

LEGEND

- Property Line
- - - Right of Way Line
- - - Servitude Line
- - - Building Setback Line
- x - Fence Line
- Found Iron Pipe/Rod
- Set 1/2" Iron Pipe
- Found Highway Monument
- R/W Right of Way
- B/L Building Setback Line
- CLF Chain Link Fence
- WDF Wood Fence
- WMF Wire Mesh Fence
- M.S.P. Major Street Plan
- CONC. Concrete
- FND Found
- P.L. Property Line
- Concrete Pavement
- Flood Zone AE

****NOTE:**
No Building Permits Shall Be Issued For Tracts 10-A-1 & 10-A-2, 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) 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.

NOTE:
Open effluent ditches are predominant in this area, according to health department standards, proposed residences constructed on this site shall be a minimum of 24 inches above the bottom of the adjacent roadside ditch, however, final determination of proposed floor elevations shall be determined according to parish ordinances.

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.

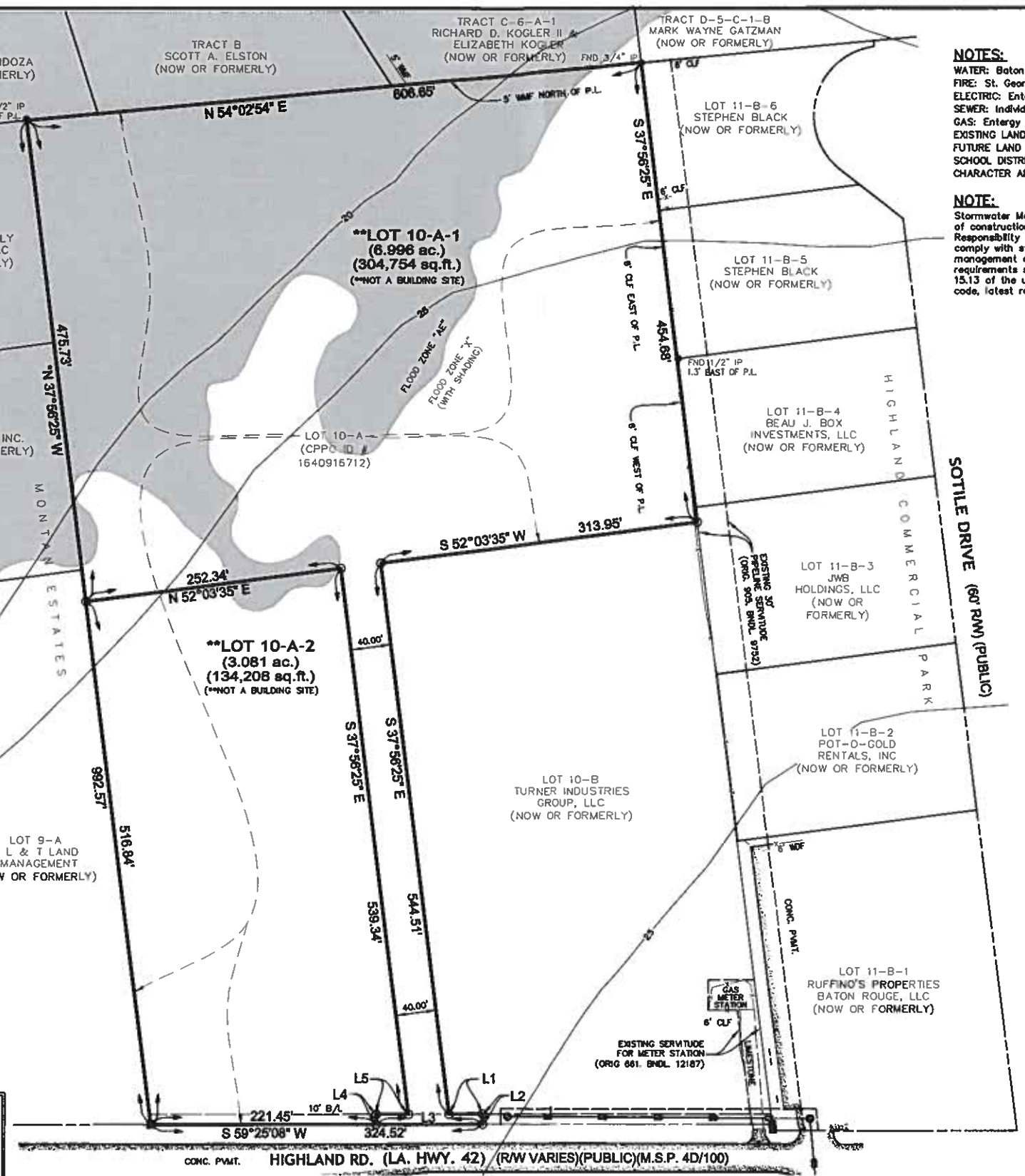
The City of Baton Rouge and the Parish of East Baton Rouge do not enforce private deed and/or subdivision restrictions. However, the approval of this plat does not release the owner and/or contractor/builder from complying with any such restrictions that may be attached to the property on this plat.

