

0 100' 200'

#### GENERAL NOTES:

- 1.) Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 22033C0335E for East Baton Rouge Parish Louisiana, last revised May 2, 2008, the property shown hereon is located in Flood Zones "X" (With Shading) & "AE". Nearest adjacent Base Flood Elevation = 20 feet (NAVD 1988). Record Inundation Elevation = 18.0 feet (NAVD 1988). The current base flood and inundation elevations are subject to change and should be verified with the Department of Development prior to issuance of building permits.

#### FLOOD AREAS DEFINED:

Zone "X" (With Shading): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Zone "AE": Special flood hazard areas subject to inundation by the 1% annual chance flood (base flood elevations determined).

Flood Insurance Rate Maps are revised frequently and can be found online at: [msc.fema.gov](http://msc.fema.gov)

- 2.) Zoning: PUD (Planned Unit Development)

Yard Requirements (per approved PUD):  
Minimum Front Yard: 10 feet  
Minimum Rear Yard: 20 feet  
Minimum Side Yard: 0 feet  
Minimum Corner Side Yard: 10 feet

Zoning information should be verified with City/Parish Planning Commission.

- 3.) Reference Maps:

A. Map Showing Resubdivision of Lot 4-B-1-A-1-A Being a Portion of the Leon R. Kleinpeter, Sr. Estate into Lot 4-B-1-A-1-A and Lots 1 & PS-1 of Pecue Place Subdivision Formerly Being the Leon R. Kleinpeter, Sr. Estate for Pecue Properties, LLC, prepared by David L. Patterson, P.L.S., with LandSource, Inc., dated September 26, 2022 (Orig. 123, Bnd. 13225)

B. Map Showing Exchange of Property Between Remainder of Lot 3 & Lot 4-B-1-A-1 into Lots 4-B-1-A-1 & 3-A Being a Portion of the Leon R. Kleinpeter, Sr. Estate for Pecue Properties, LLC, prepared by David L. Patterson, P.L.S., with LandSource, Inc., dated February 23, 2021 (Orig. 77B, Bnd. 13137)

- 4.) (\*) represents the Basis of Bearings. Bearings are based on reference map "A" (above). Distances are U.S. Survey Feet.

#### LEGEND

---	Property Line
---	Right of Way Line
---	Servitude Line
---	Tie Line
X	Fence Line
●	Found Iron Pipe/Rod
○	Found Highway Monument
○	Set 1/2" Iron Pipe
●	Sewer Manhole
○	Sewer Cleanout
R/W	Right of Way
WDF	Wood Fence
WMF	Wire Mesh Fence
FND	Found
IP	Iron Pipe
P.L.	Property Line
P.C.	Property Corner
(R)	Recorded
(M)	Measured
MON.	Monument

#### DEDICATION:

The streets, Tract PS-1 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, other than those labeled as private servitudes, are granted to the public for the purposes indicated on the plat, including utilities, drainage, sewage removal or other proper purpose 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.

