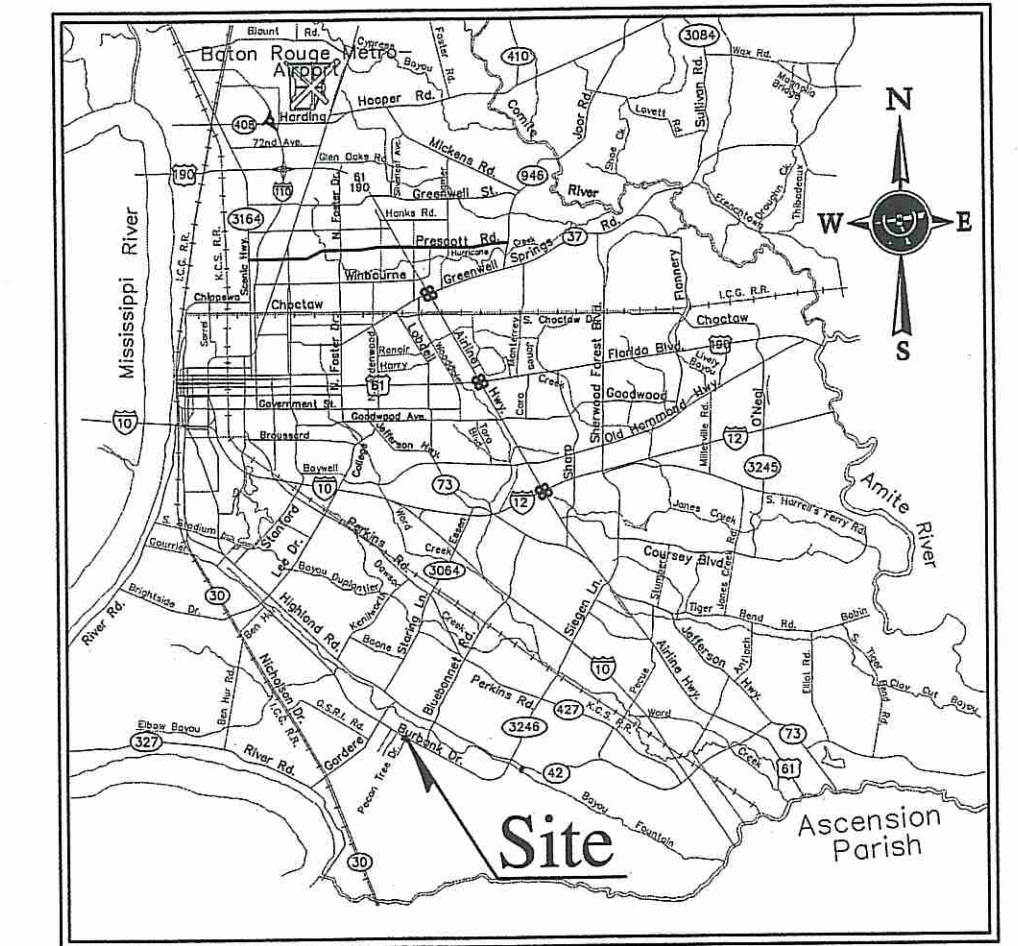


NOTES:
 WATER: BATON ROUGE WATER CO.
 FIRE: ST. GEORGE FIRE DISTRICT # 2
 ELECTRIC: ENTERGY
 SEWER: W.S.T.N.
 GAS: ENTERGY
 EXISTING LAND USE: UNDEVELOPED
 COMPREHENSIVE PLAN LAND USE: COMMERCIAL
 SCHOOL DISTRICTS:
 EAST BATON ROUGE PARISH EBR-8

LEGEND
 —SS— Underground Sewer Line scaled from Layout & Wye Record
 ● Found Iron Pipe/Rod
 ○ Set 1/2" Iron Pipe
 ⊙ Sewer Manhole
 ○ Sewer Cleanout
 [Hatched Box] Asphalt Pavement
 [Dotted Box] Concrete Pavement



VICINITY MAP
 (SCALE 1" = 2000')

NOTE:
 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.