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.

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.

Christopher Ferrari
Ferrari Moniotte Investments, LLC
Owner: Lot 10-A

Date _____

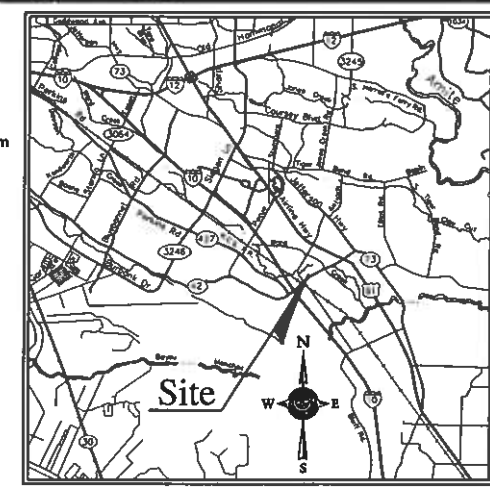


LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 59°25'08" E	31.04'
L2	S 30°34'52" E	10.00'
L3	S 59°25'08" W	103.07'
L4	S 30°34'52" E	10.00'
L5	S 59°25'08" W	31.69'

**MAP SHOWING RESUBDIVISION
OF
LOT 10-A
INTO
LOTS 10-A-1 & 10-A-2
BEING A PORTION OF MONTAN ESTATES,
LOCATED IN SECTION 54, T-8-S, R-2-E,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA
FOR
FERRARI MONIOTTE INVESTMENTS, L.L.C.**

NOTES:
WATER: Baton Rouge Water Co.
FIRE: St. George Fire District #2
ELECTRIC: Entergy
SEWER: Individual Treatment System
GAS: Entergy
EXISTING LAND USE: U/UND
FUTURE LAND USE: EC
SCHOOL DISTRICT: EBR-6
CHARACTER AREA: Suburban

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.



VICINITY MAP
SCALE: 1" = 2000'

- GENERAL NOTES:**
- Flood Note:** In accordance with FEMA Flood Insurance Rate Map Panel No. 22033C0335E for East Baton Rouge Parish Louisiana, last revised May 02, 2008, the property shown hereon is located in Flood Zones "X (With Shading)" & "AE". Base Flood Elevation = 19.0 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 Insurance Rate Maps are revised frequently and can be found online at: mac.fema.gov
 - 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).
 - Zoning:** HC2 (Heavy Commercial) Zoning information should be verified with City/Parish Planning Commission.
Yard Requirements:
Minimum Front Yard: 10 feet
Minimum Rear Yard: None
Minimum Side Yard: None
 - Reference Maps:**
A. Map Showing Resubdivision of Lot 10 into Lots 10-A and 10-B Being a Portion of Montan Estates, by David L. Patterson, P.L.S., dated 10-1-18 (Orig. 598, Bnd. 12930)
 - (*) represents the Basis of Bearings. Bearings are based on reference map "A" (above). Distances are U.S. Survey Feet.
 - 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.
 - Utilities: The underground utilities shown hereon have been located from visible utility features. 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.
 - Contour lines and flood zone boundaries were digitized from F.E.M.A. flood insurance rate maps and U.S.G.S. Quadrangle maps. They are shown for reference only and were not field verified at the time of this survey.

APPROVED

Heather Gray, Parish Sanitarian _____ Date _____
APPROVED

Frank M. Duke, FAICP, Director _____ Date _____
Or his designee
City-Parish Planning Commission



CERTIFICATION:
This is to certify that this plat is made in accordance with LA revised Statute 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".

Date 6/5/19
David L. Patterson, P.L.S.
Lo. Registration No. 04784

DATE: 06-05-2019
JOB #: 18-303-03
OWN. BY: MDD
CKD. BY: DLP
SHEET NO:

Printed on: Oct. 24, 2019 - 2:25pm by cphelms