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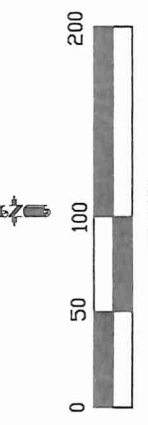
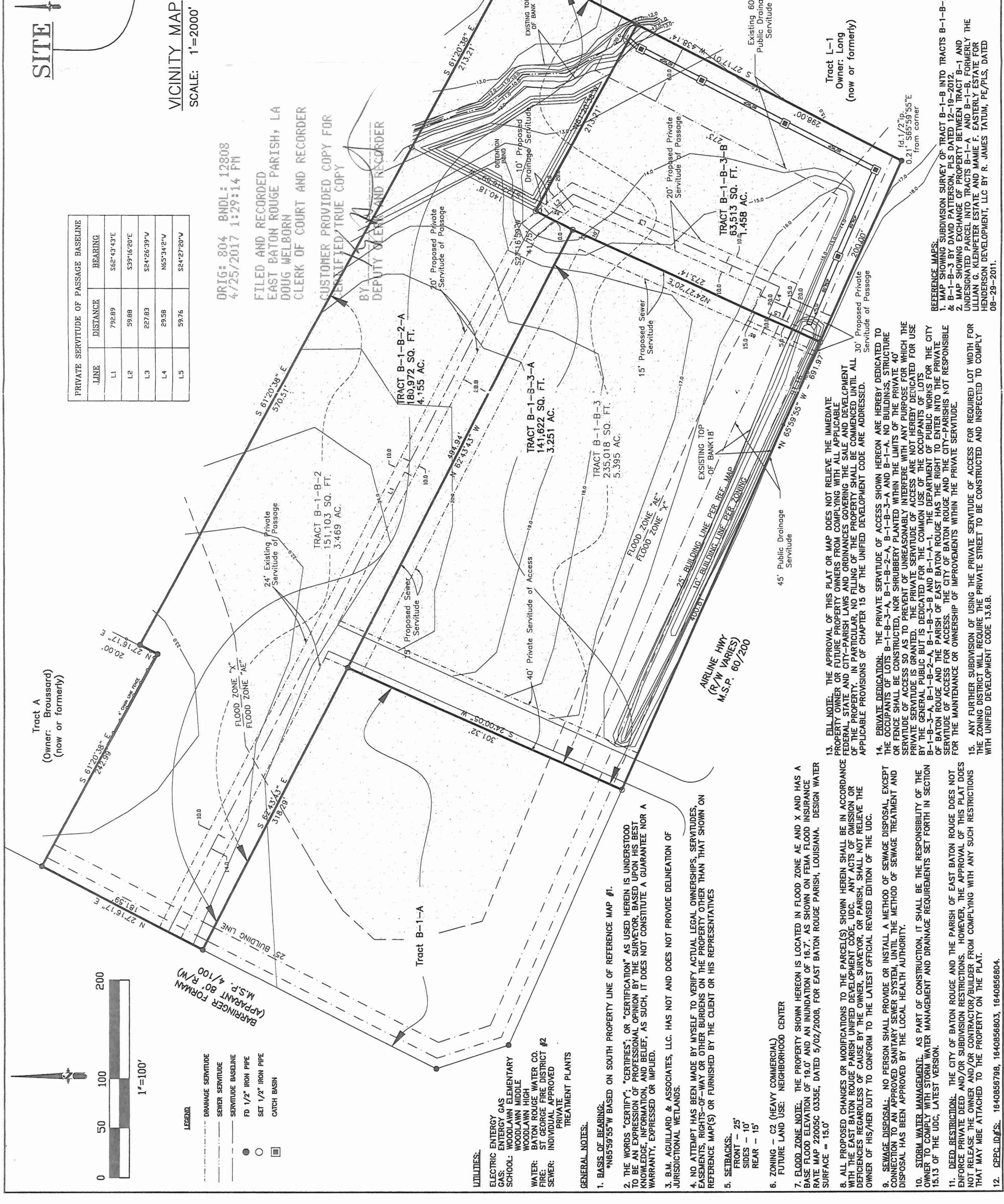
VICINITY MAP
SCALE: 1"=2000'

LINE	DISTANCE	BEARING
L1	792.89	S62°13'43"E
L2	59.88	S39°16'20"E
L3	227.83	S24°26'39"V
L4	29.58	N65°34'2"V
L5	597.6	S24°27'20"V

ORIG: 804 BNDL: 12808
4/25/2017 1:29:14 PM

FILED AND RECORDED
EAST BATON ROUGE PARISH, LA
DOUG WELBORN
CLERK OF COURT AND RECORDER

CUSTOMER PROVIDED COPY FOR
CERTIFIED TRUE COPY
BY
DEPUTY CLERK AND RECORDER



1"=100'

- LEGEND**
- DRAINAGE SERVITUDE
 - SEWER SERVITUDE
 - SERVITUDE BASELINE
 - SET 1/2" IRON PIPE
 - SET 1/2" IRON PIPE
 - CATCH BASIN

