

PUBLIC DEDICATIONS:

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 THE USE OF UTILITIES, DRAINAGE 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 SERVITUDES OR RIGHTS-OF-WAY ARE GRANTED.

TRACT "1-A-1-A-1" IS NOT A BUILDING SITE UNTIL SUCH TIME AS A SANITARY SEWER SERVICE IS PROVIDED THEREIN AND ALL OTHER APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE ARE MET.

PRIVATE DEDICATION:

THE PROPOSED SERVITUDE SHOWN AS 25' PRIVATE SERVITUDE IS HEREBY DEDICATED FOR THE BENEFIT OF TRACT "1-A-1-A-1". THE EAST BATON ROUGE DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR THE MAINTENANCE OF NON-PUBLIC IMPROVEMENTS LOCATED THEREIN.

SEWERAGE DISPOSAL:

NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWERAGE 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.

David B. Stewart
DAVID B. STEWART THARP

5-18-05

ALMA PLANTATION, L.L.C.
A LOUISIANA-LIMITED LIABILITY COMPANY

David B. Stewart
DAVID B. STEWART
PRESIDENT AND MANAGING MEMBER

5-18-05

David B. Stewart
DAVID BRANDETTE STEWART

5-18-05

Caroline Churchill Stewart Halley
CAROLINE CHURCHILL STEWART HALLEY
BY AND THROUGH HER AGENT, DAVID B. STEWART

5-18-05

John R. Tharp
JOHN R. THARP

5-18-05

EXISTING
TRACT "2-B"

APPROVED:

ROY L. BUNCH
PLANNING DIRECTOR OR HIS DESIGNATE
EAST BATON ROUGE PARISH PLANNING COMMISSION

5/18/05

P- 8-37855

G.S.P.I. ROAD (100' R/W)

N 81°48'25" W 1.119.03'

TRACT "1-A-1-A-2"
1.504,702 SQ FT.
(34.540 ACRES)

CARDERE LANE (LA INT 327) (60' R/W)
ASPHALT W/ OPEN DITCH

APPROXIMATE SOUTH CENTRAL BELL SERVICE
(9/21/62/0244)

N62°00'53"N 250.00'

TRACT "1A-1A-T"
62,500 SQ. FT.
(1.435 ACRES)
(NOT A BUILDING SITE)

