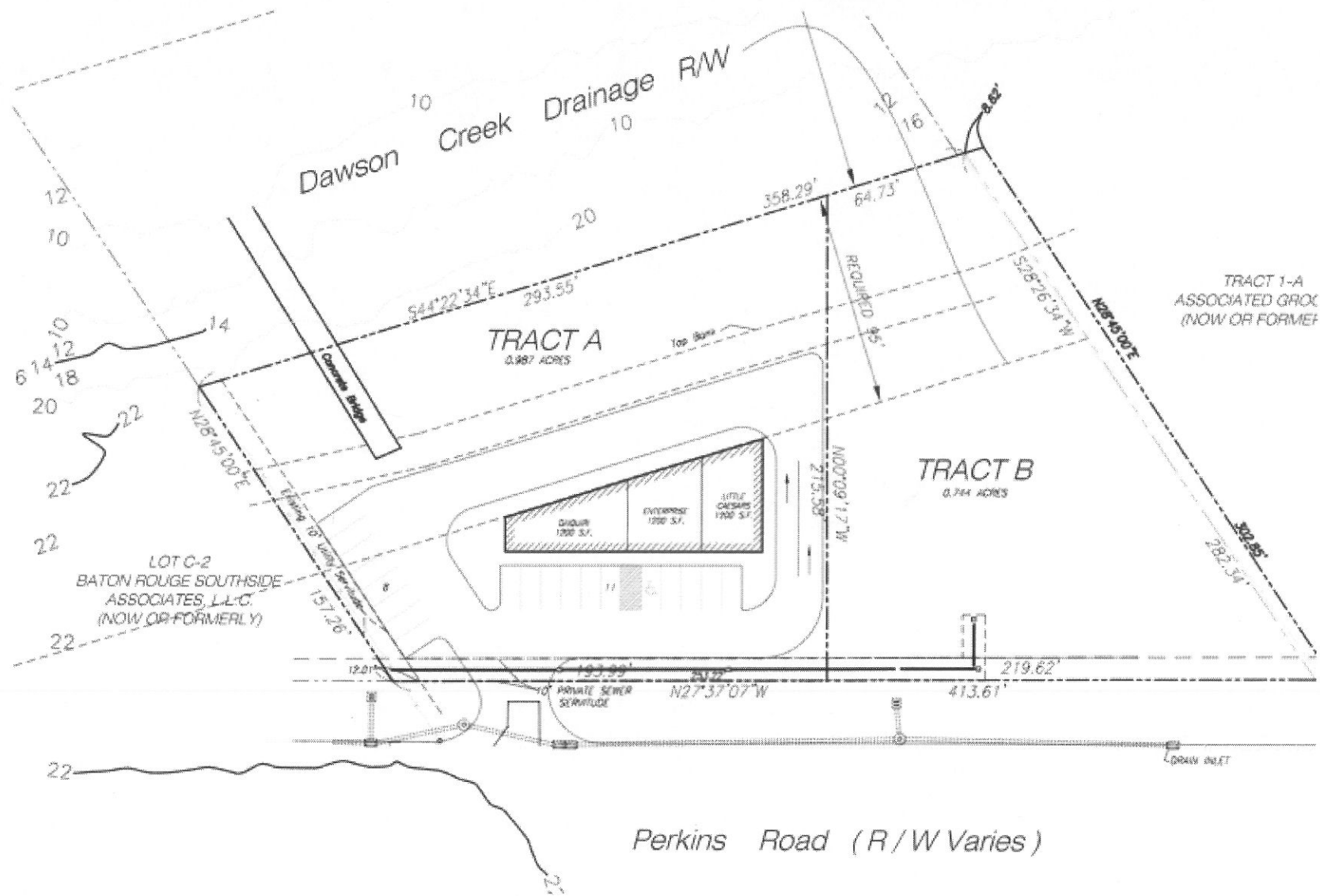
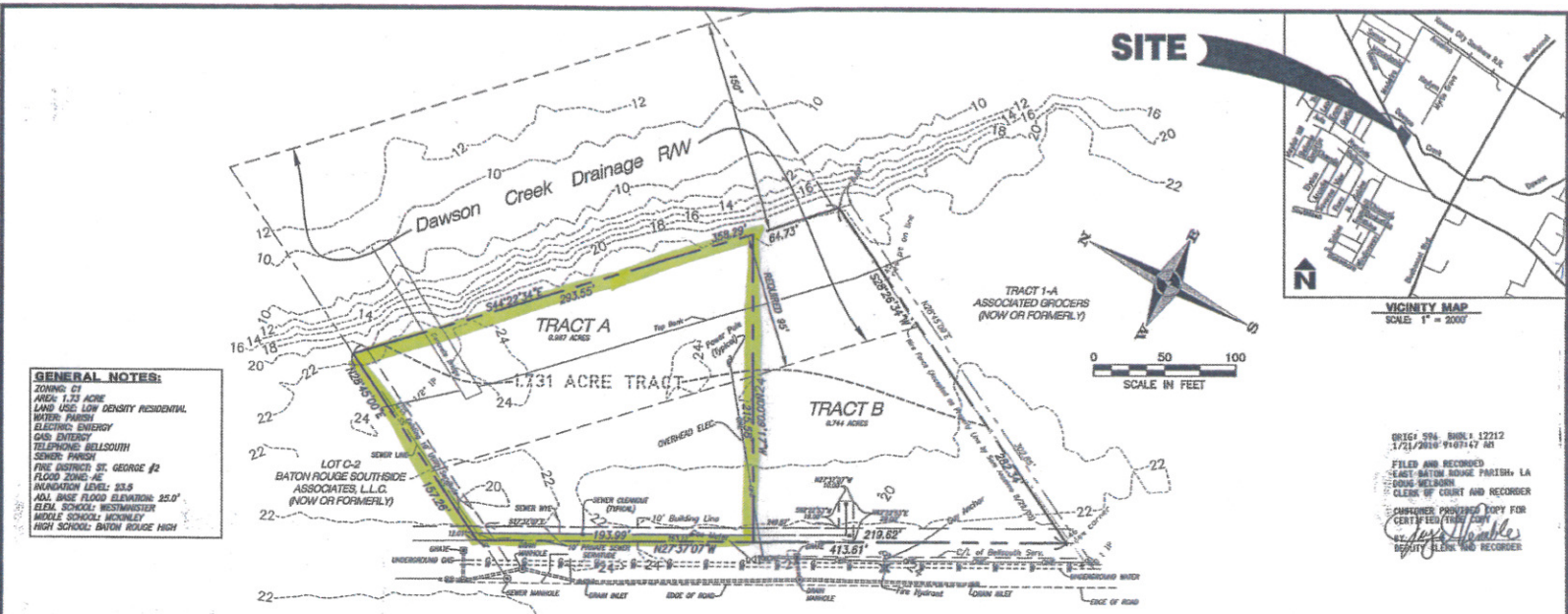