#### SEWAGE DISPOSAL:

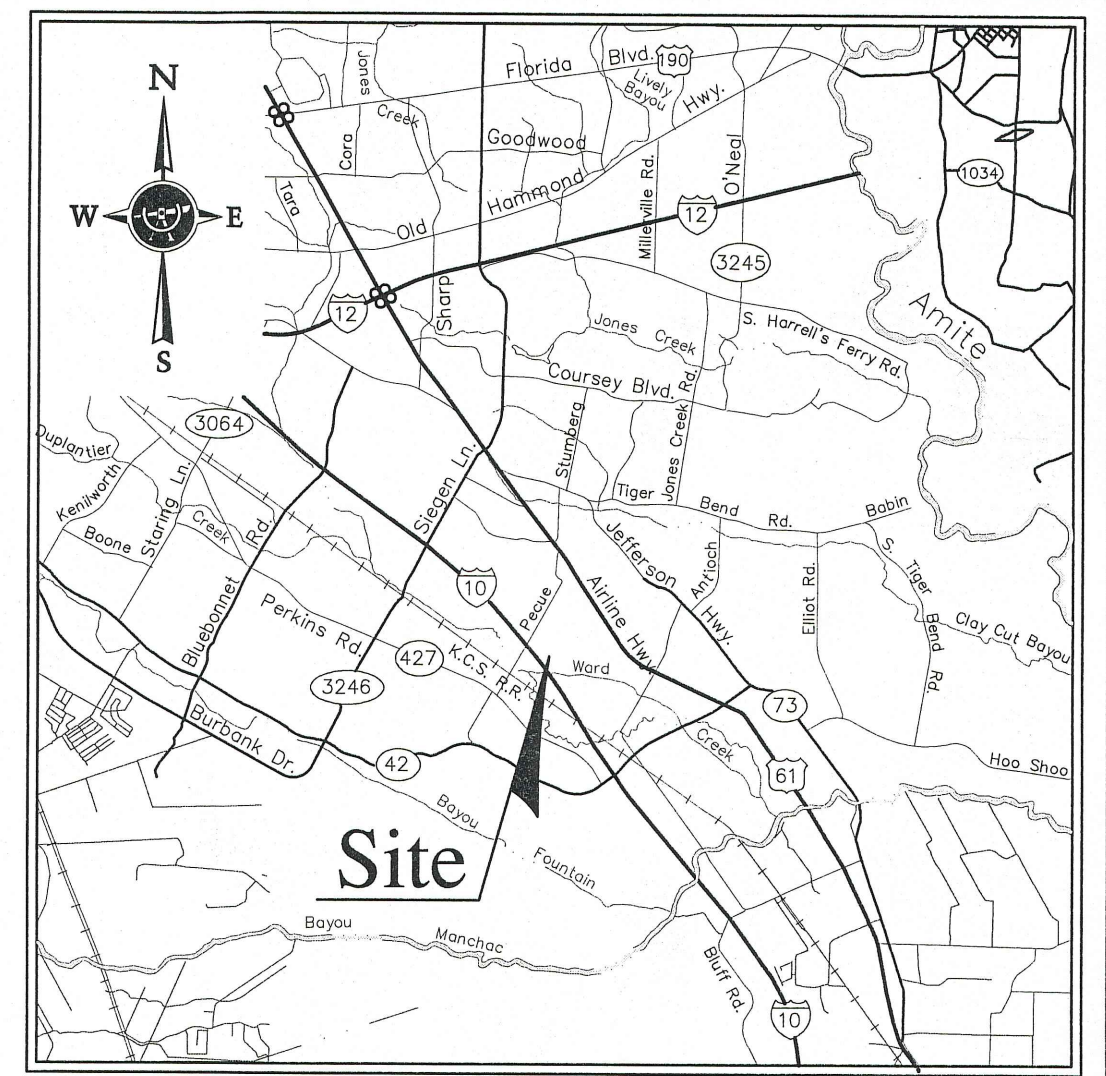
No person shall provide a method of sewage disposal, except connection to an approved sanitary sewer system, until the method of sewage treatment and disposal has been approved by the Health Unit of East Baton Rouge Parish.

