

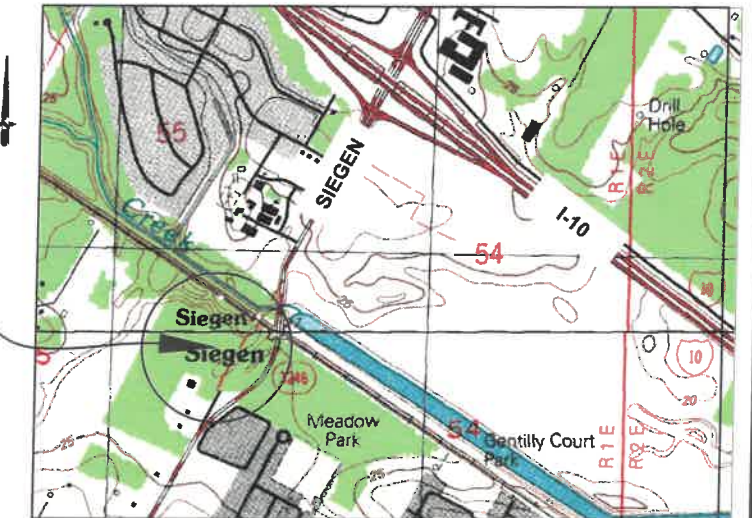
DEDICATION:  
PUBLIC SERVITUDES & RIGHT-OF-WAYS: THE STREETS AND RIGHT-OF-WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER 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.

APPROVED:

*Oliver Sterling*  
PLANNING COMMISSION  
CITY OF BATON ROUGE, PARISH OF EAST BATON ROUGE  
TRACKING NUMBERS: 54327-SS, 10324052  
DATE 08/21/2023

LEGEND

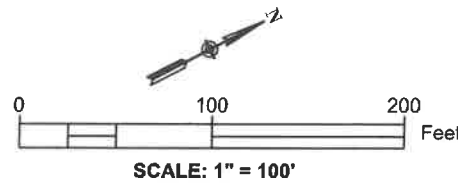
- FD. I.P.
- SET I.P.
- FENCE
- ⊙ SEWER MANHOLE
- SERVITUDE
- ▨ BUILDING
- GRAVITY SEWER LINE
- SEWER FORCE MAIN
- ELEVATION BELOW INUNDATION LEVEL (23.45)
- ELEVATION BELOW BASE FLOOD ELEVATION (24.00)
- 15.00 SERVITUDE DISTANCE



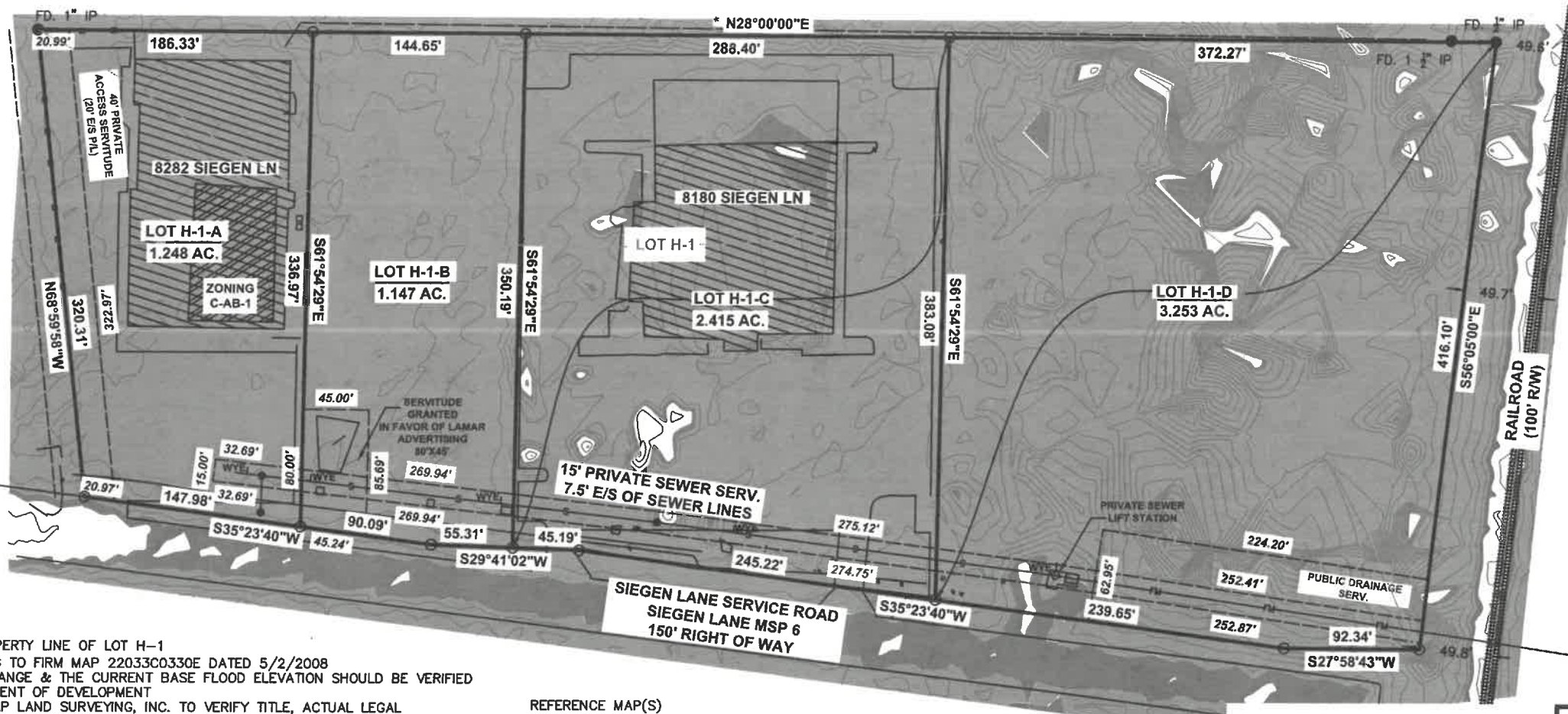
VICINITY MAP  
1" = 2000'

