

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.

NOTES:
WATER: Baton Rouge Water Co.
FIRE: Baton Rouge City Fire
ELECTRIC: Entergy
SEWER: W.S.T.N.
GAS: Entergy
EXISTING LAND USE: Institutional (INST)
COMPREHENSIVE PLAN LAND USE: Urban Neighborhood (UN)
SCHOOL DISTRICTS: EAST BATON ROUGE SCOOOL DISTRICT-5

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 fo 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.

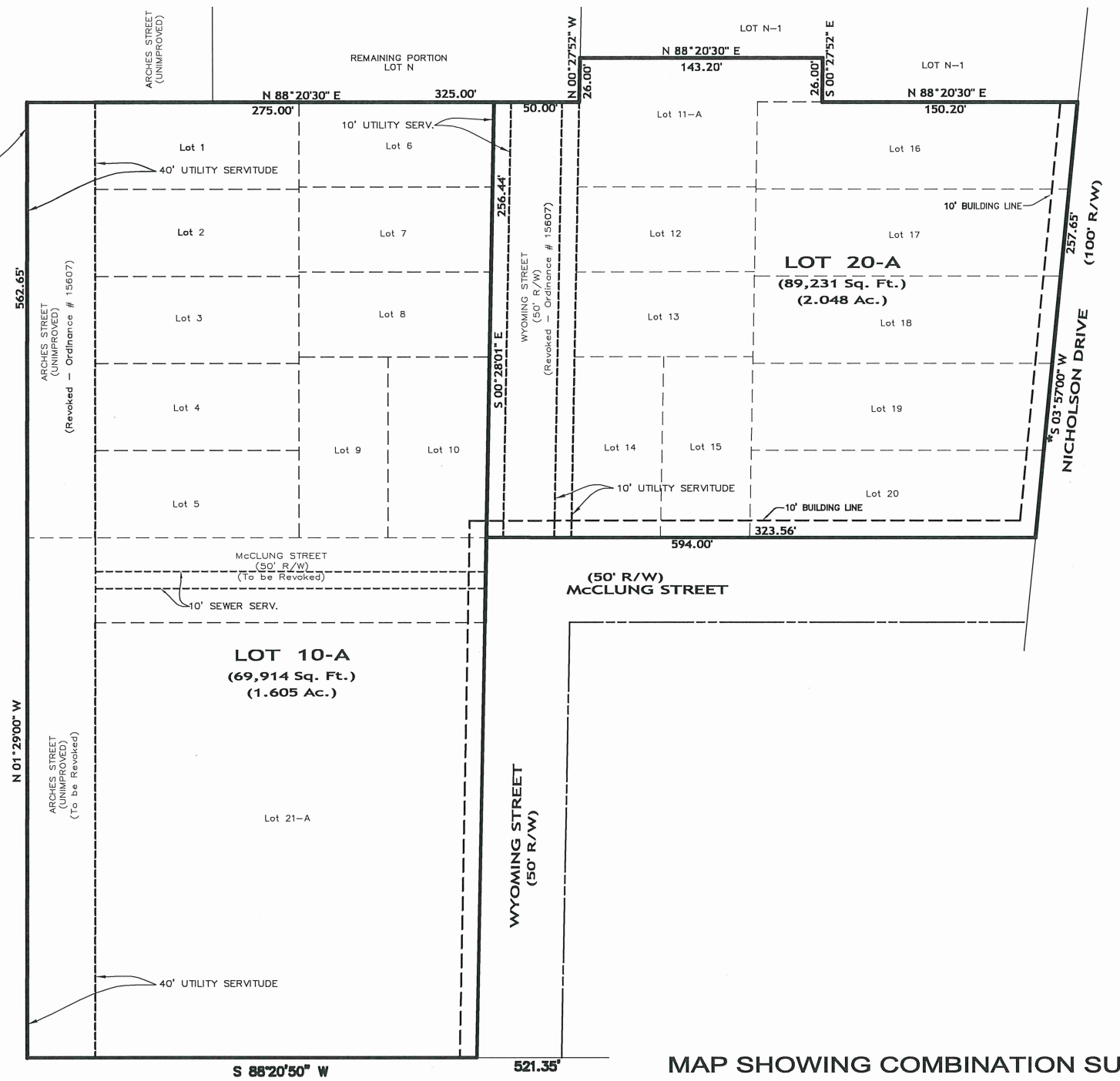
SEWAGE DISPOSAL:
No person shall provide a method of sewage disposal, except connection to an approved sanitary sewer system, until the method of sewage treatment and disposal has been approved by the Health Unit of East Baton Rouge Parish.

