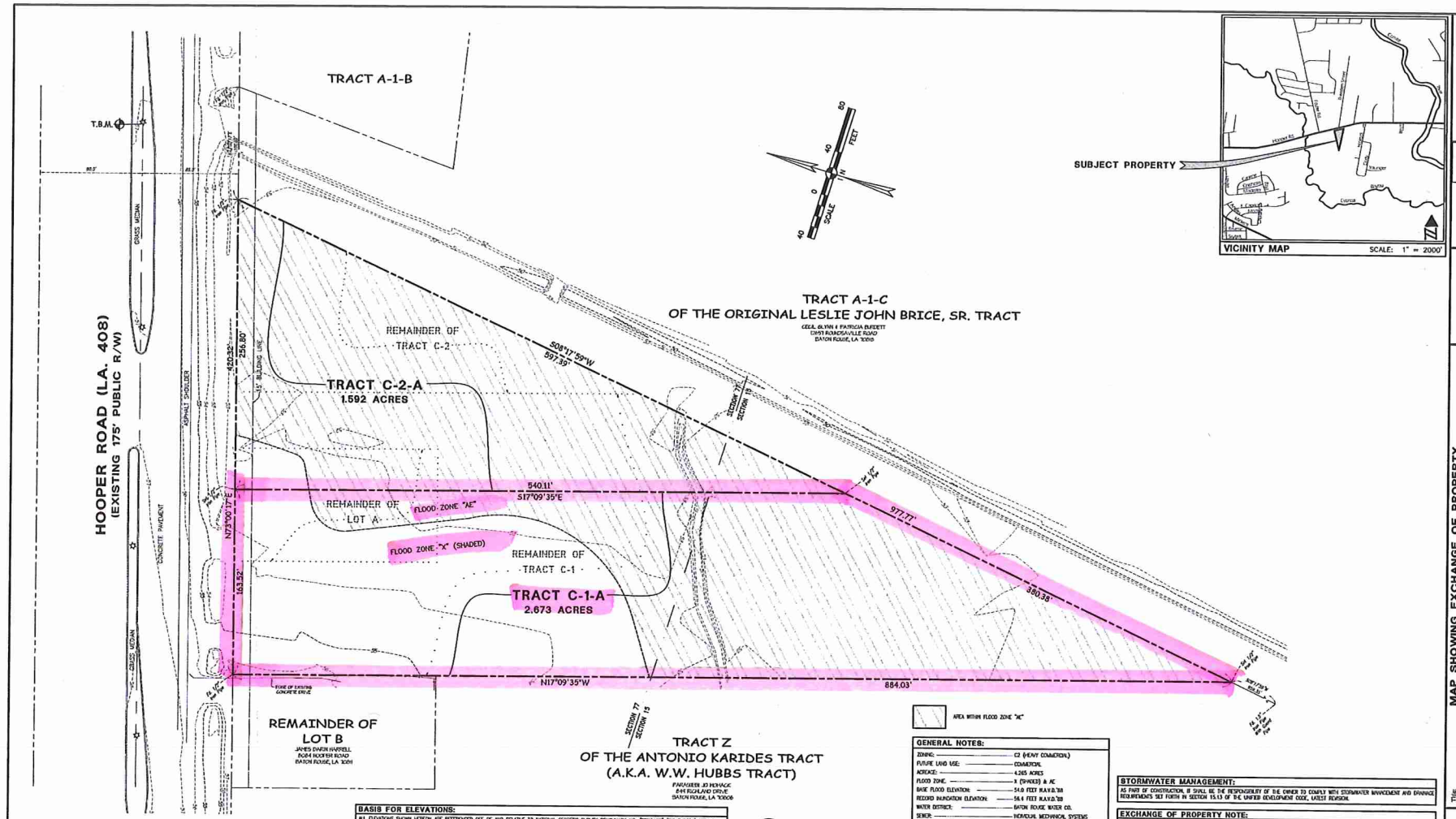

AREA WITHIN FLOOD ZONE "AE"

NOTES:

1) THE PROPERTY SHOWN HEREON LIES WITHIN THE LIMITS OF ZONE "X" (SHADED)(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) AND ZONE "AE" (EXTREME FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR THE EAST BATON ROUGE PARISH, LOUISIANA, COMMUNITY NUMBER 220064, PANEL 0180, SUFFIX E, MAP NUMBER 22033C0180K, WITH AN EFFECTIVE DATE OF MAY 2, 2008 AND AN INDEX DATE OF JUNE 19, 2012.