Message

La Boilers Perki...



1 PRELIMINARY SITE PLAN - RETAIL APPROX. 3600 S.F.
NTS



GENERAL NOTES:
 ZONING: C1
 AREA: 1.73 ACRES
 LAND USE: LOW DENSITY RESIDENTIAL
 WATER: PARISH
 ELECTRIC: ENERGY
 GAS: ENERGY
 TELEPHONE: BELL SOUTH
 SCHOOL: PARISH
 FIRE DISTRICT: ST. GEORGE #2
 FLOOD ZONE: AE
 INUNDATION LEVEL: 25.5'
 ADJ. BASE FLOOD ELEVATION: 25.0'
 ELEM. SCHOOL: WESTMINSTER
 MIDDLE SCHOOL: MICHELLE
 HIGH SCHOOL: BATON ROUGE HIGH

DRAINAGE LAYOUT STATEMENT:
 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.

NOTE:
 THE CONTOURS SHOWN HEREON WERE CREATED BY USING THE U. S. ARMY CORPS OF ENGINEERS DIGITAL ELEVATION MODEL DATA OVER THE SOUTHWEST QUADRANT OF THE BATON ROUGE EAST QUADRANGLE, LOUISIANA. THE DATA WERE DERIVED FROM LIGHT MEASUREMENTS PERFORMED IN 1999.