MILFORD WAMPOLD, III - MANAGER
NICHOLSON WAMPOLD, LLC

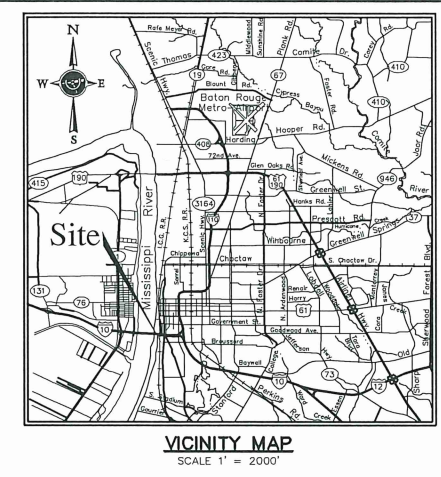
DATE

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.



MAP SHOWING COMBINATION SURVEY
OF
LOTS 1 THRU 10
(A PORTION OF THE REVOKED ARCHES ST.)
INTO
LOT 10-A
AND
LOTS 11-A THRU 20
(A PORTION OF THE REVOKED WYOMING ST.)
INTO
LOT 20-A
ALL BEING PORTIONS OF JESSE L. WEBB SUBDIVISION
LOCATED IN SECTION 52, T-7-S, R-1-W,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA
FOR
NICHOLSON WAMPOLD, LLC



- GENERAL NOTES:**
- 1.) Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 22033C0240E for East Baton Rouge Parish Louisiana, last revised May 2, 2008, the property shown hereon is located in Flood Zone "X". Flood Zone Zone "X" area areas determined to be outside the 0.2% annual chance flood plain. Base flood elevations are subject to change and should be verified with the Engineering Division of the Department of Public Works.
 - 2.) Zoning: (M1 = Light Industrial) & (C-AB-2 = Commercial Alcoholic Beverage) Zoning information should be verified with City/Parish Planning Commission.
 - Yard Requirements: (M1) Minimum Front Yard: 25' Minimum Rear Yard: None Minimum Side Yard: None
Yard Requirements: (C-AB-2) Minimum Front Yard: 10' Minimum Rear Yard: None Minimum Side Yard: None
 - 3.) (*) represents the Basis of Bearings. Bearings are based on reference map "A" (above). Distances are U.S. Survey Feet.
 - 4.) Reference Maps:
A.) Map of the Jesse L. Webb Subdivision, By Manson - McCain, Inc., Last Revised on June 2, 1952.
B.) Map Showing the Resubdivision of the Remainder of Lot N and Lot 11, Into Lots N-1 and 11-A, By Andy Matamoras, Dated 1-22-01.
C.) Map Showing Resubdivision of Lots 21-30, Jesse L. Webb Subdivision, By Phillip J. Thomas, Dated 6-16-2000. (Orig. 5, Bnd. 11130)
 - 6.) 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.
 - 7.) Utilities: The underground utilities shown hereon have been located from visible utility features. 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.
 - 8.) This is a Combination Survey and no New lots are being created.
 - 9.) Per latest quad map, no major contours cross this site.

APPROVED

FRANK DUKE, FAICP, PLANNING DIRECTOR DATE
OR HIS DESIGNEE
CITY-PARISH PLANNING COMMISSION

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".

ADVANCE ISSUE **Apr. 29, 2020**
DAVID L. PATTERSON, P.L.S. DATE
LA. REGISTRATION NO. 04784

DATE:
JAN. 17, 2013
JOB #: 11-344-01
DWN. BY: C.D.P.
CKD. BY: D.L.P.

SHEET NO:

01
OF 01

LANDSOURCE
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