- UTILITIES**
- ELECTRIC ENERGY GAS
 - WATER: BATON ROUGE WATER CO.
 - FIRE: ST. GEORGE FIRE DISTRICT #2
 - SEWER: INDIVIDUAL APPROVED
 - PRIVATE TREATMENT PLANTS

GENERAL NOTES:

1. BASIS OF BEARING: *N85°59'55"W BASED ON SOUTH PROPERTY LINE OF REFERENCE MAP #1.
2. THE WORDS "CERTIFY", "CERTIFICATE", OR "CERTIFICATION" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
3. B.M. AGUILLARD & ASSOCIATES, LLC. HAS NOT AND DOES NOT PROVIDE DELINEATION OF JURISDICTIONAL WETLANDS.
4. NO ATTEMPT HAS BEEN MADE BY MYSELF TO VERIFY ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT SHOWN ON REFERENCE MAP(S) OR FURNISHED BY THE CLIENT OR HIS REPRESENTATIVES
5. SETBACKS:
FRONT - 25'
SIDES - 10'
REAR - 15'
6. ZONING - C2 (HEAVY COMMERCIAL)
FUTURE LAND USE: NEIGHBORHOOD CENTER
7. FLOOD ZONE NOTE: THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE AE AND X AND HAS A BASE FLOOD ELEVATION OF 19.0' AND AN INUNDATION OF 16.7'. AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 22005C 0335E, DATED 5/02/2008, FOR EAST BATON ROUGE PARISH, LOUISIANA. DESIGN WATER SURFACE = 15.0'
8. ALL PROPOSED CHANGES OR MODIFICATIONS TO THE PARCEL(S) SHOWN HEREIN SHALL BE IN ACCORDANCE WITH THE EAST BATON ROUGE PARISH UNIFIED DEVELOPMENT CODE, UDC. ANY ACTS OF OMISSION OR DEFICIENCIES REGARDLESS OF CAUSE BY THE OWNER, SURVEYOR, OR PARISH, SHALL NOT RELIEVE THE OWNER OF HIS/HER DUTY TO CONFORM TO THE LATEST OFFICIAL REVISED EDITION OF THE UDC.
9. SEWAGE DISPOSAL: NO PERSON SHALL PROVIDE OR INSTALL 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 LOCAL HEALTH AUTHORITY.
10. STORM WATER 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 15.15 OF THE UDC, LATEST VERSION.
11. DEED RESTRICTION: THE CITY OF BATON ROUGE AND THE 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 THE PLAT.
12. CERC ID#S: 1640856798, 1640856803, 1640856804.

MAP SHOWING THE SUBDIVISION OF
TRACTS B-1-B-2(OWNER-HEIRLINE PROPERTIES) AND B-1-B-3(OWNER-HENDERSON DEVELOPMENT) FORMERLY BEING PARTITIONS OF THE LILLIAN G. KLEINPETER AND MAMIE F. EASTERLY ESTATE INTO
TRACTS B-1-B-2-A(OWNER-HEIRLINE PROPERTIES), B-1-B-3A AND B-1-B-3-B(OWNER-HENDERSON DEVELOPMENT) LOCATED IN SECTION 51, T-8-S, R-2-E, GREENSBURG LAND DISTRICT EAST BATON ROUGE PARISH, LOUISIANA FOR
HENDERSON DEVELOPMENT and HEIRLINE PROPERTIES

RECOMMENDED FOR APPROVED:
Carey Chauvin 4/21/17 DATE
CAREY CHAUVIN
DIRECTOR OF DEPT. OF DEVELOPMENT

APPROVED: *Frank M. Duke* 4/21/2017 DATE
FRANK M. DUKE, FAICP
PLANNING DIRECTOR

Frank M. Duke 4/20/17 DATE
CHIEF, SANITARIAN
EBR-HEALTH UNIT

Frank M. Duke 4/20/17 DATE
HEIRLINE PROPERTIES, LLC

Frank M. Duke 4/26/17 DATE
HENDERSON DEVELOPMENT, LLC



BRIAN M. AGUILLARD
License No. 5089
PROFESSIONAL
LAND SURVEYOR

DATE: 4/19/17

CERTIFICATION:
THIS IS TO CERTIFY THAT THIS SURVEY SHOWN HEREIN WAS ACTUALLY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND THAT THIS MAP AND THE FIELD SURVEY ON WHICH IT IS BASED, CONFORM TO THE "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A "C" CLASS SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



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REFERENCE MAPS:
1. MAP SHOWING SUBDIVISION SURVEY OF TRACT B-1-B INTO TRACTS B-1-B-2 & B-1-B-3 BY DAVID PATTERSON, PLS DATED 12-19-2012.
2. MAP SHOWING EXCHANGE OF PROPERTY BETWEEN TRACT B-1 AND UNDESIGNATED PARCEL INTO TRACTS B-1-A AND B-1-B, FORMERLY THE LILLIAN G. KLEINPETER ESTATE AND MAMIE F. EASTERLY ESTATE FOR HENDERSON DEVELOPMENT, LLC BY R. JAMES TATUM, PE/PLS, DATED 08-29-2011.

SCALE: 1"=100'
DRAWN BY: BAO
CHECKED: BMA
PROJECT: 2017158
SHEET: 1 OF 1