



0 100' 200'

SEWAGE:

Any new drainage ditch required by the subdivision of this property for the purpose of transporting run off or sewerage plant effluent to an existing Parish maintained ditch shall be constructed by the property owner(s).

DEDICATION:

The public streets and public rights of way shown hereon, if not previously dedicated, are hereby dedicated to the perpetual use of the public for proper uses. Areas shown as Public 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 building structure, nor fence shall be constructed and no shrubbery planted within the limits of any public servitude so as to prevent or unreasonably interfere with any purpose for which the servitude or right of way is granted. All servitudes, streets and rights of way shown as private or not specifically labeled public are reserved as private servitudes in favor of the parties designated in and governed by the instruments which created such private servitudes.

DESIRE STREET MINISTRY

DATE

SERVITUDES:

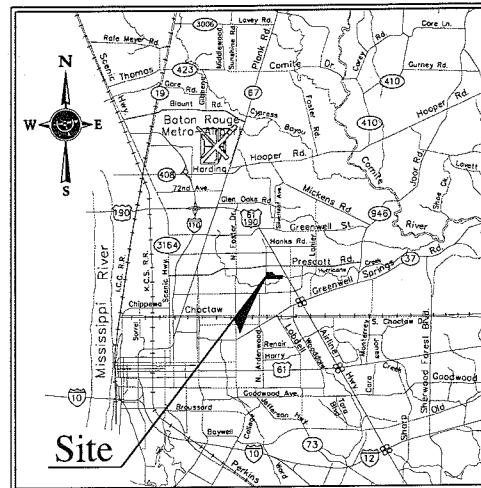
All areas shown as a public servitude are granted to the public for use of utilities, drainage, sewage removal or other proper purpose for the general use of the public. No building, structure, or fence shall be constructed, nor shrubbery planted within the limits of any public servitude so as to prevent or unreasonably interfere with any purpose for which the public servitude is granted.

DRAINAGE:

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 local health authority.

GENERAL NOTES:

- 1.) Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 220058-0080-D for East Baton Rouge Parish Louisiana, last revised May 17, 1993, the property hereon is located in Flood Zones "X" & "AE" Base Flood Elevation = 52.0 feet (NGVD 1929). Base Flood elevations should be verified with the Engineering Division of the Department of Public Works.
- 2.) Zoning: A2 (Single Family Residential). Zoning information should be verified with City/Parish Planning and Zoning).
- 3.) Reference Documents:
 - A. Map Showing the Survey and Levels of a 23.40 Ac. Tract, Lying in Sec. 51, T-6-S, R-1-E, in the City of Baton Rouge, East Baton Rouge Parish, Louisiana for The Diocese of Baton Rouge by Toxie Craft, C.E. dated February 6, 1964.
 - B. Map Showing Survey of Lots 50, 51 & 52 of Kean Place and a Portion of a 23.40 Ac. Tract Located in Section 51, T-6-S, R-1-E, Greensburg Land District of Louisiana, East Baton Rouge Parish, Louisiana by Paul C. Boudreaux, P.L.S. dated 4-26-66.
 - C. Map Showing Survey of Remaining 21.70 Acres and Lot 5, Lying in Sec. 51, T-6-S, R-1-E, East Baton Rouge Parish, Louisiana by David L. Patterson, P.L.S. dated 5-8-2006
 - C. Cash Sale recorded at Original 4, Bundle 6607, records of East Baton Rouge Parish, Louisiana.
 - D. Sale with Mortgage recorded at Original 23, Bundle 6226, records of East Baton Rouge Parish, Louisiana.
- 4.) (*) represents Basis of Bearing. Bearings are based on reference map "A" (above). Distances are U.S. Survey Feet.
- 5.) No attempt has been made by LandSource, Inc., 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.
- 7.) Utilities: The location of underground utilities was not in the scope of this survey.