240.88' N87.58'37" E

N62°01'23"N

—

10

1.04

1

$$\frac{7}{10}$$

62

01'2

29° N

1

452

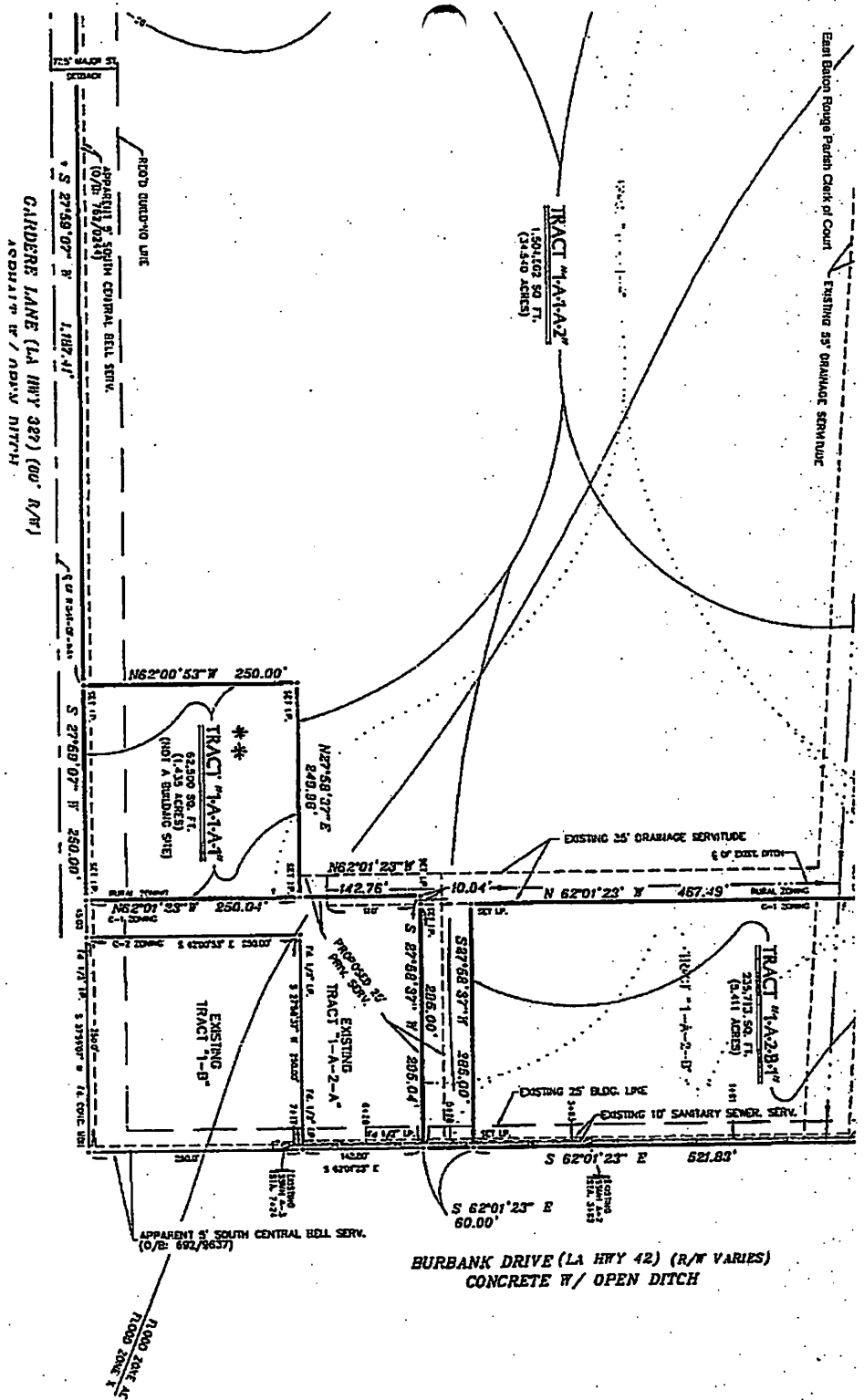
7.49'

1997

1994

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Page 2 of 2
TRACT #1-A
235,713.50
(5.411 ACRE)



NOTES:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES AND STRICTLY LAID FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO. NO ATTEMPT HAS BEEN MADE BY R. JAMES TAYLOR, INC., TO VOUCH FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE CITY OF BATON ROUGE, LOUISIANA, OR ANY OTHER PARTY. THE CITY OF BATON ROUGE, LOUISIANA, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE CITY OF BATON ROUGE, LOUISIANA, OR ANY OTHER PARTY.

THE APPROVAL OF THIS PLAN OR MAP DOES NOT RELIEVE THE OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL FEDERAL, STATE AND CITY PARISH LAWS AND ORDINANCES GOVERNING THE DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILLING SHALL COME INTO BEING UNTIL ALL APPLICABLE PROVISIONS OF CHAD UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

THE CITY OF BATON ROUGE AND THE PARISH OF EAST BATON PARISH ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. NO PART OF THIS PLAN DOES NOT RELEASE THE OWNER AND/OR CO-OWNER FROM ANY SUCH RESTRICTIONS THAT MAY BE APPLICABLE TO THIS PLAN.

