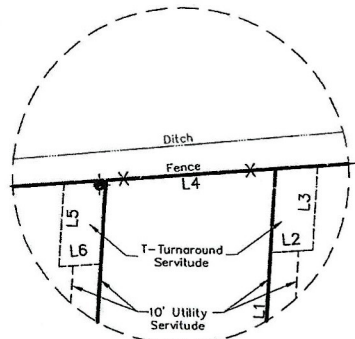


C1	63.00'	55.86'	N 40°44'05" E	54.05'
C2	63.00'	64.03'	N 13°46'55" W	61.31'
C3	63.00'	61.91'	S 71°02'52" E	59.45'
C4	63.00'	61.91'	S 52°38'59" W	59.45'
C5	63.00'	89.60'	S 16°14'45" E	82.24'
C6	20.00'	23.91'	S 38°49'10" W	22.51'
C7	80.00'	46.05'	S 21°03'54" W	45.42'
C8	80.00'	49.58'	S 55°18'40" W	48.79'



T-TURNAROUND SERVITUDE
NOT TO SCALE

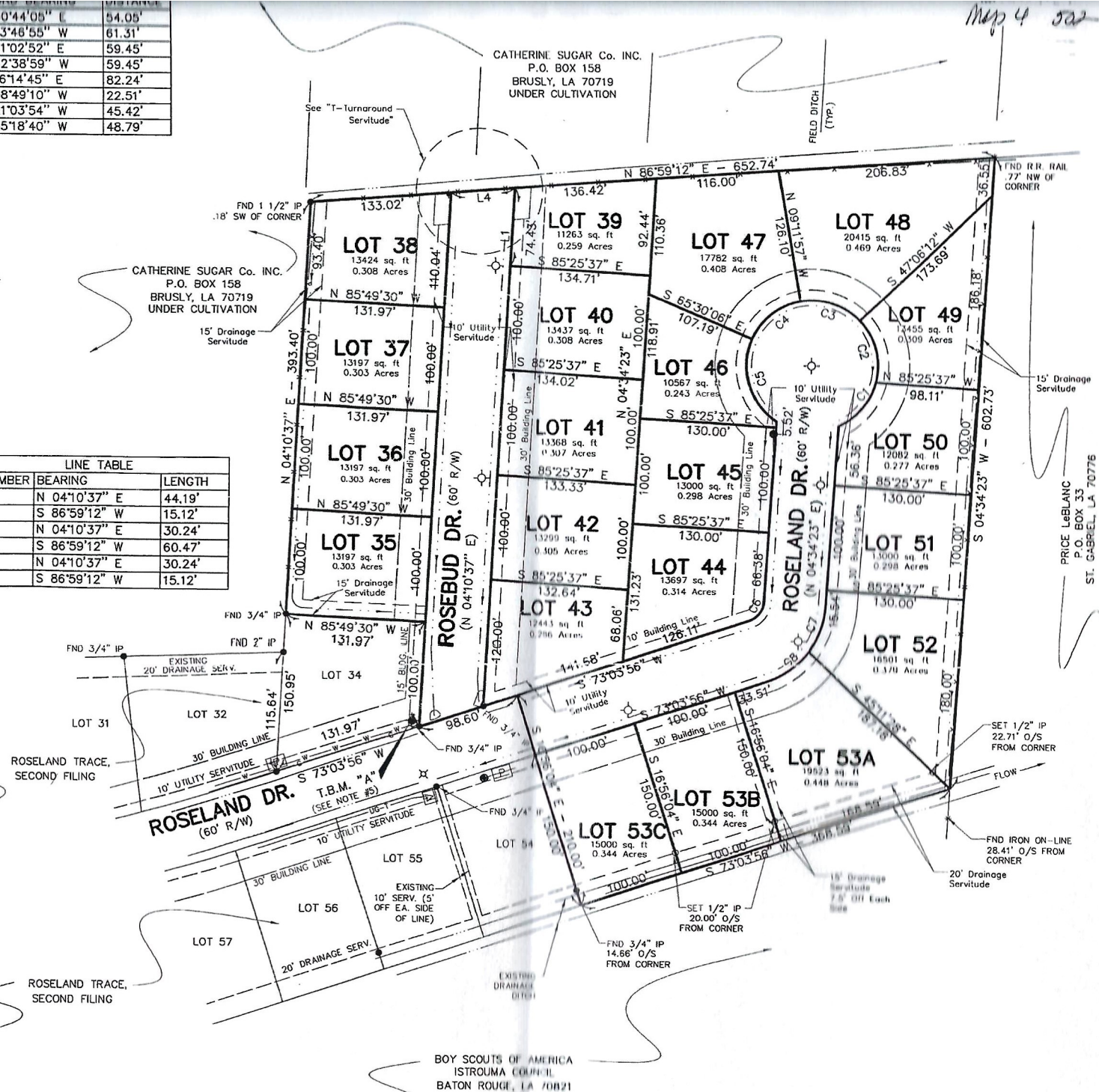
GENERAL NOTES:

- 1.) Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel 22121 C 0050 C for West Baton Rouge Parish Louisiana, last revised Sept. 7, 2000, the property hereon is located in Flood Zone "X", areas determined to be inside 500-year Flood Plain. Base Flood elevation should be verified with the W.B.R. Parish Council.
- 2.) Zoning: R-1, Residential (Should be verified with the West Baton Rouge Parish Council)
- 3.) Reference Maps:
 - A. "Final Plat of Roseland Trace Subdivision, Second Filing Being the Subdivision of a Portion of a 38.44 Acre Tract of the Geo. Carruth Heirs Property Located in Section 116, T=7=S, R=12=E, West Baton Rouge Parish, LA for Beneditto Development Co." by Wallace J. Hargrave, C.E., R.L.S. and dated July 31, 2001.
- 4.) Bearings are based on reference map "A" (above). Distances are U.S. Survey Feet.
- 5.) Elevations and T.B.M.'s are referenced to N.G.S. Benchmark Z 216 (Elev. = 18.87' NAVD 88).
 - A. T.B.M. "A": Point of arrow on top of fire hydrant located in the southeast corner of lot 34. Elev. = 22.13'
- 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 have been located from LA. One Call (ticket No. 44692), visible utility features, and 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.
- 8.) 1/2" Iron Pipes set at all corners, unless otherwise noted.
- 9.) Restrictions: All lots are subject to declaration of protective covenants recorded in the Clerk of Courts office in The Parish of West Baton Rouge, La.
- 10.) Driveway drainage pipe sizes shall be approved by The Parish Council of West Baton Rouge Parish, Louisiana or their representative.

LEGEND

- UG-T UNDERGROUND TELEPHONE
- UG-E UNDERGROUND ELECTRIC
- DRAIN LINE
- FND. IRON PIPE
- SET 1/2" I.P.
- △ PAD MOUNTED TRANSFORMER
- TELEPHONE PEDESTAL
- ELECTRIC JUNCTION BOX
- ⋈ LIGHT POLE
- ◆ FIRE HYDRANT
- WATER VALVE

LINE TABLE		
NUMBER	BEARING	LENGTH
L1	N 04°10'37" E	44.19'
L2	S 86°59'12" W	15.12'
L3	N 04°10'37" E	30.24'
L4	S 86°59'12" W	60.47'
L5	N 04°10'37" E	30.24'
L6	S 86°59'12" W	15.12'



FINAL PLAT OF