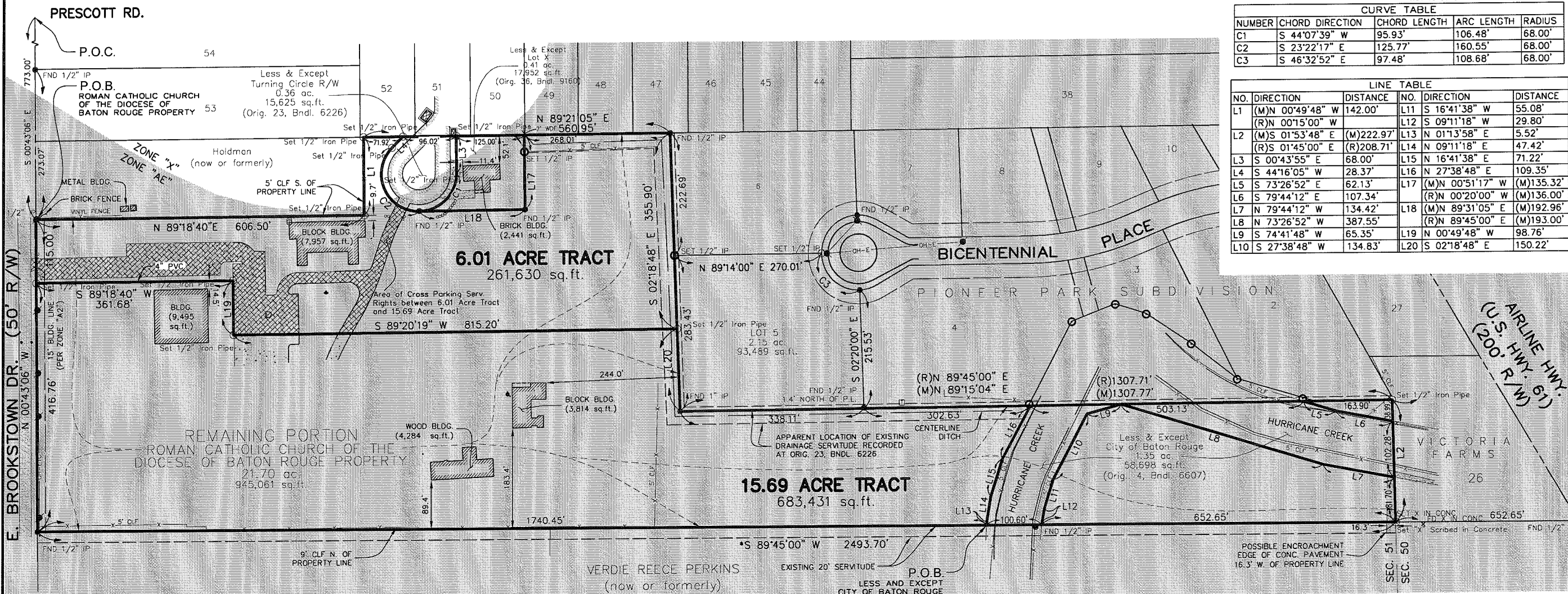


VICINITY MAP

NOT TO SCALE

CURVE TABLE				
NUMBER	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	RADIUS
C1	S 44°07'39" W	95.93'	106.48'	68.00'
C2	S 23°22'17" E	125.77'	160.55'	68.00'
C3	S 46°32'52" E	97.48'	108.68'	68.00'

LINE TABLE			
NO.	DIRECTION	DISTANCE	
L1	(M)N 00°49'48" W	142.00'	
	(R)N 00°15'00" W		55.08'
L2	(M)S 01°53'48" E	(M)222.97'	
	(R)S 01°45'00" E	(R)208.71'	29.80'
L3	S 00°43'55" E	68.00'	
	N 16°41'38" E		5.52'
L4	S 44°16'05" W	28.37'	
	N 09°11'18" E		47.42'
L5	S 73°26'52" E	62.13'	
	(M)N 00°51'17" W	(M)135.32'	
L6	S 79°44'12" E	107.34'	
	(R)N 00°20'00" W	(M)136.00'	
L7	N 79°44'12" W	134.42'	
	(M)N 89°31'05" E	(M)192.96'	
L8	N 73°26'52" W	387.55'	
	(R)N 89°45'00" E	(M)193.00'	
L9	S 74°41'48" W	65.35'	
	N 00°49'48" E		71.22'
L10	S 27°38'48" W	134.83'	
	S 02°18'48" E		109.35'
L11	S 16°41'38" W	55.08'	
L12	S 09°11'18" W	29.80'	
L13	N 01°13'58" E	5.52'	
L14	N 09°11'18" E	47.42'	
L15	N 16°41'38" E	71.22'	
L16	N 27°38'48" E	109.35'	
L17	(M)N 00°51'17" W	(M)135.32'	
L18	(R)N 00°20'00" W	(M)136.00'	
L19	(M)N 89°31'05" E	(M)192.96'	
L20	(R)N 89°45'00" E	(M)193.00'	



LEGEND

- OH-ETC Overhead Electric, Telephone & Cable
- Found Iron Pipe
- Set 1/2" Iron Pipe
- Set "X" in Concrete
- Power Pole
- Telephone Pedestal
- Catch Basin
- 4" Ballard
- R/W Right of Way
- N. North
- E. East
- CLF Chain Link Fence
- WDF Wood Fence
- P.L. Property Line
- Sign
- Asphalt Pavement
- Area of Cross Parking Serv. Rights between 6.01 Acre Tract and 15.69 Acre Tract

ACREAGE SUMMARY

ACREAGE SUMMARY		
ORIGINAL TRACT	23.81 Ac.	1,037,337 sq.ft.
LESS & EXCEPT		
TURNING CIRCLE	(0.36 Ac.)	(15,625 sq.ft.)
CITY OF BATON ROUGE	(1.35 Ac.)	(58,698 sq.ft.)
LOT X	(0.41 Ac.)	(17,952 sq.ft.)
LOT 5	2.15 Ac.	945,061 sq.ft.
TOTAL	23.85 Ac.	1,038,550 sq.ft.

MAP SHOWING SUBDIVISION
OF
THE REMAINING 21.70 ACRES
OF THE ROMAN CATHOLIC CHURCH OF
THE DIOCESE OF BATON ROUGE PROPERTY
INTO
6.01 AND 15.60 ACRE TRACT
OF PIONEER PARK SUBDIVISION
LOCATED IN SECTION 51, T-6-S, R-1-E,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA
FOR
DESIRE STREET MINISTRIES



CERTIFICATION:

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

David L. Patterson, P.L.S.
La. Registration No. 04784

DATE

DATE:
JULY 8, 2010
JOB #: 10-091
OWN. BY: MMS
CKD. BY: DLP
SHEET NO:

01

OF: 01