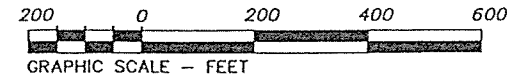


BASE BEARING: GPS - MAGNET - RTN (LOUISIANA SOUTH ZONE - NAD 83)  
FLOOD ZONE: "X" BASE FLOOD ELEVATION: N/A  
F.E.M.A. F.I.R.M. PANEL NO. 220058 0085 E DATE: 5/2/2008

A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.



DRAWN BY: PLV  
CREW CHIEF: BAS  
TECHNICIAN: PLV  
CHECKED BY:  
CHECKED BY:

NOTES:

TOTAL AREA: 39.937 Acres  
TOTAL NO. LOTS: 6  
5 LOTS ON THE EAST BATON ROUGE PARISH SIDE  
SEWAGE: INDIVIDUAL APPROVED SEWER SYSTEM (OUTSIDE C.S.D.)  
WATER: EAST FELICIANA RURAL WATER  
ELECTRICITY: DIXIE ELECTRIC  
TELEPHONE: AT & T  
GAS: EAST FELICIANA GAS DISTRICT NO. 2  
SCHOOL DISTRICT: EAST FELICIANA PARISH  
FIRE DISTRICT: PRIDE FIRE DISTRICT #8  
ZONING: AG/RURAL  
EXIST. LAND USE: LDR, URD  
CHARACTER AREA: RURAL  
FUTURE LAND USE: AG/RU

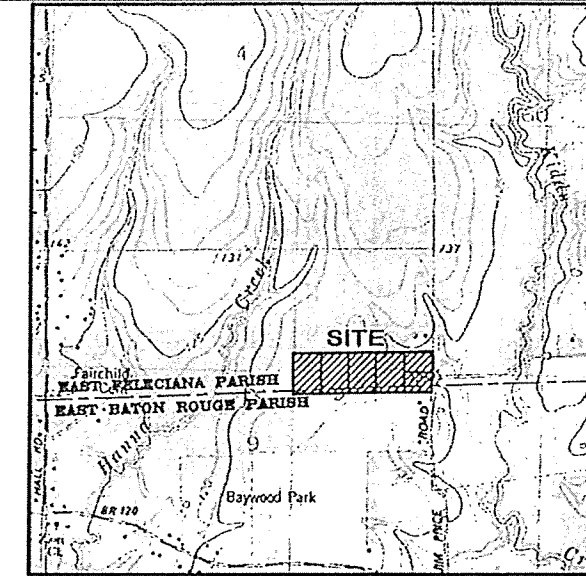
OPEN EFFLUENT DITCHES ARE PREDOMINANT IN THIS AREA. ACCORDING TO HEALTH DEPARTMENT STANDARDS, PROPOSED RESIDENCES CONSTRUCTED ON THIS SITE SHALL BE A MINIMUM OF 24" ABOVE THE BOTTOM OF THE ADJACENT ROADSIDE DITCH. HOWEVER, FINAL DETERMINATION OF THE PROPOSED FLOOR ELEVATION SHALL BE DETERMINED ACCORDING TO PARISH ORDINANCES.

RECOMMENDED FOR APPROVAL:

Heather Gray Rs #1422 4/18/22  
HEATHER GRAY  
CHIEF SANITARIAN  
EAST BATON ROUGE PARISH HEALTH UNIT

REFERENCE:

- 1. PLAT SHOWING THE SUBDIVISION OF TRACT "A" (11.74 AC.), A 88.73 AC. TRACT & A 16.34 AC. TRACT INTO TRACTS "S", "T", "U", "V", "W-1" & "W-2", LOCATED IN SECTIONS 9 & 60, T4S-R3E, G.L.D., EAST FELICIANA PARISH, LOUISIANA, BY R. D. HODGES, P.L.S., DATED 7/26/1985
- 2. MAP SHOWING THE RESUBDIVISION OF TRACT U, A PORTION OF THE WILLIAM J. STILES, SR. PROPERTY, INTO TRACTS U-1, U-2, U-3, & U-4, LOCATED IN SECTION 9, T4S-R3E, G.L.D., EAST FELICIANA PARISH, LOUISIANA, BY ALVIN FAIRBURN, JR., DATED 9/27/2004
- 3. SURVEY MAP SHOWING THE REMOVAL OF TRACT "B", (11.744 AC) FROM THE MRS. WILLIAM C. PRICE, SR. et al ORIGINAL 60 ACRE TRACT, LOCATED IN THE NORTH-EAST 1/4 OF SECTION 9, T4S-R3E, GLD OF LOUISIANA, EAST BATON ROUGE PARISH FOR GARY STILES BY PAUL J. MOREL, RLS, DATED 4/18/1978