GENERAL NOTES:

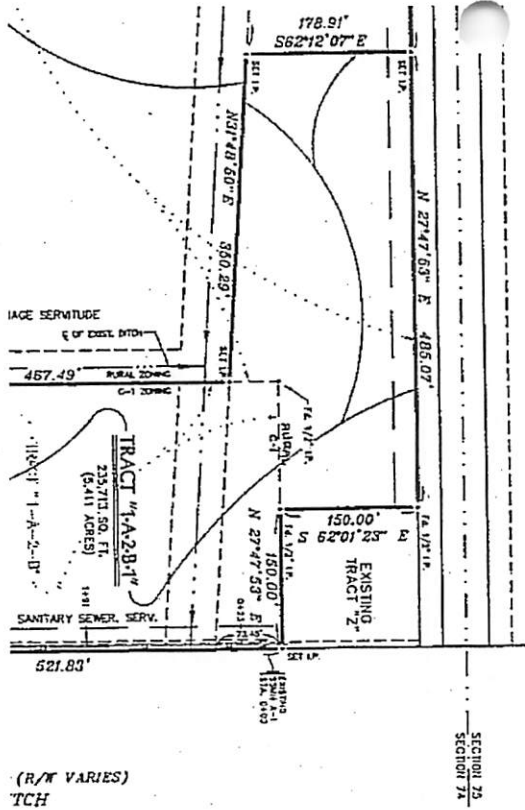
ZONING: C1 (LIGHT COMMERCIAL) & RURAL
 (PUD-1-05 - CASE PENDING)
 SEWER CONNECTION TO WSTN (SOUTH)
 WATER: BATON ROUGE WATER COMPANY, INC.

FLOOD ZONE: AE & X (PER FIRM 220058-D-110-D, MAY 17, 2004)
 BASE FLOOD ELEV. - 18.0'
 UNDAUNTION - 17.0'

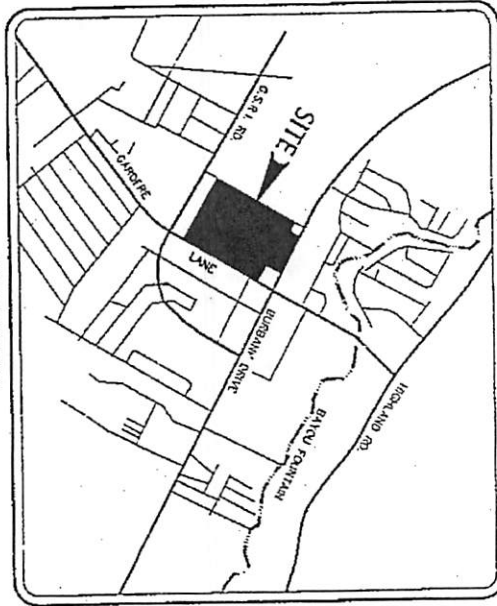
THE BASE FLOOD AND UNDAUNTION ELEVATIONS ARE SUBJECT TO THE CURRENT BASE FLOOD AND UNDAUNTION ELEVATIONS AND THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.

INDICATES 100 YEAR FLOOD ZONE ACCORDING TO

1117214



(R/W VARIES)
TCH

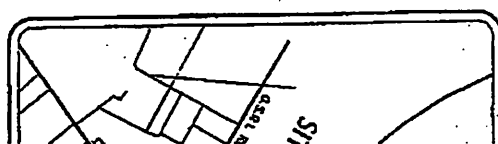


VICINITY MAP
1" = 2,000'