MATHERNE FAMILY PROPERTIES, LLC  
8282 SIEGEN LN BATON ROUGE LA 70810

DATE 8-21-23



OLIVER STERLING TRACT  
10.25 ACRES, PARTITION OF LOTS G,  
H, AND I OF LOUIS B. KLEINPETER  
STERLING, LINDA GAYLE, LIVING  
TRUST  
(NOW OR FORMERLY)



**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.

**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.

PLAT SHOWING THE  
SURVEY AND SUBDIVISION OF LOT H-1  
TOBY BROOKS TRACT  
INTO  
LOTS H-1-A, H-1-B, H-1-C AND H-1-D  
LOCATED IN  
SECTION 55, T-8-S, R-1-E  
GREENSBURG LAND DISTRICT,  
EAST BATON ROUGE PARISH, LA  
FOR  
MATHERNE FAMILY PROPERTIES, LLC  
8282 SIEGEN LN  
BATON ROUGE LA 70810

WATER DISTRICT: BATON ROUGE WATER  
SCHOOL DISTRICT: EBR-8  
SEWER DISTRICT: PRIVATE  
ELECTRIC COMPANY: ENTERGY  
GAS COMPANY: ENTERGY  
FIRE DISTRICT: ST. GEORGE FIRE DISTRICT #2

BASE FLOOD ELEVATION = 24'

- NOTES:
- REFERENCE BEARING \*N28°00'00"E, WEST PROPERTY LINE OF LOT H-1
  - PROPERTY LIES IN FLOOD ZONE AE ACCORDING TO FIRM MAP 22033C0330E DATED 5/2/2008
  - BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE & THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF DEVELOPMENT
  - NO ATTEMPT HAS BEEN MADE BY JOHN DUNLAP LAND SURVEYING, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
  - 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 PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.
  - NO WETLAND DELINEATION WAS REQUESTED OR DETERMINED AS A PART OF THIS SURVEY.
  - ZONING - (C2) HEAVY COMMERCIAL; (C-AB-1) COMMERCIAL ALCOHOLIC BEVERAGE (RESTAURANT)  
SETBACKS:  
FRONT-(C2) 10'; (C-AB-1) 10'  
REAR-(C2) N/A, 10' CORNER SIDE; (C-AB-1) N/A  
SIDE-(C2) N/A; (C-AB-1) N/A

REFERENCE MAP(S)

- MAP SHOWING SUBDIVISION OF THE FANNIE STERLINE & C. WINFIELD TRACTS, FORMERLY OF THE GEORGE W. STERLING TRACT INTO TRACTS S-1, S-2, & S-3, LOCATED IN SECTION 55, T-8-S, R-1-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, FOR BENNY'S CARWASH, LLC BY ROBERT W. OVERALL, PLS, DATED, 6/18/14
- MAP SHOWING PARTIAL TOPOGRAPHIC SURVEY OF LOT H-1 OF THE LOUIS B. KLEINPETER SUBDIVISION LOCATED IN SECTION 55, T-8-S, R-1-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA BY LESTER A. MCLIN, DATED 7/27/93
- MITIGATION PLAN FOR BUILDING NO. 3, LOCATED IN SECTION 55, TOWNSHIP 8 SOUTH, RANGE 1 EAST, EAST BATON ROUGE PARISH, LA FOR MARION MATHERNE, BY JAMES D. MEARES, DATED 11-12-01
- STATE OF LOUISIANA, DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT, RIGHT OF WAY MAP, STATE PROJECT NO. 450-10-85, BY G. WAYNE SLEDGE, PLS.
- MAP SHOWING THE RESUBDIVISION OF THE TOBY BROOKS 10.253 ACRE TRACT INTO LOT H-1 AND LOT H-2 BEING A PORTION OF THE PARTITION OF LOTS G, H, & I OF THE LOUIS B. KLEINPETER SUBDIVISION, LYING IN SECTION 55, T-8-S, R-1-E, EAST BATON ROUGE PARISH, LOUISIANA FOR RESPONSE INSTRUMENT SERVICE AND ENGINEERING CORPORATION BY TOXIE CRAFT, DATED APRIL 22, 1966



I CERTIFY THAT THIS SURVEY HAS BEEN DONE BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH LSBRPELS LRS 33:5051, ET SEQ LAC 46: LXI CHAPTER 29 BASED ON A CLASS C SURVEY

**John Dunlap**  
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*John G. Dunlap*  
JOHN G. DUNLAP, P.L.S.  
DATE 8-14-2023