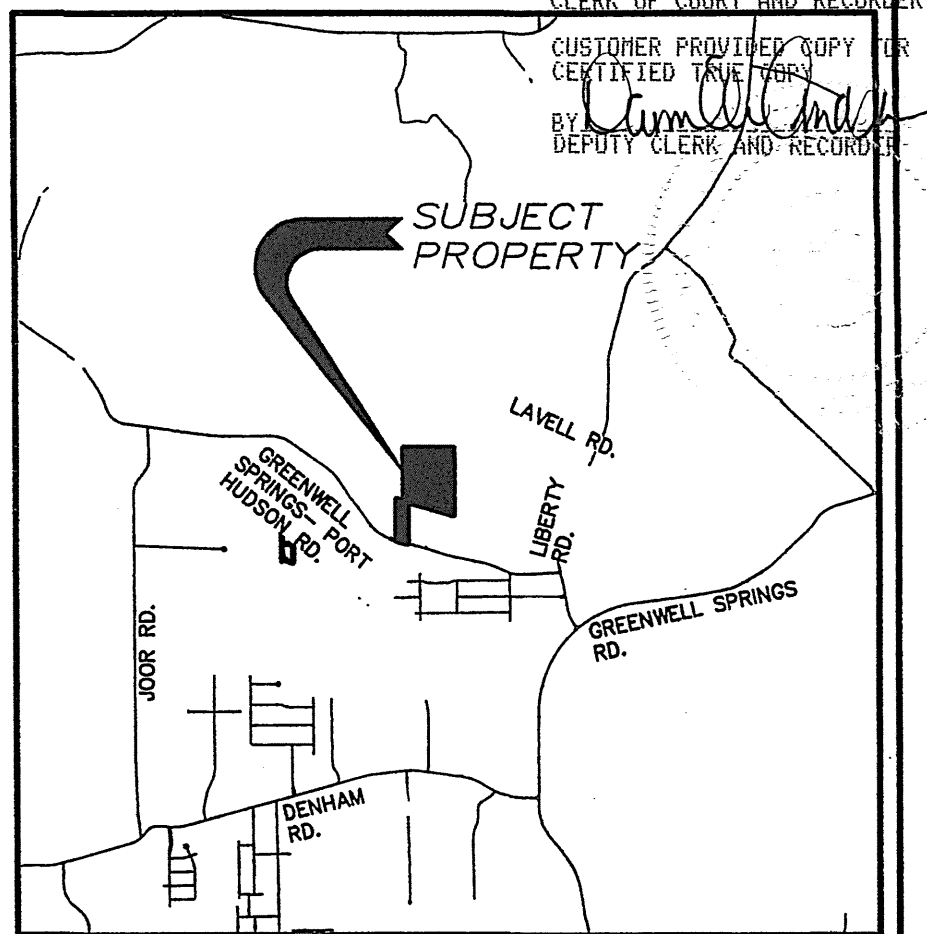




VICINITY MAP
SCALE: 1"=5000'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	21.71'	3912.81'	00°19'04"	S72°05'00"E	21.71'
C2	247.79'	3912.81'	03°37'42"	S74°03'23"E	247.75'
C3	23.18'	3912.81'	00°20'22"	S79°02'26"E	23.18'
C4	64.46'	4729.14'	00°46'52"	S72°43'43"E	64.46'

GENERAL NOTES:

ACREAGE: 110.5 ± ACRES
SCHOOL DISTRICT: CENTRAL-5
E.B.R. LAND USE: UNDEVELOPED (EXISTING)
SEWER: INDIVIDUAL APPROVED PRIVATE TREATMENT PLANT
WATER: PARISH WATER COMPANY
ELECTRIC CO.: ENTERGY
GAS CO.: ENTERGY
FIRE DISTRICT: PRIDE FIRE DISTRICT #8

ZONING:

E.B.R. ZONING FOR PROPERTY: RURAL
SETBACKS:
FRONT: 15 FT.
SIDE: 8 FT.
REAR: 25 FT.