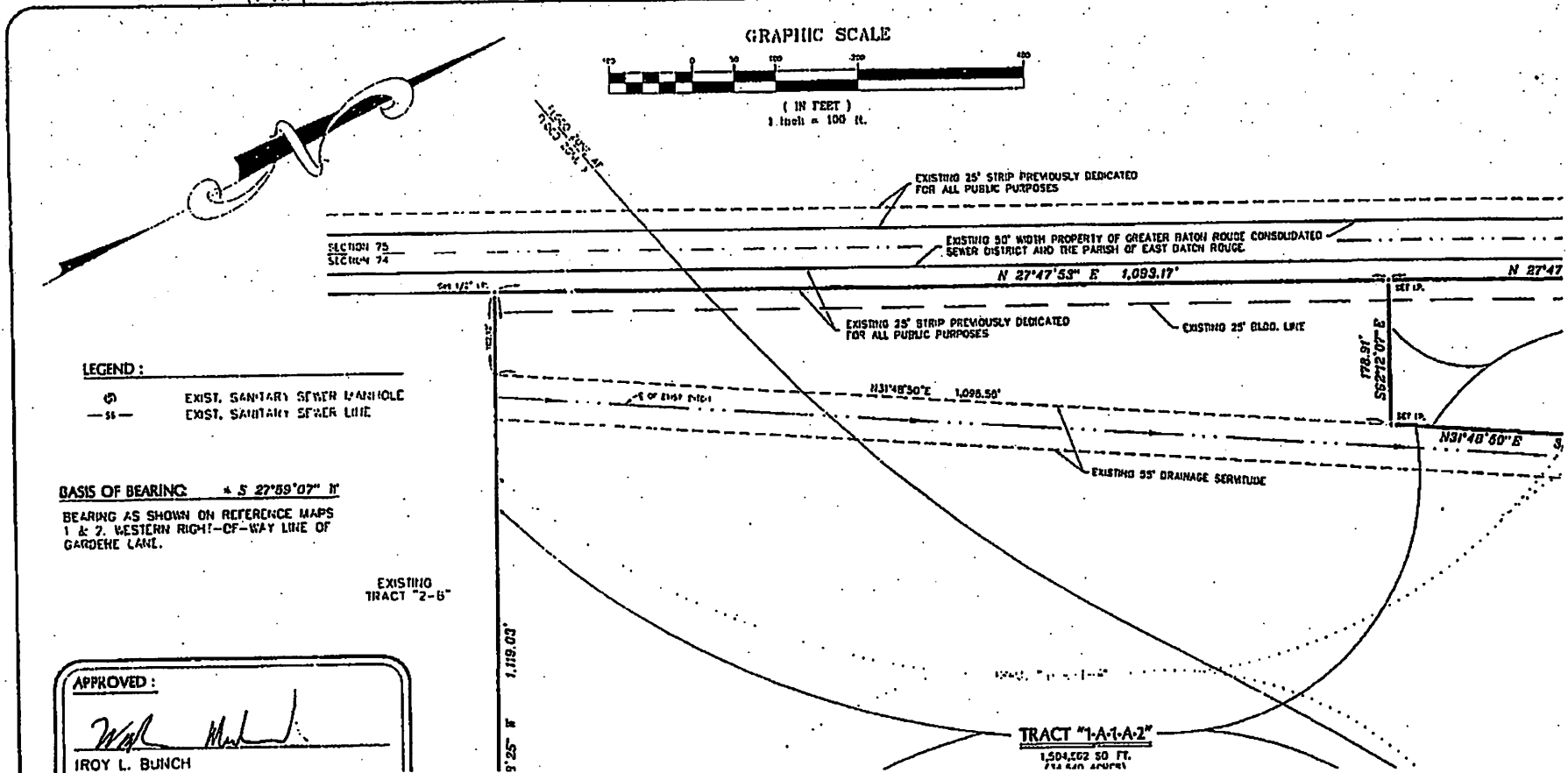
NOTES:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.

(IN TEXT)
1 inch = 100 ft



NOTES:
THE CONTRACTOR
DEPTH AND SIZE
LIABLE FOR ANY
NO ATTEMPT HAS
LEGAL OWNERSHIP
ON THE PROPERTY
REPRESENTATIVE.



8 mi. 12. / N 27° 47' 33" E 199
 0011-27

N 27° 47' 03" E 199

- - 1 mi p.

to the Red Lake Camp at Grand

Crest Range

N 27° 47' 03" E 199
0+11-16

- - - 1 mi. N.
- - - Road to Camp of General
Cavalry Regt.