REFERENCE MAPS:
 1) MAP SHOWING ACQUISITION LAND TITLE SURVEY OF SAM ANSELMO PROPERTY 1.731 ACRE TRACT FOR KUREZ & HUBERT BY DAVID B. FAZEKAS DATED 6-11-07.
 2) MAP SHOWING SURVEY OF THE REMAINING 1.899 ACRES PORTION OF THE SAM ANSELMO PROPERTY, BY P. DANIEL WOODS DATED JULY 20, 1984.
 3) MAP SHOWING SURVEY OF PROPERTY OF THE ESTATES OF JOSEPH DUPIN AND MARY ANN ANSELMO DUPIN - BY JACK H. WOODS, DATED JULY 13, 1894 AND FILED IN THE EAST BATON ROUGE CLERK OF COURTS OFFICE AS ORD 597, SINC. 10094.
 4) MAP SHOWING 10' UTILITY SERVICITUDE ACROSS THE SAM ANSELMO PROPERTY FOR KAYLON, INC. BY P. DANIEL WOODS, DATED 12TH DAY OF JANUARY 1984.

BASIS OF BEARINGS:
 BEARINGS SHOWN HEREON ARE BASED ON AND IN ACCORDANCE WITH THOSE SHOWN ON THE ABOVE REFERENCE MAP #1.

FLOOD ZONE NOTE:
 THE PROPERTY SHOWN HEREON LIES WITHIN THE LIMITS OF ZONE "AE" (INSIDE THE LIMITS OF THE 100-YEAR FLOOD ZONE) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 22009 0205 E, REVISED MAY 2, 2005. BASE FLOOD ELEVATION=25.0'

NOTES:
 1) THE PROPERTY SHOWN HEREON IS ZONED C-1 AND SUBJECT TO THE RESTRICTIONS THEREON APPLIED BY THE EAST BATON ROUGE PLANNING COMMISSION.
 2) THE AREA SHOWN HEREON AS BEING SUBJECT TO ADVERSE POSSESSION HAS NOT BEEN INVESTIGATED BY BENCHMARK GROUP, L.L.C. AS TO ANY FINDINGS BY A COURT OF LAW, AREA AS INDICATED IS BASED ON THE ABOVE STATED REFERENCE MAP AND THE TESTIMONY OF THE CURRENT PROPERTY OWNERS.
 3) NO ATTEMPT HAS BEEN MADE BY BENCHMARK GROUP, L.L.C. TO VERIFY TITLE, ACTUAL, LEGAL OWNERSHIP, SERVICITUDES, EASEMENTS, RIGHTS-OF-WAY DEED RESTRICTIONS, WETLANDS, OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES

SEWAGE DISPOSAL:
 NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SEWAGE SYSTEM UNTIL THE METHOD OF SEWAGE DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH/CITY OF CENTRAL.

DEDICATION:
 THE STREETS AND RIGHTS-OF-WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PROPRIETARY USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVICITUDES ARE GRANTED TO THE PUBLIC FOR USE FOR UTILITIES, SEWERAGE, POWER LINES, 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 ANY IMPROVEMENT BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVICITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH SAID SERVICITUDE OR RIGHT-OF-WAY IS GRANTED.

_____ 11/11/09
 CO-OWNER
 _____ 10/11/09
 CO-OWNER

SURVEYOR'S CERTIFICATION:
 THIS IS TO CERTIFY THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH LOUISIANA REVISED STATUTE 36:505 ET SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBMISSION OF LAND AND THAT THIS MAP CONFORMS TO THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

 DAVID B. FAZEKAS, P.L.L.C.
 11-04-09
 DATE
 LAND SURVEYOR

APPROVED:
 _____ 1/24/10
 BRUCE HUBBARD, DIRECTOR OF HIS DESIGNEE
 EAST BATON ROUGE PARISH PLANNING COMMISSION
 P.# 43974
 REPLY NO.

MAP SHOWING SUBDIVISION
 of
THE SAM ANSELMO PROPERTY
 1.731 ACRE TRACT
 into
TRACT A & TRACT B
 LOCATED IN SECTION 59, TOWNSHIP 8 SOUTH - RANGE 1 EAST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA
 for
MIKE & KATHY LANE

BENCHMARK GROUP, L.L.C.
 LAND SURVEYING • CIVIL ENGINEERING
 LAND PLANNING • LANDSCAPE ARCHITECTURE
 11209 PINEWOOD AVENUE, BATON ROUGE, LOUISIANA 70801
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