

GENERAL NOTES:

- 1.) Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 220058 0115 for East Baton Rouge Parish Louisiana, last revised May 17, 1993 the property shown hereon is located in Flood Zone "X". Nearest Adjacent Base Flood Elevation = 18.0 feet. Base flood elevations are subject to change and should be verified with the Engineering Division of the Department of Public Works.
- 2.) Zoning: (SPUD) Zoning information should be verified with City/Parish Planning Commission.
- 3.) Reference Maps:
  - (A) Map Showing the Survey of a 6.0 Acre Tract of Land, Being a Portion of the Charlotte D. Leathers Tract. Orig. 63, Bndl. 5163.
  - (B) Final Plat of Round Oak - Second Filing, Part One, By Edward E. Evans & Associates, Inc., Last Revised 5-10-85.
  - (C) Final Plat of Round Oak - Third Filing, Part II, By Edward - Graves Engineers, Inc., Dated 5-11-93.
  - (D) Final Plat of The Homestead at Old Jefferson, By Ferris Engineering & Surveying, L.L.C., Dated 9-16-03, Last Revised 7-7-04.
- 4.) (\*) represents the Basis of Bearings. 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.
- 6.) Utilities: The underground utilities shown hereon have been located from visible utility features, and/or previous construction drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, except for above ground visible utility features.

NOTES:

WATER: Parish Water Co.  
FIRE: St. George Fire District  
ELECTRIC: Entergy  
SEWER: W.S.T.N.  
LAND USE: Planned Unit  
SCHOOL DISTRICTS:  
ELEMENTARY ----- Wildwood  
MIDDLE ----- Kenilworth  
HIGH ----- Robert E. Lee

NO.	DIRECTION	DISTANCE
L1	S 53°00'00" W	15.00'
L2	N 37°00'00" W	122.53'
L3	N 46°33'42" E	71.89'
L4	N 37°00'00" W	44.08'
L5	N 43°39'26" E	124.15'
L6	S 46°20'34" E	15.00'
L7	S 43°39'26" W	111.42'
L8	S 37°00'00" E	44.75'
L9	S 46°33'42" W	71.89'
L10	S 37°00'00" E	109.13'
L11	N 50°00'55" E	130.17'
L12	N 13°23'48" E	88.12'
L13	S 76°36'12" E	15.00'
L14	S 13°23'48" W	93.08'
L15	S 50°00'55" W	136.11'
L16	N 36°15'00" W	15.03'