[illegible]

N 27° 47' 03" E 199

- - - 1 mi. N. - - -
- - - Road to Camp of General
- - - East Point - - -

[illegible]

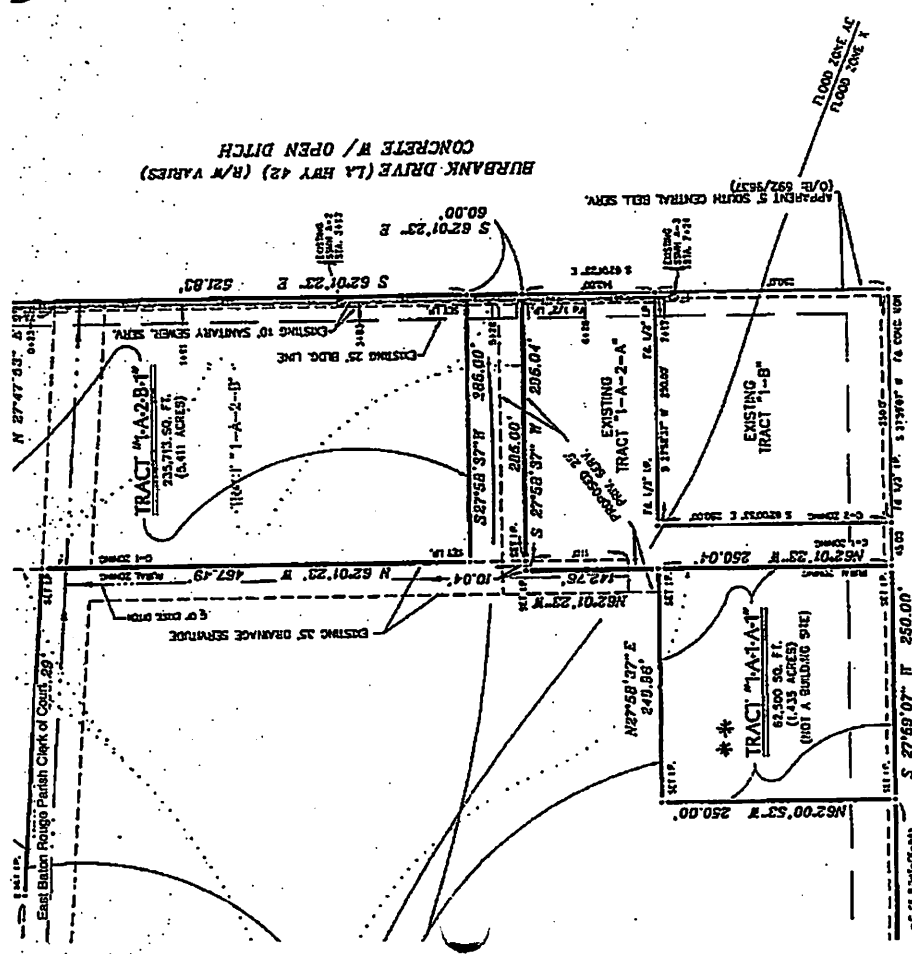
N 27° 47' 03" E 199

- - 1 mi. N. -
- - Road to Camp of Genl.
Camp Point - -

[illegible]

N 27° 47' 03" E 199
0.011

- - - 1 mi. N.
- - - Road to Camp of General
- - - East Point

[illegible][illegible][illegible][illegible][illegible][illegible][illegible]

S 27'49" 0" W 1,187' 41"
GARBERE LANE (LA HWY 327) (OV. R/W)
ASPHALT W/ OPEN DITCH

REFERENCE MAPS:

1. 2000 SCHEDULE RESUBDIVISION OF TRACTS 1-A-1 & 1-A-2 OF THE NATIONAL FLOOD AREA FOR SUBDIVISION, WITH INTO TRACTS 1-A-1-1, 1-A-1-2, 1-A-2-1 & 1-A-2-2, FOR C-2ND & S-1ST, et al. BY R. JAMES TAYLOR, P.E./P.L.S. AND DATED 01-17-00.
2. RECORD OF THE LOCATIONS FOR THE RESUBDIVISION OF TRACT 1 INTO TRACTS 1-A AND 1-B FOR LAND IN SCHEDULE, BY GOS ENGINEERING, INC. AND DATED 4-15-95.