2) ALL PROPERTY CORNERS SHOWN HEREON HAVE BEEN MONUMENTED WITH 1/2-INCH IRON PIPES, UNLESS OTHERWISE NOTED.

3) NO ATTEMPT HAS BEEN MADE BY FERRIS ENGINEERING & SURVEYING, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, MINERALS OR ENVIRONMENTAL ISSUES, OR ANY OTHER ENCUMBRANCES THAT MAY EXIST ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

4) ALL BUILDING LINES AND SERVITUDES SHOWN HEREON ARE IN ACCORDANCE WITH THE REFERENCE MAPS LISTED HEREON AND THE CURRENT EAST BATON ROUGE CITY/PARISH UNIFIED DEVELOPMENT CODE.

5) THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE NEWEST 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 (U.D.C.) ARE ADDRESSED.

6) ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FILED AS AN AGENCY HERETO. 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 RELIEVE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

7) THE CONTOURS SHOWN ON THIS PLAT ARE BASED ON AN ACTUAL TOPOGRAPHIC SURVEY PERFORMED BY THIS FIRM.

BASIS FOR ELEVATIONS:

ALL ELEVATIONS SHOWN HEREON ARE REFERENCED OFF OF AND RELATIVE TO NATIONAL GEODETIC SURVEY BENCHMARK NO. "EBR0428" (PID DU0324) WITH A PUBLISHED ELEVATION OF 31.0 FEET NAVD. '88 GPS OBS (2009.55) THIS IS A LOUISIANA HIGH-WATER MODERNIZATION SURVEY STATION.

TEMPORARY SITE BENCHMARK:

SCRIBED "X" ON CONCRETE FOOTING OF LIGHT STANDARD IN CENTER MEDIAN OF HOOPER ROAD JUST NORTHEAST OF PROPERTY. ELEVATION - 57.45 FEET NAVD. '88.

BASIS FOR BEARINGS:

ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS AND WERE ESTABLISHED USING GPS AND ARE RELATIVE TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

REFERENCE MAPS:

1) "MAP SHOWING THE RE-SUBDIVISION OF A PORTION OF TRACT "C", W.W. HUBBS PROPERTY, LOCATED IN SECT. 77, T6S, R1E, G.L.D., LA. E.B.R. PARISH FOR E.R. HOLLAND AND EDWARD G. HOLLAND," PREPARED BY CHARLES L. COSTNER, C.E., DATED JAN. 29, 1968 AND RECORDED AS ORIGINAL 001 OF BUNDLE 4885 IN THE OFFICE OF THE CLERK AND RECORDER OF MORTGAGES IN EAST BATON ROUGE PARISH, LOUISIANA.

2) "MAP SHOWING THE SURVEY OF LOT A BEING A PORTION OF THE W W HUBBS 34.366 AC TRACT LYING IN SECTION 77, T-6-S, R-1-E, GREENSBURG LAND DISTRICT OF EAST BATON ROUGE PARISH, LOUISIANA FOR W W HUBBS," PREPARED BY TONY CRAFT, C.E. & R.L.S., REVISED NOVEMBER 3, 1964 AND RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF MORTGAGES AS ORIGINAL 22 OF BUNDLE 5735.

3) "MAP SHOWING SUBDIVISION OF TRACT A & A-1 BEING A PORTION OF THE ORIGINAL LESLIE JOHN BRICE, SR. TRACT INTO TRACTS A-1-A, A-1-B & A-1-C, LOCATED IN SECTIONS 15 & 77, T-6-S, R-1-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA FOR ESTATE OF HELEN BRICE MESSER," PREPARED BY PHILIP J. THOMAS, P.L.S., DATED 11/16/2012 AND RECORDED AS ORIGINAL 724 OF BUNDLE 12268 IN THE OFFICE OF THE CLERK AND RECORDER OF MORTGAGES IN EAST BATON ROUGE PARISH, LOUISIANA.