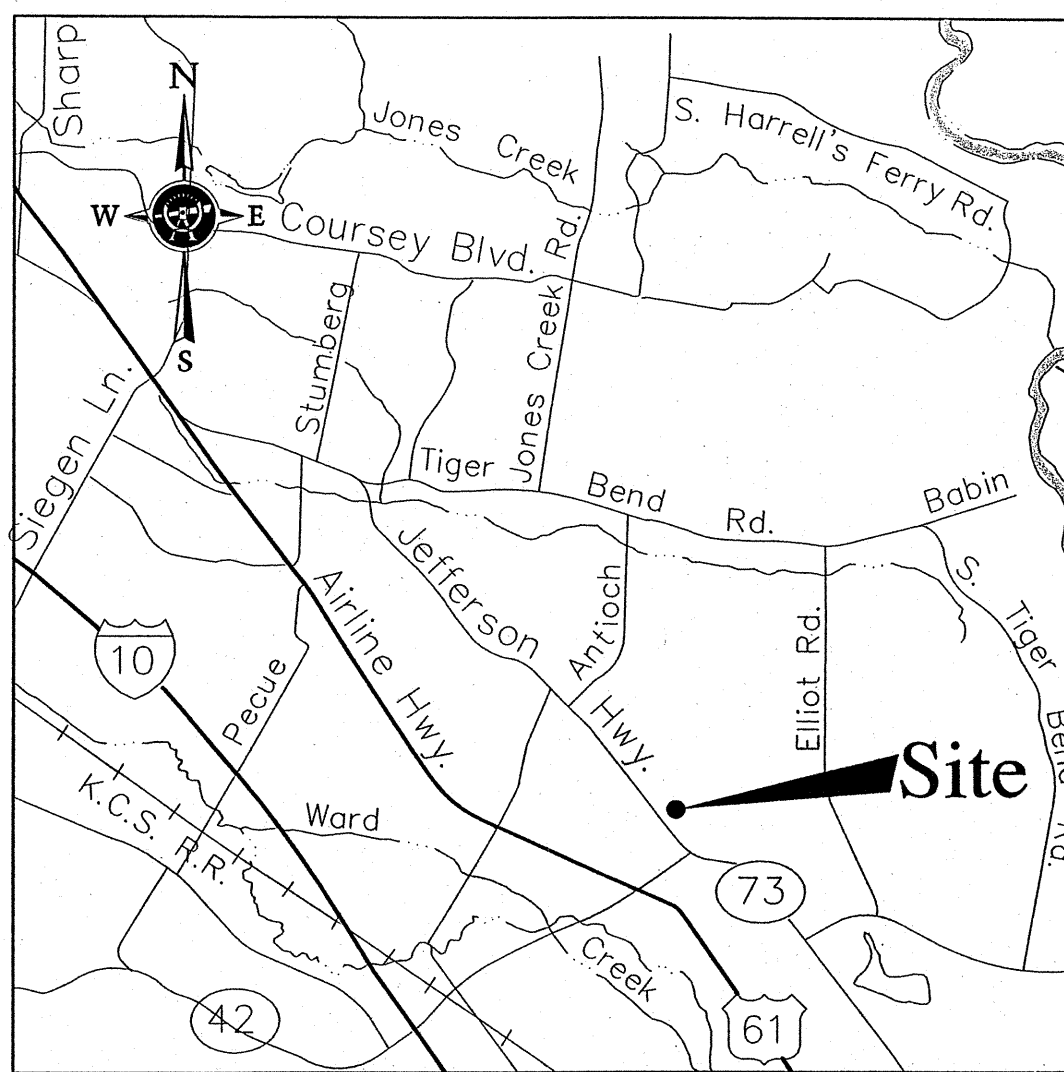
NOTE:

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. 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.

MAP SHOWING SUBDIVISION

OF A  
**5.985 ACRE TRACT**  
INTO  
**TRACTS A, B & C**  
BEING A PORTION OF THE CHARLOTTE D. LEATHERS TRACT  
LOCATED IN SECTION 38, T-8-S, R-2-E,  
GREENSBURG LAND DISTRICT,  
EAST BATON ROUGE PARISH, LOUISIANA  
FOR  
**DISCOVERY REAL ESTATE DEVELOPMENT, LLC**

ORIG: 123 BNDL: 12018



VICINITY MAP  
1" = 500'

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.

PRIVATE DRAINAGE & UTILITY SERVITUDE DEDICATION:

The Private Drainage & Utility Servitude Shown Hereon is hereby Dedicated to the Hillside Oaks Square Owners Association For The Purpose Of Drainage And All Utility Services. No Building, Structure Or Fence Shall Be Constructed, Nor Shrubbery Planted Within The Limits Of Any Private Servitude So As To Prevent Or Unreasonably Interfere With Any Purpose For Which The Private Servitudes Are Granted. The Private Servitudes So Dedicated Are Not Hereby Dedicated For Use By The General Public But Are Dedicated For The Common Use And Enjoyment Of Hillside Oaks Square Owners Association. The Department Of Public Works For The City Of Baton Rouge And The Parish Of East Baton Rouge Has The Right To Enter Into The Private Servitudes For Access To The Public Sanitary Sewer And Drainage Servitudes. The City Parish Is Not Responsible For The Maintenance Or Ownership Of Improvements Within The Private Servitudes.

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.

*Scott Sanchez* 12/11/07  
SCOTT SANCHEZ - MEMBER DATE  
DISCOVERY REAL ESTATE DEVELOPMENT, LLC

APPROVED

*Troy L. Bunch* 12-12-07  
TROY L. BUNCH, Planning Director DATE  
OR HIS DESIGNEE EAST BATON ROUGE  
CITY-PARISH PLANNING COMMISSION P 41916

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* 12/11/07  
DAVID L. PATTERSON, P.L.S. DATE  
LA. REGISTRATION NO. 04784

**LANDSOURCE**  
INCORPORATED

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DATE: 3-3-07  
JOB #: 07-019  
DWN. BY: C.D.P.  
CKD. BY: D.L.P.

SHEET NO:

01

OF: 01