CERTIFICATION:

CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE FOR THE PURPOSE, AS SET FORTH IN THE RECORD, AND IS CORRECT, AND THAT THERE ARE NO UNRECORDED ENCUMBRANCES EITHER WAY AFFECTING THE SURVEY, UNLESS OTHERWISE NOTED. I ALSO CERTIFY THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE APPLICABLE PROFESSIONAL AND REGULATORY STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY AS PER LOUISIANA ADMINISTRATIVE CODE, TITLE 46, PART 1, CHAPTER 25.

THIS IS TO CERTIFY THAT THIS WAS IN ACCORDANCE WITH THE RELEVANT STATUTES 33:501 ET SEQ. AND ALSO COMPLYING TO ALL PROFESSIONAL STANDARDS GOVERNING THE SUBDIVISION OF LAND.



R. James Taylor
R. JAMES TAYLOR, P.E./P.L.S.
6920 NORTH BERNHART COURT
BATON ROUGE, LA 70809
(225) 752-5535 (FAX) 752-5556
DATE 5-10-05

PUBLIC DEDICATIONS:

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BY
DA
CA
BY
JO

INDICATES Page 2 of 2

5-18-65
DATE

John R. Tharp
JOHN R. THARP
5-18-05
DATE

TATUM
R. JAMES TATUM, INC.

[illegible]

7000 2AVE AT.
FLOOD ZONE X

INDICATES 100 YEAR FLOOD ZONE ACCORDING TO FEMA

DATE 931 MAR 12 71
FILES AND INDEXED
EAST PATER HOUSE, L.
205 MAR 12 AM 111754
FILE # 10-4010
DOUG WELBORN
CLERK OF COURT & RECORDER
CERTIFIED TRUE COPY
BY _____
DEPUTY CLERK & RECORDER

MAP SHOWING SUBDIVISION

5

TRACTS "1-A-1-A" & "1-A-2-B"

INTO

TRACTS "1-A-1-A-1", "1-A-1-A-2" & "1-A-2-B-1"

THE EATON ROUGE AREA FOUNDATION PROPERTY

LOCATED IN SECTION 74, TOWNSHIP 8 SOUTH,
RANGE 1 EAST, GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA

FOR

BERNHARDT PROPERTIES, LLC

ALMA PLANTATION, L.L.C.
A LOUISIANA-LIMITED LIABILITY COMPANY

Emily Douglas Stewart Tharp

5-18-05
DATE

DAVID B. STEVART
PRESIDENT AND MANAGING MEMBER

5-18-05
DATE

DAVID BRABETTE STEWART

5-18-05
DATE

CAROLINE CHURCHILL STEWART HALLEY
BY AND THROUGH HER AGENT, DAVID B. STEWART

5-18-05
DATE

John R. Thairp.

5-18-05
DATE

R. JAMES TATUM, INC.

ENGINEERING CONSULTANTS
BATON ROUGE, LOUISIANA

LOCATION: BUIBANK DRIVE @ GARDENE LANE - BATON ROUGE, LA.		SHEET: 1
DATE: 05-16-05	TOTAL AREA: 1,802.775 SQ. FT. (41.286 ACRES)	
SCALE: 1" = 100'	DRAWN BY: CMV/JAH	
	CHECKED BY: RAI	
C0069: BE-21.P41A.205-D41A.2050407123.dwg		OF 1