REFERENCE MAPS:

1. "MAP SHOWING SUBDIVISION OF TRACTS "A-2" & "A-1-E-2" INTO TRACTS "A-2-A", "A-2-B", "A-2-C" & "A-1-E-2-A" WESTBROOK HOMEPLACE LOCATED IN SECTION 40, T5S-R2E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, STATE OF LOUISIANA FOR DUSTIN ST. PIERRE, BY MR. ENGINEERING & SURVEYING, LLC, DATED: 1/23/2013.

REFERENCE BEARING: N 00°00'00" E

EAST PROPERTY LINE OF TRACT "A-1-E-2" FROM REFERENCE MAP "1".

PLANNING NOTE (CITY OF CENTRAL):

MASTER PLAN LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL & RURAL/AGRICULTURE AND INCENTIVE GREENSPACE

PLANNING NOTE (EAST BATON ROUGE PARISH):

E.B.R. COMPREHENSIVE PLAN LAND USE: AGRICULTURAL/RURAL

MAP SHOWING SUBDIVISION
OF
TRACT "A-1-E-2-A"
INTO
TRACTS "A-1-E-2-A-1,"
"A-1-E-2-A-2", "A-1-E-2-A-3",
& "A-1-E-2-A-4",
WESTBROOK HOME PLACE
LOCATED IN
SECTION 40, T5S-R2E,
GREENSBURG LAND DISTRICT
EAST BATON ROUGE PARISH,
STATE OF LOUISIANA,
FOR
AUBREY LYNN WIGGINS, JR.

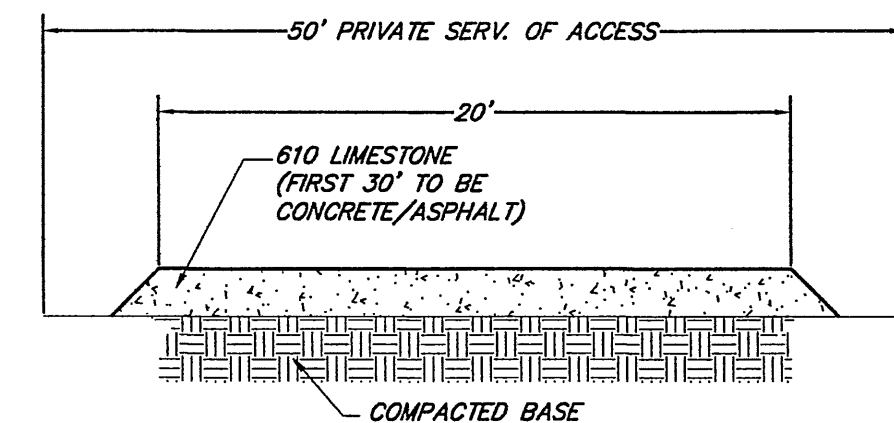
 MR ENGINEERING & SURVEYING, LLC 9131 Interline Ave, Suite 48, Baton Rouge, LA 70809 225.400.9592	CAD ORIGINAL DO NOT MODIFY THIS DRAWING ALL REVISIONS MUST BE MADE TO THE CAD FILE ONLY	SCALE: 1"=150'	DRAWN: LTB
	DATE: 5/2013	CHECKED: MLR	

GENERAL NOTES:

- 1) THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONES "X" AND "AE" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EAST BATON ROUGE PARISH, STATE OF LOUISIANA, COMMUNITY-PANEL NUMBER 22033C01B5F, DATED JUNE 19, 2012. BASE FLOOD = 77.0'. INUNDATION = 78.0'.
- 2) THE HORIZONTAL POSITIONS AND GRID BEARINGS SHOWN ARE REFERENCED TO NGS STATION "SJB1" (PID DG4818). THE HORIZONTAL POSITIONS AND GRID BEARINGS ARE REFERENCED TO THE NAD 83 DATUM AND ARE GIVEN IN VALUES CORRESPONDING TO THE STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE.
- 3) WHERE FOUND, PHYSICAL ABOVE GROUND EVIDENCE OF UTILITIES HAVE BEEN SHOWN HEREON. THE LOCATION OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES, HOWEVER, HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE CONTROLLING AGENCIES AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE BY THE CONTROLLING AGENCIES. THE ACTUAL LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES MAY VARY FROM THOSE SHOWN ON THIS SURVEY. ANY REQUEST FOR UTILITY LOCATIONS SHOULD BE MADE THROUGH LOUISIANA ONE CALL, CONTACT LOUISIANA ONE CALL AT 1-800-272-3020 BEFORE DIGGING.
- 4) DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS A PART OF THIS SURVEY.
- 5) NO ATTEMPT HAS BEEN MADE BY MR. ENGINEERING & SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNERS REPRESENTATIVE.
- 6) 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 ARE ADDRESSED.
- 7) THE CITY OF CENTRAL 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.
- 8) AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH REQUIREMENTS FOR SEWAGE TREATMENT AND EFFLUENT DISCHARGE SET FORTH IN THE EAST BATON ROUGE PARISH UNIFIED DEVELOPMENT CODE AND TITLE 51, PART XIII OF THE LOUISIANA ADMINISTRATIVE CODE.
- 9) ALL LOTS THAT USE THE PRIVATE SERVITUDE OF ACCESS ARE JOINTLY RESPONSIBLE FOR THE COSTS TO MAINTAIN THE ENTIRE PRIVATE ROAD OR SERVITUDE OF ACCESS CREATED BY THE SUBDIVISION. EACH LOT'S RESPONSIBILITY SHALL BE PRO-RATED BASED UPON EACH LOT'S FRONTAGE ON THE PRIVATE SERVITUDE OF ACCESS.

PRIVATE DEDICATION:

THE SERVITUDES DESIGNATED HEREON AS "PRIVATE SERVITUDES" ARE HEREBY RESERVED FOR THE USE OF TRACTS A-1-E-2-A-1, A-1-E-2-A-2, A-1-E-2-A-3 & A-1-E-2-A-4 PROPERTY OWNERS, ITS SUCCESSORS AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF TRACTS A-1-E-2-A-1, A-1-E-2-A-2, A-1-E-2-A-3 & A-1-E-2-A-4. THE EAST BATON ROUGE CITY-PARISH DEPARTMENT OF PUBLIC WORKS SHALL HAVE THE RIGHT OF ENTRY INTO THE "PRIVATE SERVITUDES" FOR ACCESS TO THE "PUBLIC (DRAINAGE OR SEWER) SERVITUDES." THE SALE OF ANY PROPERTY SHOWN HEREON BY REFERENCE TO THIS PLAT SHALL NOT CONSTITUTE A DEDICATION TO THE PUBLIC OF ANY "PRIVATE SERVITUDE" SHOWN HEREON. FURTHERMORE, THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE "PRIVATE SERVITUDES." THE "PRIVATE SERVITUDES" ARE FURTHER GRANTED FOR THE NON-EXCLUSIVE USE OF ALL PUBLIC UTILITY COMPANIES WHICH PROVIDE PUBLIC UTILITIES TO TRACTS A-1-E-2-A-1, A-1-E-2-A-2, A-1-E-2-A-3 & A-1-E-2-A-4 AND THE USE OF SAID "PRIVATE SERVITUDES" BY SAID UTILITY COMPANIES SHALL BE LIMITED TO THOSE "PRIVATE SERVITUDES" IN WHICH THE RESPECTIVE PUBLIC UTILITY COMPANY'S FACILITIES ARE LOCATED. FURTHER, INSTALLATION OF ANY NEW FACILITIES (INCLUDING ADDITIONAL TIE-INS TO EXISTING FACILITIES WITHIN ANY NEW OR EXISTING "PRIVATE SERVITUDE") BY ANY PUBLIC COMPANY SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL OF TRACTS A-1-E-2-A-1, A-1-E-2-A-2, A-1-E-2-A-3 & A-1-E-2-A-4 PROPERTY OWNERS, ITS SUCCESSORS AND ASSIGNS. THE CITY/PARISH DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE OF PRIVATE FACILITIES.