Brian Douglas Campbell, Jr.  
Pecue Properties, LLC  
Owner: Lot 4-B-1-A-1-A

Date

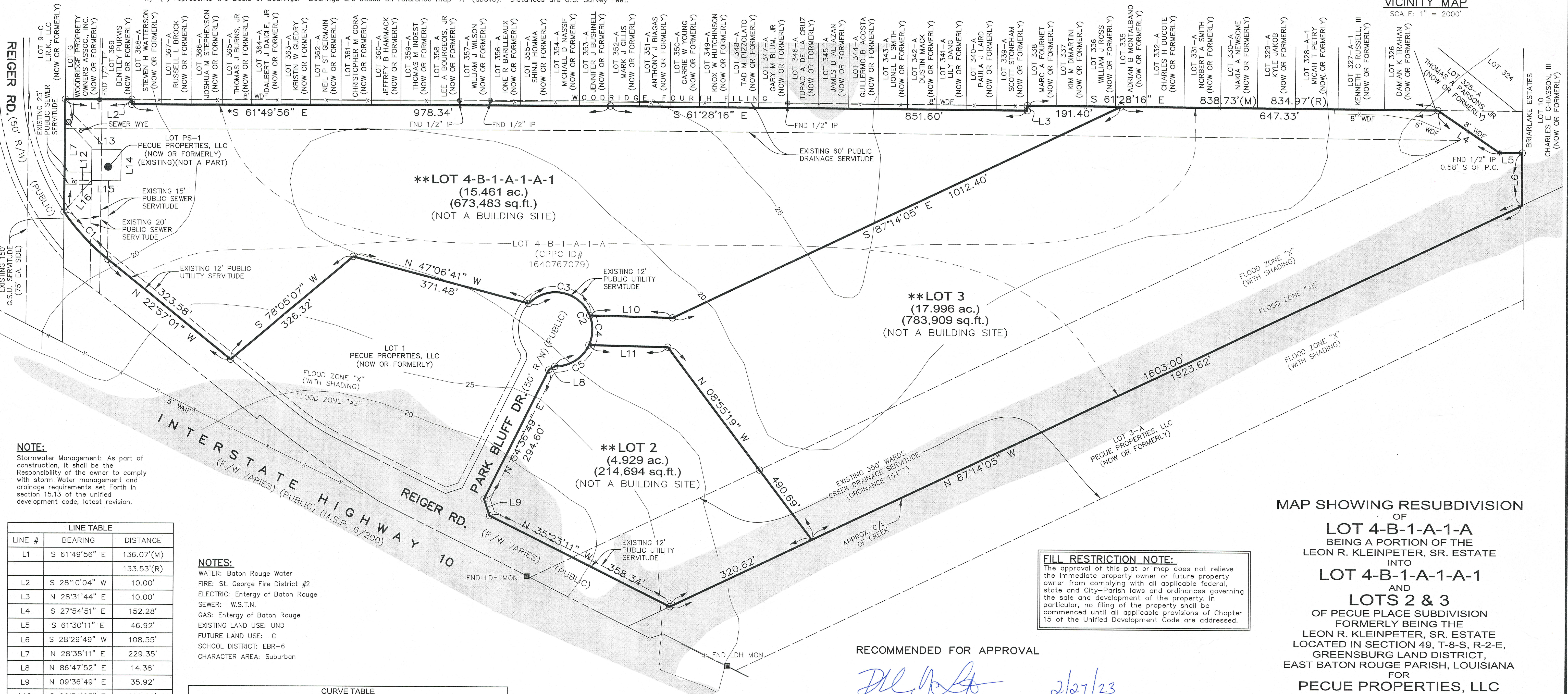
#### \*\*NOTE:

No Building Permit Shall Be Issued For Lot 2, 3 or 4-B-1-A-1-A-1 Until The Following Requirements Have Been Completed: (1) Sanitary Sewer & Road Improvement Plans Shall Be Designed By A Qualified Licensed Engineer; (2) Plans Shall Be Reviewed And Approved By The Department Of Public Works; (3) The Required Sanitary Sewer Improvements Shall Be Constructed and Bonded by The Owner/Contractor; (4) The Department Of Public Works Shall Inspect And Approve Sanitary Sewer Improvements; (5) Upon Acceptance of the Work by the Department of Public Works or the Posting of a Bond by the Owner/Contractor, a Revision to This Plat Removing This Stipulation Shall Be Submitted to the Planning Commission for Approval; And (6) The Revised Plat Shall Then Be Recorded In The Clerk Of Court Conveyance Records And The Required Certified Copies Submitted To The Planning Commission for Distribution.



#### VICINITY MAP

SCALE: 1" = 2000'



#### NOTE:

Stormwater Management: As part of construction, it shall be the responsibility of the owner to comply with storm water management and drainage requirements set forth in section 15.13 of the unified development code, latest revision.