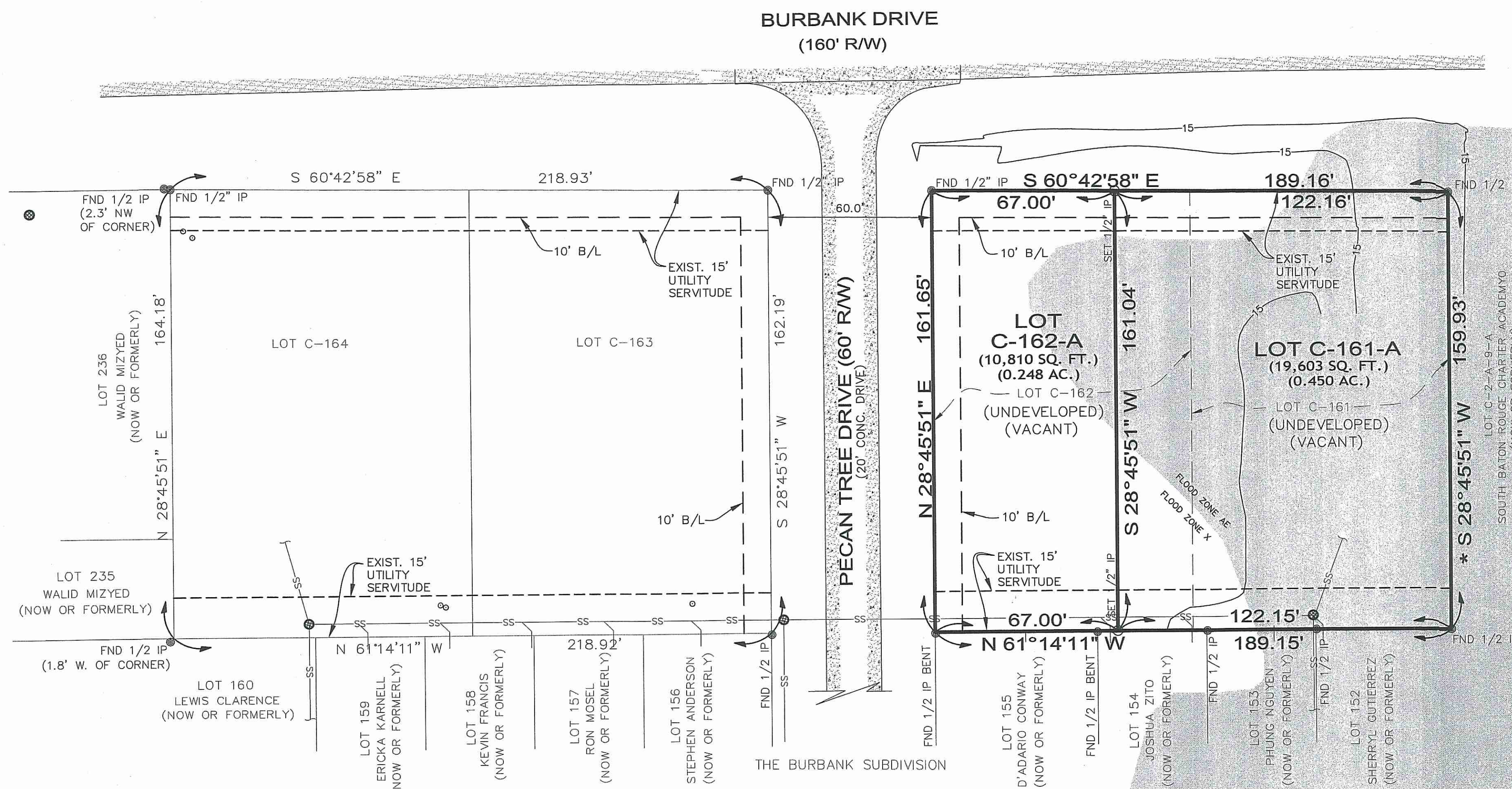
NOTE:
 The approval of this plat or map does not relieve the immediate property owner or future property owner from complying with all applicable federal, state and city-parish laws and ordinances governing the sale and development of the property. In particular, no filing of the property shall be commenced until all applicable provisions of Chapter 15 of the Unified Development Code are addressed.

