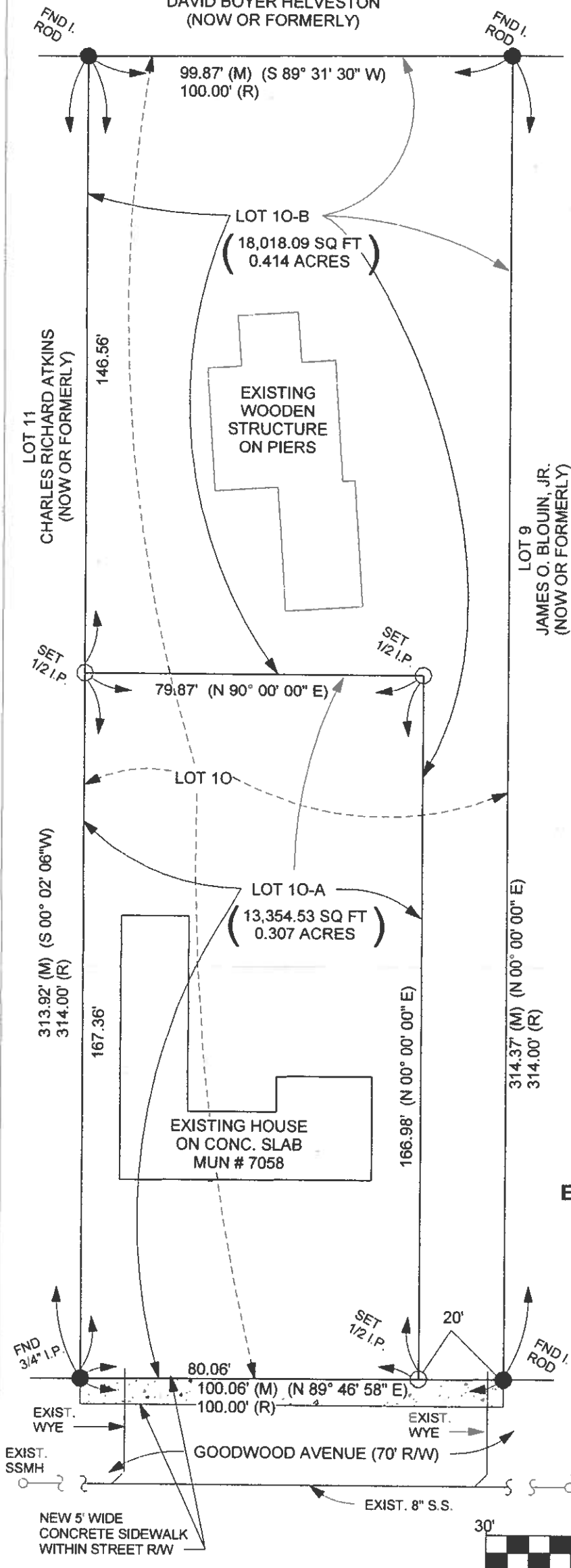


GOODWOOD ESTATES
(SECTION 2)
LOT 3, BLOCK 10
DAVID BOYER HELVESTON
(NOW OR FORMERLY)



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.

PLAT 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.

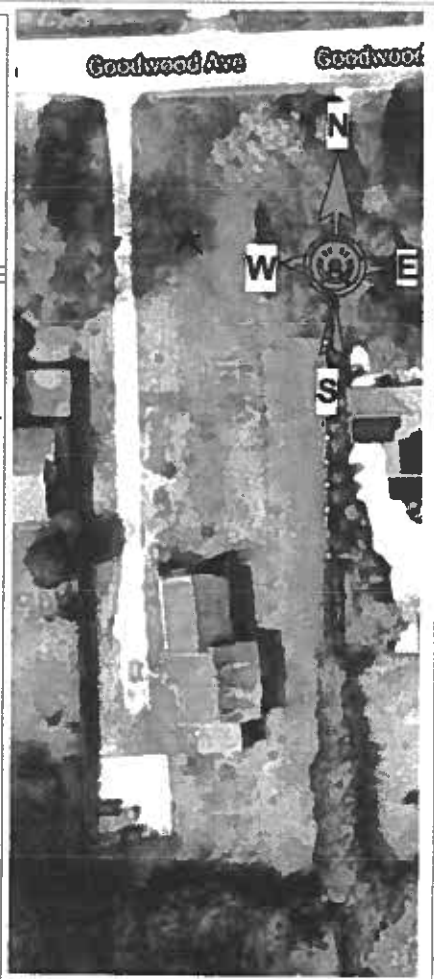
THE CITY OF BATON ROUGE AND THE PARISH OF EAST BATON ROUGE DO NOT ENFORCE PRIVATE DEED AND / OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND / OR CONTRACTOR / BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

DEDICATION

THE STREETS AND RIGHTS OF WAY SHOWN HEREON IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWER 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.

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



★ SITE LOCATION
7058 GOODWOOD AVENUE
SCALE: 1" = 200' APPROX

GENERAL NOTES:

- FLOOD NOTE:** IN ACCORDANCE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE PANEL NO. 22033C0255 F, FOR EAST BATON ROUGE PARISH, LOUISIANA, LATEST REVISION JUNE 19, 2012. THE PROPERTY HEREON IS LOCATED IN FLOOD ZONE "X". BASE FLOOD ELEVATION 42.0' INUNDATION ELEVATION N/A. BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND CURRENT BASE FLOOD ELEVATIONS SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.
- REFERENCE MAP:** MAP OF GOODWOOD ESTATES, DATED SEPT 26, 1932.
- BASIS OF BEARING:** N 00° 00' 00" E, BEING THE WEST BOUNDARY LINE OF LOT 10, REFERENCED FROM NORTH ON MAP MENTIONED ABOVE.
- NO ATTEMPT HAS BEEN MADE BY PHILLIP J. THOMAS, P.L.S., 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.
- NO MAJOR CONTOURS CROSS SITE.
- TOTAL ACREAGE:** ± 0.721
ZONING: A1
WATER: BATON ROUGE WATER
ELECTRIC & GAS: ENERGY
FIRE: BATON ROUGE CITY FIRE
SEWER: WSTN
EXISTING LAND USE: LDR
FUTURE LAND USE: RN
SCHOOL DISTRICT: EBRP-5
CHARACTER AREA: SUBURBAN
PROPERTY ID#: 1030370926

MAP SHOWING THE SURVEY AND SUBDIVISION OF LOT 10, GOODWOOD ESTATES LOCATED IN SECTION 89, T-7-S, R-1-E GREENSBURG LAND DISTRICT EAST BATON ROUGE PARISH, LOUISIANA INTO LOTS 10-A & 10-B FOR JOSEPH LEVATINO

LAND OWNER:

JOSEPH LEVATINO

DATE

APPROVED:

FRANK M. DUKE, FAICP
PLANNING COMMISSION DIRECTOR
OR HIS DESIGNATE EAST BATON ROUGE
CITY-PARISH PLANNING COMMISSION

DATE

C-
FILE NO.

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. REVISED STATUTES 33:5051 ET. SEQ. AND APPLICABLE STANDARDS OF PRACTICE AS STIPULATED IN L.A.C. TITLE 46, SECTION 2501, ET. SEQ FOR CLASS "C" SURVEY, CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISIONS OF LAND.



Phillip J. Thomas
PHILLIP J. THOMAS, P.L.S.
LA REGISTRATION NO. 04682
PHONE NO. 225-938-2282

8/26/2019
DATE

Nov 19 PC M by
SS-7-15 PC Sel