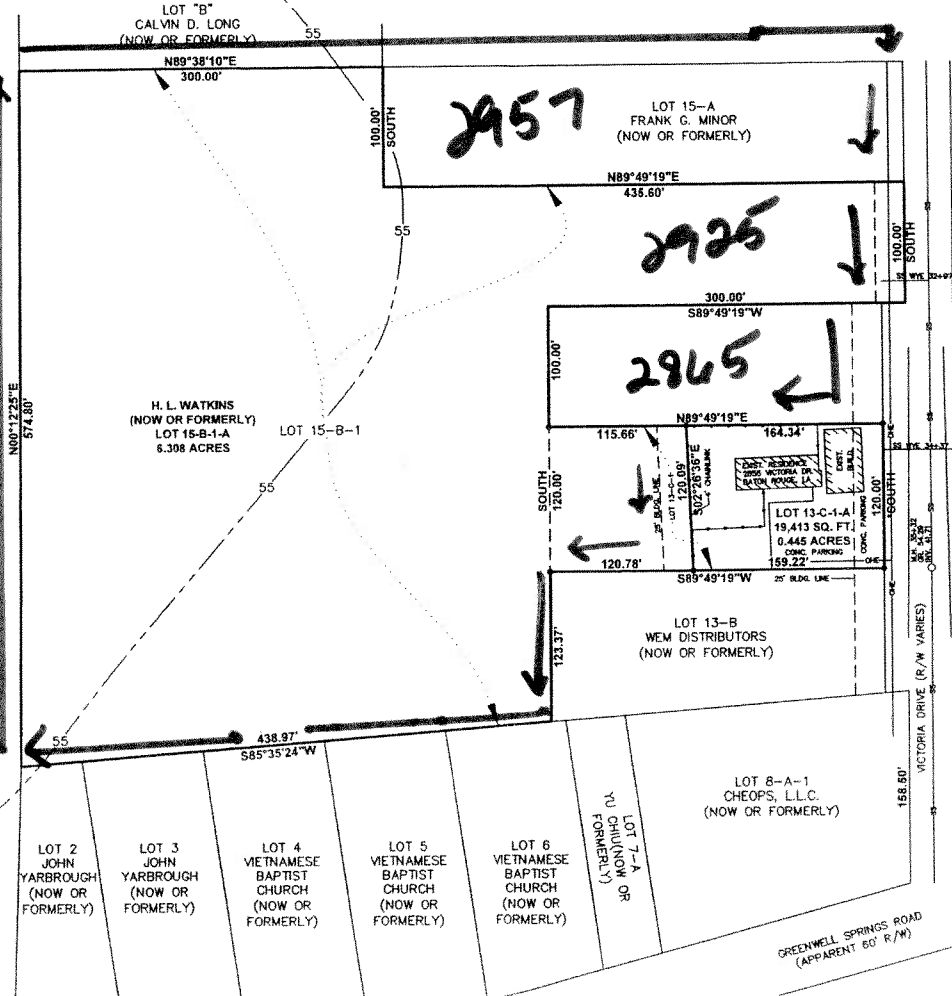
GENERAL NOTES:

1. BASIS OF BEARING: SOUTH
WEST RIGHT-OF-WAY LINE OF VICTORIA DRIVE
2. THE WORDS "CERTIFY", "CERTIFIES", OR "CERTIFICATION" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
3. JOHN DUNLAP LAND SURVEYING, INC. HAS NOT AND DOES NOT PROVIDE DELINEATION OF JURISDICTIONAL WETLANDS.
4. NO ATTEMPT HAS BEEN MADE BY MYSELF TO VERIFY ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT SHOWN ON REFERENCE MAP(S) OR FURNISHED BY THE CLIENT OR HIS REPRESENTATIVES
5. ZONING: LOW DENSITY RESIDENTIAL
6. FLOOD ZONE NOTE:
BY SCALE ONLY, THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE C AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 22005B 0080D, DATED 5/17/1993, FOR EAST BATON ROUGE PARISH, LOUISIANA. BEFORE PROCEEDING WITH ANY PLAN, THE EAST BATON ROUGE PARISH PERMIT OFFICE SHALL BE CONTACTED FOR THE LATEST FLOOD ELEVATIONS.

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 OF 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 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.

SCALE 1" = 100'



VICINITY MAP
SCALE: 1" = 4000'

LEGEND:

- SET 1/2" IRON PIPE
- FENCE
- BUILDING LINE
- SS — SS — SANITARY SEWER
- OHE — OHE — OVERHEAD ELECTRIC
- 55 CONTOUR LINE

STORMWATER MANAGEMENT: AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORMWATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNIFIED DEVELOPMENT CODE, LATEST EDITION.

PLAT SHOWING EXCHANGE
OF PROPERTY
LOT 13-C-1 & LOT 15-B-1
INTO
LOTS 13-C-1-A & 15-B-1-A
VICTORIA FARMS
LOCATED IN SECTION 50, T-6-S,
R-1-E,
EAST BATON ROUGE PARISH, LOUISIANA
FOR
CARL L. WATKINS & MICHELLE WATKINS



WATER DISTRICT-BATON ROUGE WATER
ELECTRIC & GAS-ENTERTY
FIRE DISTRICT-BROOKSTOWN
SEWER DISTRICT-CITY OF BATON ROUGE
SCHOOL DISTRICT-ISTROUMA
LAND USE-LOW DENSITY RESIDENTIAL

I CERTIFY THAT THIS SURVEY HAS BEEN DONE BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH LSBRPELS LRS 33:5051, ET SEQ LAC 46: LXI CHAPTER 29 BASED ON A CLASS C SURVEY.

John Dunlap
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ZACHARY, LA 70791
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John G. Dunlap
JOHN G. DUNLAP, P.L.S.
DATED: 1-13-10