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.

DEDICATION:
 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 purpose for the general use for 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.

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.

10KIDS, LLC
 KENT WALKER - MEMBER
 OWNER LOTS C-161 & C-162
 9/11/15
 DATE



**MAP SHOWING EXCHANGE
 OF PROPERTY BETWEEN
 LOTS C-161 & C-162
 INTO
 LOTS C-161-A & C-162-A
 BEING A PORTION OF THE BURBANK SUBDIVISION
 LOCATED IN SECTION 72, T-8-S, R-1-E,
 GREENSBURG LAND DISTRICT,
 EAST BATON ROUGE PARISH, LOUISIANA
 FOR
 10KIDS, LLC**

- GENERAL NOTES:**
- Flood Note:** In accordance with FEMA Flood Insurance Rate Map Panel No. 22033C0330E for East Baton Rouge Parish Louisiana, last revised May 2, 2008 the property shown hereon is located in Flood Zone "AE" with shading and Flood Zone "X" with shading. Nearest adjacent Base Flood Elevation = 16.0 feet (NGVD 1988). Base flood elevations are subject to change and should be verified with the Engineering Division of the Department of Public Works.
 - Zoning:** LC-1 (Light Commercial) Zoning information should be verified with City/Parish Planning Commission.
 - Yard Requirements:**
 Minimum Front Yard: 10 feet
 Minimum Rear Yard: None
 Minimum Side Yard: None
 - Reference Map:**
 (A) Map Showing the Final Plat of The Burbank Subdivision, signed by Robert White, P.E., Dated May 29, 1984.
 (B) Map Showing Sanitary Sewer Layout & Wye Record for the Pecan Ridge Development Corp. by Johnston McDaniel & Associates, Baton Rouge La.
 - No Elevations and TBM's were derived from the Leica Network System using Trimble RB dual frequency GPS units. NAVD 1988 datum, Geoid 12A.
 - (*) represents the Basis of Bearings. Bearings are based on reference map "A" (above). Distances are U.S. Survey Feet.
 - No attempt has been made by LandSource, Inc., to verify title, actual legal ownerships, deed restrictions, servitudes, easements, or other burdens on the property other than that furnished by the client or his representative.
 - Utilities:** The underground utilities shown hereon have been located from visible utility features, and/or previous construction drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, except for above ground visible utility features.

APPROVED
 [Signature]
 FRANK DUKE, FAICP, PLANNING DIRECTOR
 OR HIS DESIGNEE
 CITY-PARISH PLANNING COMMISSION

9/15/2015
 DATE
 P-48599
 Exp. 4-5-15

CERTIFICATION:
 This is to certify that this plat is made in accordance with LA. revised Statutes 33:5051 ET SEQ. and conforms to all parish ordinances governing the subdivision of land and conforms to a Class B Survey in accordance with the State of Louisiana "Minimum Standards for Property Boundary Surveys".
 [Signature]
 DAVID L. PATTERSON, P.L.S.
 LA. REGISTRATION NO. 04784
 7/8/15
 DATE

ORIG: 868 BNDL: 12681
 9/15/2015 11:26:52 AM
 FILED AND RECORDED
 EAST BATON ROUGE PARISH, LA
 DOUG MELBORN
 CLERK OF COURT AND RECORDER
 CUSTOMER PROVIDED COPY FOR
 CERTIFIED TRUE-COPY
 [Signature]
 REC'D CLERK AND RECORDER

LANDSOURCE
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 email: ls@landsorce.com

DATE:
 7-8-2015
 JOB #: 15-343-02
 DWN. BY: C.D.P.
 CKD. BY: D.L.P.
 SHEET NO:

01
 OF: 01

Printed on: Sep. 10, 2015 - 12:14pm by apatterson