

BASE BEARING: S 44°06'29" W (SPC-LA SOUTH ZONE 1702)
FLOOD ZONE: SHADED "X" BASE FLOOD ELEVATION: N/A
F.E.M.A. F.I.R.M. MAP NO. 22033C C265 F DATE: 6/19/12
RECORD INUNDATION: N/A

DRAWN BY: JAS
CHECKED BY: JAS
FLOOD ZONE SCALED FROM F.I.R.M.

REFERENCE:

1. MAP OF MOSS SIDE PLACE BY R. SWART, C.E., DATED DECEMBER 10, 1945. ORIG. 67 BNDL 1877.
2. RIGHT OF WAY MAP STATE PROJECT NO. 218-02-24 (COLLEGE DRIVE-ESSEN LANE) LA 427 BY LANCE J. LAPORE, R.L.S., & W. RAY ORTEGO, R.L.S., DATED JULY 20, 1978. LAST REVISION DATED DECEMBER 18, 1978. ORIG. 226 BNDL 9849.
3. MAP SHOWING SURVEY AND DIVISION OF LOTS 12 AND 13 OF MOSS SIDE PLACE, BLOCK 1, BY F. DEWITT LADNER, P.L.S., DATED 11/14/25 AND RECORDED AS ORIGINAL 387 BUNDLE 13408.

A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

STORMWATER MANAGEMENT:

STORMWATER DRAINS TO STREET (COURT & CUTTER), SOUTHWEST OF SITE & TO SWALE DITCH ON RAILROAD RIGHT OF WAY, NORTHEAST OF SITE. 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.

STORMWATER DRAINS TO STREET DRAINS AND SWALE DITCH ALONG RAILROAD

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 EBR HEALTH UNIT. ALL SEWER DISCHARGE PIPES MUST ENTER A PUBLICLY MAINTAINED CHANNELIZED OUTFALL PATH, AS PER LAC TITLE 51, PART 13, 308-A. SEWER DISCHARGE PIPES SHOULD BE 60' APART FOR SUBDIVIDED LOTS THAT ARE NOT ON A PUBLICLY MAINTAINED CHANNELIZED OUTFALL PATH. APPROPRIATE SERVITUDES SHOULD BE DISPLAYED ON THE PLAT. ANY LOT WITHOUT A SUITABLE TREATED WASTEWATER DISCHARGE POINT MAY REQUIRE SPRAY IRRIGATION. SPRAY IRRIGATION MAY NOT BE POSSIBLE ON LOTS SMALLER THAN 1 ACRE, DUE TO CONSTRUCTION SITE, LOCATION OF HOME, WATER WELLS AND OTHER CONSTRAINTS.

DEDICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN HEREON. THE STREET 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 DEDICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN HEREON. THE STREET AND SERVITUDES SHOWN HEREON, ARE HEREBY DEDICATED TO THE PRIVATE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE.

MARGARET FARRIS BAYHI, OWNER LOT 12-A & 12-B

DATE

NOTE:

THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE DOES 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.

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 PARTICULARLY, NO FILING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

APPROVED BY:

RYAN HOLCOMBS, AICP OR HIS DESIGNEE
PLANNING DIRECTOR
BATON ROUGE PLANNING COMMISSION

DATE
55556-SS
SS-1-26
16469803

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

I FURTHER CERTIFY THAT THIS MAP CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

F. DEWITT LADNER
PROFESSIONAL LAND SURVEYOR
REG. #4983

12/29/2025
DATE



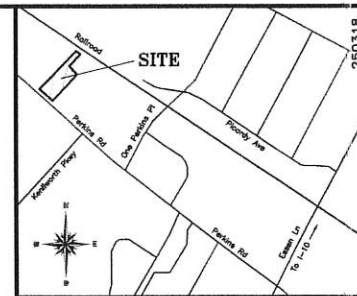
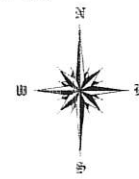
GENERAL NOTES:

TOTAL AREA: 2.252 ACRES
TOTAL NO. LOTS: 2
ZONING: B1

Building Setbacks:
Front: 20'
Rear: 25'
Side: 5'
Corner Side: 20'

FUTURE LAND USE: O
EXISTING LAND USE: UND & O
CHARACTER AREA: URBAN/WALKABLE
WATER: BR WATER CO.
ELECTRICITY: ENTERGY
GAS: ENTERGY
TELEPHONE: AT & T
SEWER: W.S.T.N.
SCHOOL DISTRICT: EBR-B
FIRE DISTRICT: BATON ROUGE CITY FIRE
CDD'S I.D. NUMBERS:
LOT 12: 1430530162

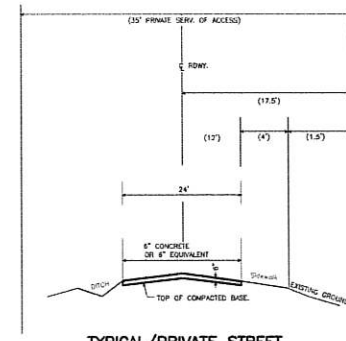
40 0 40 80 120
GRAPHIC SCALE - FEET



VICINITY MAP
SCALE: 1" = 1000'

LEGEND

- Fd. Iron
- Set 1/2" I.R.
- BOC Back of Curb



(PRIVATE SERVITUDE)

1. THE AREA DESIGNATED AS PRIVATE SERVITUDE IS FOR ACCESS TO TRACTS 12-A AND 12-B AND THE MAINTENANCE OF THE SERVITUDE SHALL BE THE RESPONSIBILITY OF THE SAME PROPERTY OWNERS. THE CITY-PARISH OF EAST BATON ROUGE HAS NO RESPONSIBILITY FOR THE MAINTENANCE OR UPKEEP OF THE PRIVATE SERVITUDE.

REVISED
MAP SHOWING SURVEY & DEDICATION OF
PERKEN POINT LANE (PRIVATE ROAD)
OF
LOTS 12-A & 12-B
MOSS SIDE PLACE, BLOCK 1

LOCATED IN SECTION 42, T7S-R1E
GREENSBURG LAND DISTRICT
CITY OF BATON ROUGE
EAST BATON ROUGE PARISH, LOUISIANA
FOR
MARGARET F. BAYHI



250318 6161 PERKINS ROAD, STE. 203, BATON ROUGE, LA 70806 (225)914-4100

PC set
SS-1-26
1-9-26