LINE #	BEARING	DISTANCE
L1	S 61°49'56" E	136.07'(M)
		133.53'(R)
L2	S 28°10'04" W	10.00'
L3	N 28°31'44" E	10.00'
L4	S 27°54'51" E	152.28'
L5	S 61°30'11" E	46.92'
L6	S 28°29'49" W	108.55'
L7	N 28°38'11" E	229.35'
L8	N 86°47'52" E	14.38'
L9	N 09°36'49" E	35.92'
L10	S 60°34'03" E	169.00'
L11	N 60°34'03" W	161.15'
L12	N 28°38'14" E	64.00'
L13	S 61°21'47" E	60.00'
L14	S 28°38'14" W	64.00'
L15	N 61°21'47" W	60.00'
L16	N 69°08'26" E	84.92'

#### NOTES:

WATER: Baton Rouge Water  
FIRE: St. George Fire District #2  
ELECTRIC: Entergy of Baton Rouge  
SEWER: W.S.T.N.  
GAS: Entergy of Baton Rouge  
EXISTING LAND USE: UND  
FUTURE LAND USE: C  
SCHOOL DISTRICT: EBR-6  
CHARACTER AREA: Suburban

CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	470.00'	132.58'	N 14°52'08" W	132.14'
C2	75.50'	299.54'	N 05°19'24" E	138.31'
C3	75.50'	151.02'	N 51°01'51" W	127.07'
C4	75.50'	61.70'	N 29°41'12" E	60.00'
C5	75.50'	86.82'	N 86°02'27" E	82.11'

#### DEED RESTRICTION NOTE:

All lots are subject to the Declaration of Covenants and Restrictions filed as an adjunct hereto. The City of Baton Rouge and the Parish of East Baton Rouge do 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.

#### FILL RESTRICTION NOTE:

The approval of this plat or map does not relieve the immediate property owner or future 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 filing of the property shall be commenced until all applicable provisions of Chapter 15 of the Unified Development Code are addressed.

RECOMMENDED FOR APPROVAL

Rachel Y. Lambert, Director  
Department Of Development

Date

APPROVED

Ryan Holcomb, Alder, Director  
Or his designee  
City-Parish Planning Commission

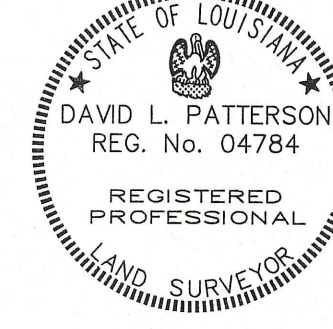
Date

54075-SS  
10083402

MAP SHOWING RESUBDIVISION  
OF  
LOT 4-B-1-A-1-A  
BEING A PORTION OF THE  
LEON R. KLEINPETER, SR. ESTATE  
INTO  
LOT 4-B-1-A-1-A-1  
AND  
LOTS 2 & 3  
OF PECUE PLACE SUBDIVISION  
FORMERLY BEING THE  
LEON R. KLEINPETER, SR. ESTATE  
LOCATED IN SECTION 49, T-8-S, R-2-E,  
GREENSBURG LAND DISTRICT,  
EAST BATON ROUGE PARISH, LOUISIANA  
FOR  
PECUE PROPERTIES, LLC

#### 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 "Standards of Practice for Property Boundary Surveys".



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

Date

16 Jan. 2023

CERTIFIED TRUE AND CORRECT COPY  
OF MAP  
ORIG 629 BUNDLE 13244

MAR 03 2023

Deputy Clerk of Court

JAN. 16, 2023  
JOB #: 23-010-01  
DWN. BY: SLP  
CKD. BY: DLP

SHEET NO:

01

OF: 01

LANDSOURCE  
INCORPORATED

A Professional Surveying And Land Information Company  
6730 Exchange Drive  
Baton Rouge, LA 70809  
Ph: (225) 752-0995  
Fax: (225) 752-0997  
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