VICINITY MAP

SCALE: 1" = 2000'

POB IS 500'15" 00"E, 1046.72 FEET, S72°47' 36"W, 62.71 FEET, S 00°15' 00"W, 265.25 FEET, AND N89°28' 02"W, 30.00 FEET FROM THE NORTHEAST CORNER OF SECTION 9, T4S-R3E (REF. #1)

SETBACKS:  
FRONT: 15' FROM PROPERTY LINE  
SIDE: 25' FROM PROPERTY LINE  
REAR: 25' FROM PROPERTY LINE

STORMWATER MANAGEMENT NOTE:

AS PART OF THE 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 EDITION.

GRADING NOTE:

AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER, HIS CONTRACTOR OR HIS REPRESENTATIVE TO GRADE EACH LOT SO THAT THE STORM DRAINAGE RUNOFF CONFORMS TO THE APPROVED DRAINAGE LAYOUT, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF DEVELOPMENT. (METRO ORD. 111.35)

NOTES:

THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE 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, LATEST REVISION ARE ADDRESSED.

\*\* THE PORTIONS OF TRACTS V-1 THRU V-4 THAT FALL WITHIN THE PARISH OF EAST BATON ROUGE SHALL NOT BE PERMITTED FOR BUILDING IN THAT PORTION UNTIL THE LOTS MEET THE SPECIFICATIONS OF THE UNIFIED DEVELOPMENT CODE.

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.

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.

PUBLIC DEDICATION:

THE STREET AND RIGHTS 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 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.

GARY STILES 4-18-22  
GARY STILES  
OWNER: Tract V & Tract "B"  
DATE

THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF:

GARY STILES

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

Lester A. McLin, Jr. 04/13/2022  
LESTER A. MCLIN, JR.  
PROFESSIONAL LAND SURVEYOR  
LICENSE # 4470  
MCLIN TAYLOR, INC.



THE 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 FILING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE DEVELOPMENT CODE ARE ADDRESSED.

EAST BATON ROUGE PARISH  
PLANNING COMMISSION  
APPROVED:

Ryan Holcomb 04/18/2022  
RYAN HOLCOMB  
PLANNING DIRECTOR OR DESIGNER  
DATE  
53488-SS  
4260848

NOTE: THIS DIVISION OF PROPERTY IS BEING DONE AS A FAMILY PARTITION

SEWER NOTE:

THE METHOD OF SEWAGE TREATMENT AND DISPOSAL, AND THE SOURCE OF WATER SUPPLY, SHALL BE APPROVED BY THE EAST FELICIANA PARISH HEALTH UNIT. IF THE SEWAGE EFFLUENT IS TO BE DRAIN TO THE OPEN DITCH ALONG THE PUBLIC ROAD, THE BUILDING SITE MUST BE TWO FEET ABOVE DITCH BOTTOM. IF THE SEWAGE EFFLUENT IS TO BE DRAIN TOWARD THE ADJOINING PROPERTY OWNER, THE PARISH SANITARIAN MAY REQUIRE THAT A SEWAGE SERVITUDE BE OBTAINED FROM THE ADJOINING PROPERTY OWNER.

APPROVED:  
EAST FELICIANA PARISH

East Feliciana Parish Planning Commission  
East Feliciana Parish Planning Commission  
East Feliciana Parish Sanitarian  
East Feliciana Police Jury  
DATE: 4/21/22  
DATE: 4/18/22  
DATE: 4/13/22  
DATE: 4/6/22

MAP SHOWING SURVEY & DIVISION OF Tract "V" (East Feliciana Parish) & Tract "B" (East Baton Rouge Parish)

INTO Tracts V-1 thru V-6

BEING A PORTION OF THE ORIGINAL WILLIAM C. PRICE, SR. et al 60 ACRE TRACT LOCATED IN SECTION 9 & 60, T4S-R3E GREENSBURG LAND DISTRICT EAST FELICIANA & EAST BATON ROUGE PARISHES FOR GARY STILES



26339 FROST ROAD LIVINGSTON, LA. 70754 (225)888-1444