

### VICINITY MAP

1"=2000'

**SURVEY DATES: MAY, 2024**  
NO ATTEMPT HAS BEEN MADE BY LOUISIANA LAND SURVEYING, INC., TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAYS, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT AND/OR HIS REPRESENTATIVE.

**REFERENCE MAPS:**  
1. REVISION TO MAP SHOWING RESUBDIVISION OF LOT 5-X-1-A INTO LOTS 5-X-1-A-1 & 5-X-1-A-2 OF THE ROBERTS PROPERTY, LOCATED IN SECTION 54, T-8-S, R-1-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA FOR SEIGEN LANE INVESTMENTS, LLC, PREPARED BY ABMB ENGINEERING, INC., SAM M. HOLLADAY, III, PLS, DATED JUNE 26, 2007, REVISED AUGUST 1, 2007, RECORDED AS ORIG. 106, BNDL. 11980.

**BASIS OF BEARING:**  
THE BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE, (NAD83). DISTANCES INDICATED ARE GRID DISTANCES.

**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 REVISION.

**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 FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE AREA ADDRESSED.

**DEED RESTRICTION NOTE:**  
ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HERETO. 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.

**FLOOD NOTE:**  
SAID PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DETERMINATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP FOR EAST BATON ROUGE PARISH, LOUISIANA (22089) EFFECTIVE JUNE 19, 2012, FOR COMMUNITY PANEL NO. 22039C 0289F, EAST BATON ROUGE PARISH, STATE OF LOUISIANA, WHICH IS THE CURRENT FLOOD RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED. BASE FLOOD ELEV. 47.0, RECORD INUNDATION 47.0'.

**ZONING: C2 (HEAVY COMMERCIAL) & C-AB-2 (COMMERCIAL ALCOHOLIC BEVERAGE (BAR & LOUNGE))**

**SETBACKS: C2**  
FRONT - 10'  
SIDE - N/A  
REAR - 10'  
CORNER - 20'  
HEIGHT - 45'

**C-AB-2**  
FRONT - 10'  
SIDE - 5'  
REAR - 20'  
CORNER - 10'  
HEIGHT - 45'

**GENERAL NOTES:**  
CPRP PROPERTY ID NOS: TRACT 5-X-1-A-1 (1640756383)

**TOTAL ACREAGE:** 4.088 ACRES  
**EXISTING LAND USE:** C  
**FUTURE LAND USE:** RC  
**CHARACTER AREA:** SUBURBAN  
**FIRE DISTRICT:** ST. GEORGE FIRE DISTRICT #2  
**SCHOOL DISTRICT:** EBR#8  
**SEWER:** PUBLIC SEWER TREATMENT PLANT  
**WATER SUPPLY:** BATON ROUGE WATER CO.  
**ELECTRIC:** ENTERTY  
**TELEPHONE:** AT&T

**RECIPROCAL SERVITUDE AGREEMENT**  
THE RECIPROCAL SERVITUDES GRANTED IN THE SERVITUDE AGREEMENT ALLOWS EACH LOT OWNER A SERVITUDE OF PASSAGE OVER ALL "COMMON AREAS" LOCATED ON THE OTHER LOT. THIS INCLUDES IMPROVEMENTS "LOCATED THEREON, AVAILABLE NOW IN OR PROVIDED IN THE FUTURE FOR USE OF MOTOR VEHICLES AND PEDESTRIANS AS DRIVEWAYS, CURBS, SIDEWALKS, WALKWAYS, TRAVEL LANES, AND FIRE LANES".

## SURVEY AND RESUBDIVISION OF TRACT 5-X-1-A-1, of the ROBERTS TRACT INTO TRACTS 5-X-1-A-1-A, 5-X-1-A-1-B, 5-X-1-A-1-C & TP-1 LOCATED IN SECTION 54, T-8-S, R-1-E, G.L.D. CITY OF ST. GEORGE EAST BATON ROUGE PARISH, LOUISIANA FOR ANJ REAL ESTATE, LLC

**DEDICATION:**  
THE RIGHTS OF WAY OF STREETS 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 AND 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 SERVITUDE SO AS TO UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE WAS GRANTED.

**SEWERAGE DISPOSAL STATEMENT:**  
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.

OWNER, TRACT 5-X-1-A-1 DATE:

I, CURTIS M. CHANEY, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT CONFORMS TO LA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES CONCERNING THE SUBDIVISION OF LAND AND MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR A CLASS "C" SURVEY.

Curtis M. Chaney  
CURTIS M. CHANEY, P.L.S.

7/17/2025  
DATE



APPROVED:	CS-10-24-F
MELISSA GUILBEAU, AICP, PLANNING DIRECTOR CITY OF ST. GEORGE PLANNING COMMISSION	DATE:
STEPHANIE PHILLIPS, GROS, PE, PTOE CITY OF ST. GEORGE DIRECTOR OF THE DEPARTMENT OF DEVELOPMENT	DATE:

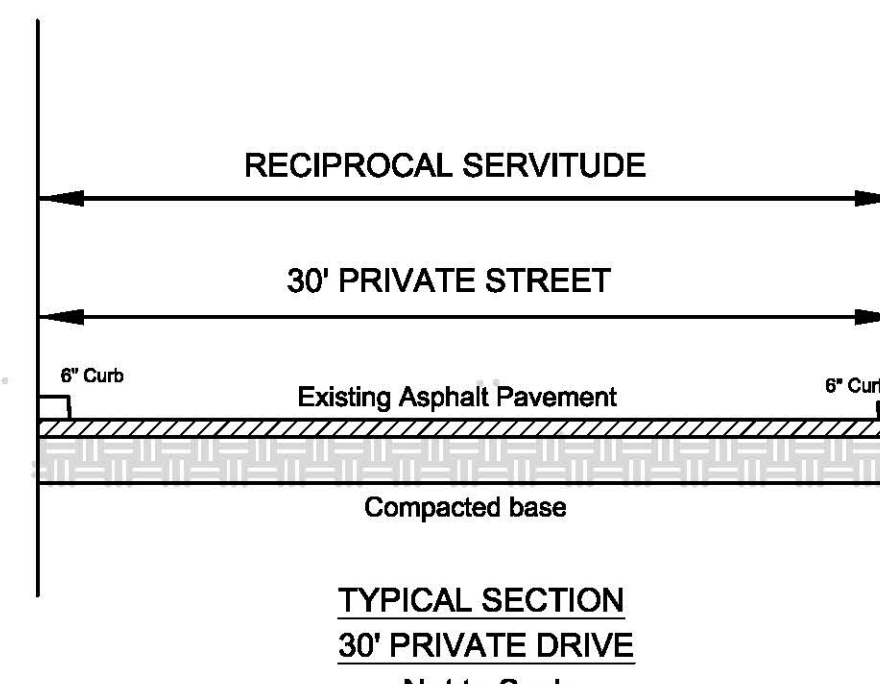
### \*\*NOT A BUILDING SITE

NO BUILDING PERMITS SHALL BE ISSUED FOR LOT 5-X-1-A-1-A, 5-X-1-A-1-B & 5-X-1-A-1-C UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN COMPLETED:

- (1) SANITARY SEWER 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) 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 (SEE PROPOSED SEWER INSTALLATION DEDICATION) SHALL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS AND 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.



FILE NAME:	23-236 RESUB_7-4-25
PROJECT NO.	23-236
MAP DATE:	7/08/2025
SCALE:	1"=30'
DRAWN BY:	CMC
APPROVED:	CMC



17732 Highland Road #G-128  
Baton Rouge, Louisiana 70810

225-753-5263 (LAND)  
info@lalandsurvey.com