4) RIGHT-OF-WAY SHEET NO. 15 FOR STATE PROJECT NO. 255-02-21, F.A.P. NO. T05-397-1 (002), HOWELL - BLACKWATER BAYOU HWY., EAST BATON ROUGE PARISH, LA 408, BY ACY A. WATERWARD, R.L.S. AND PHIP G. HOLLAND, R.L.S., DATED SEPT. 14, 1978, REVISED THROUGH 9-14-83.

PUBLIC DEDICATION:

RIGHTS OF WAY SHOWN HEREON AND LABELED AS A PUBLIC RIGHT OF WAY, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. STREETS NOT INDICATED AS PRIVATE SERVITUDES OF PASSAGE ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED FOR THE PURPOSES INDICATED ON THE PLAT, AND IF NO PURPOSE IS INDICATED, 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 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.

Parveen Jo Womack 6-24-2016
PARVEEN JO WOMACK DATE
OWNER OF LOT A AND TRACTS C-1 & C-2

GENERAL NOTES:

ZONING:	C2 (HEAVY COMMERCIAL)
FUTURE LAND USE:	COMMERCIAL
ACREAGE:	4.265 ACRES
FLOOD ZONE:	X (SHADED) & AE
BASE FLOOD ELEVATION:	54.0 FEET NAVD.'88
RECORD INUNDATION ELEVATION:	56.4 FEET NAVD.'88
WATER DISTRICT:	BATON ROUGE WATER CO.
SEWER:	INDIVIDUAL MECHANICAL SYSTEMS
ELECTRIC DISTRICT:	ENTERGY/DEMCO
GAS DISTRICT:	ENTERGY
FIRE DISTRICT:	HOOPER ROAD #6
SCHOOL DISTRICT:	CENTRAL-3

THE BASE FLOOD ELEVATION AND RECORD INUNDATION ELEVATION SHOWN HEREON WERE OBTAINED FROM THE FLOOD INFORMATION OFFICE IN MARCH OF 2016 AND ARE SUBJECT TO CHANGE. THESE ELEVATIONS SHOULD BE VERIFIED WITH THE EAST BATON ROUGE PARISH FLOOD INFORMATION OFFICE PRIOR TO CONSTRUCTION.

STORMWATER MANAGEMENT:

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.

EXCHANGE OF PROPERTY NOTE:

THIS MAP REPRESENTS AN EXCHANGE OF PROPERTY BETWEEN EXISTING CONTIGUOUS LOTS AND NO NEW BUILDING SITE IS BEING CREATED BY THIS EXCHANGE OF PROPERTY.

APPROVED:

STEVE M. BURK, FACP, PLANNING DIRECTOR OR HIS DESIGNEE 6/27/2016
EAST BATON ROUGE CITY/PARISH PLANNING COMMISSION DATE

P-49224-ROP ORIGINAL: BUNDLE:

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 ET SEQ AND TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND CONFORM TO THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

6/23/2016
DARVIN W. FERGUSON, P.L.S. DATE
FERRIS ENGINEERING & SURVEYING, L.L.C.

STATE OF LOUISIANA
DARVIN W. FERGUSON
License No. 4624
PROFESSIONAL
LAND SURVEYOR

Louisiana One Call before you dig. 1-800-272-3020

Recordation Information:
ORIG. 855
BNDL. 12740

FERRIS
ENGINEERING & SURVEYING, LLC
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - SUBDIVISION ROADWAY
11854 BRICKSOME AVENUE
BATON ROUGE, LA 70816
PH - 225.292.6838
FAX - 225.292.0441
WWW.FERRISINC.COM

Client:
DORSEY DEVELOPMENT COMPANY, LLC
129 CHARTRES STREET
NEW ORLEANS, LA 70130

Title: MAP SHOWING EXCHANGE OF PROPERTY BETWEEN LOT A, TRACT C-1 AND TRACT C-2 OF THE W.W. HUBBS PROPERTY TO FORM TRACT C-1-A AND TRACT C-2-A

Description: LOCATED IN SECTIONS 15 & 77, TOWNSHIP 6 SOUTH, RANGE 1 EAST
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA

S:\16-017 DG Hooper\dwg\Plats\16-017 Exchange.dwg 6/22/2016 8:04:32 AM CDT

Revisions:

No.	Date	Description

Date: JUNE 22, 2016

Chief/Craftsman: RAB / DWF

CAD File: 16-017 EXCHANGE

Project Number: 16-017

Drawing Number: 16-F-0012