TYPICAL SECTION

50' PRIVATE SERVITUDE OF ACCESS
SCALE: NOT TO SCALE

APPROVED:
[Signature]
WOODROW MUHAMMAD, AICP
PLANNING AND ZONING DIRECTOR - CITY OF CENTRAL
DATE: 9/23/13 P-

APPROVED:
[Signature]
DAVID BARROW
CHIEF ADMINISTRATIVE OFFICE TO MAYOR - CITY OF CENTRAL
DATE: 9/23/13 P-

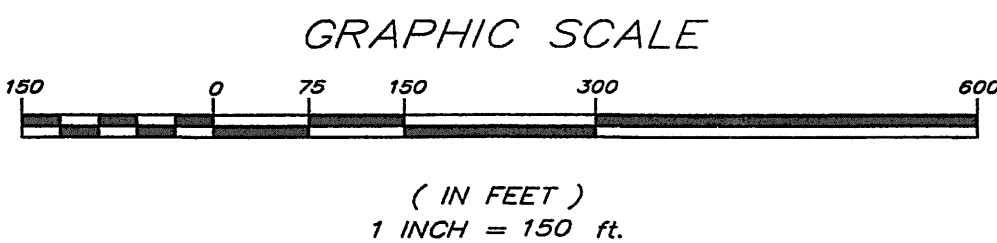
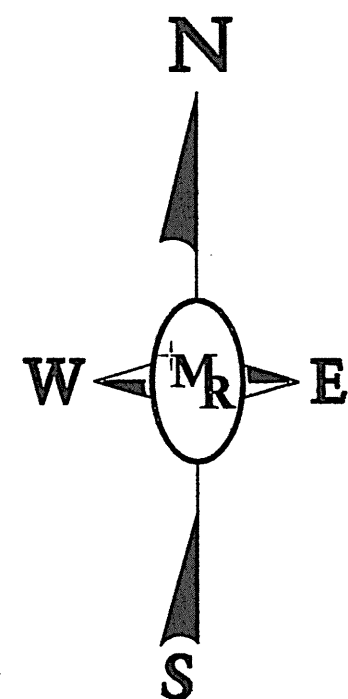
APPROVED: SS-38-13
[Signature]
TROY L. BUNCH
E.B.R. PLANNING DIRECTOR OR HIS DESIGNEE
DATE: 9/24/2013 P- 46 740

APPROVED:
[Signature]
LAKEISHA THERIOT, PARISH MANAGER, OFFICE OF PUBLIC HEALTH EAST BATON ROUGE PARISH UNIT.
DATE: 9.12.13

I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051, ET. SEQUEL AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY AS ESTABLISHED BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD.

[Signature]
MICKEY L. ROBERTSON, P.L.S. LA 4869
DATE: 9-10-13

CITY OF CENTRAL (SS-11-13)
E.B.R. PLANNING COMMISSION (SS-38-13)



- LEGEND:**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - SERVITUDE
 - EXISTING FENCE
 - PROPERTY CORNER FOUND
 - PROPERTY CORNER SET
 - EXISTING OVERHEAD POWER
 - EXISTING LIDAR CONTOURS
 - EDGE OF PAVEMENT
 - CENTER OF PAVED ROAD
 - EDGE OF GRAVEL
 - ELECTRIC POLE
 - LIGHT POLE

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 PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANT MAY BE PLANTED NOR SHALL BUILDING, FENCE, STRUCTURE OR OTHER 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 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.

STORM WATER MANAGEMENT NOTE:

AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORM WATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN THE UNIFIED DEVELOPMENT CODE, LATEST REVISION.

AUBREY LYNN WIGGINS, JR.
TRACT A-1-E-2-A, OWNER

DATE: