

PARCEL TABLE			PARCEL TABLE			LINE TABLE		
NAME	ACRES	SF	NAME	ACRES	SF	No.	BEARING	LENGTH
TRACT "CA14"	20.403	888,753	409	0.146	6,339	L1	N33°49'28"E	50.00'
TRACT "CA13"	0.064	2,800	410	0.152	6,636	L2	S83°00'30"E	103.23'
370	0.138	6,000	411	0.152	6,632	L3	N09°12'03"W	113.33'
371	0.138	6,000	412	0.152	6,632	L4	N10°10'28"E	106.78'
372	0.138	6,000	413	0.152	6,632	L5	S86°25'02"E	94.08'
373	0.138	6,000	414	0.161	7,001	L6	S62°15'32"E	111.80'
374	0.143	6,226	415	0.173	7,536	L7	S02°10'40"W	80.11'
375	0.156	6,794	416	0.145	6,330	L8	S84°47'34"E	4.33'
376	0.156	6,794	417	0.138	6,000	L9	S05°12'26"W	125.00'
377	0.156	6,794	418	0.138	6,000	L10	N84°47'34"W	10.12'
378	0.139	6,046	419	0.138	6,000	L11	S09°06'49"W	70.51'
379	0.171	7,442	420	0.138	6,000	L12	S12°59'07"W	107.00'
380	0.199	8,676	421	0.164	7,164	L13	S89°33'39"E	69.77'
381	0.161	7,000	422	0.170	7,396	L14	N00°26'21"E	120.00'
382	0.161	7,000	423	0.170	7,396	L15	S89°33'39"E	20.00'
383	0.161	7,000	424	0.151	6,587	L16	S00°26'21"W	120.00'
384	0.161	7,000	425	0.143	6,250	L17	N89°33'39"W	85.77'
385	0.161	7,000	426	0.143	6,250	L18	N61°58'32"W	50.00'
386	0.161	7,000	427	0.143	6,250	L19	N77°04'21"W	45.66'
387	0.161	7,000	428	0.143	6,250	L20	N15°27'46"E	129.36'
388	0.161	7,000	429	0.143	6,250	L21	S15°27'46"W	133.50'
389	0.161	7,000	430	0.159	6,945	L22	N83°00'30"W	103.23'
390	0.161	7,000	431	0.186	8,105	L23	N00°24'23"E	95.00'
391	0.153	6,679	432	0.160	6,984	L24	S00°24'23"W	40.79'
392	0.312	13,608	433	0.192	8,345	L25	S83°00'30"E	69.24'
393	0.434	18,898	434	0.225	9,805	L26	S82°29'15"E	69.62'
394	0.240	10,461	435	0.225	9,805	L27	S84°47'34"E	5.79'
395	0.184	8,001	436	0.225	9,805	L28	N84°47'34"W	5.79'
396	0.261	11,399	437	0.236	10,275	L29	S25°05'23"W	92.34'
397	0.212	9,255	438	0.174	7,598	L30	S25°05'23"W	79.24'
398	0.217	9,452	439	0.138	6,009	L31	N89°33'39"W	78.48'
399	0.186	8,101	440	0.143	6,251	L32	N89°33'39"W	95.14'
400	0.138	6,000	441	0.143	6,251	L33	N00°26'21"E	209.45'
401	0.138	6,000	442	0.143	6,251	L34	N00°26'21"E	213.87'
402	0.138	6,000	443	0.143	6,251			
403	0.138	6,000	444	0.143	6,251			
404	0.138	6,000	445	0.143	6,251			
405	0.138	6,000	446	0.143	6,251			
406	0.138	6,000	447	0.160	6,948			
407	0.138	6,000	448	0.191	8,307			
408	0.138	6,000						

COUNTRY PARK AVE.
(EX. 50' RIGHT-OF-WAY)

STORM WATER MANAGEMENT NOTE

AS A PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNIFIED DEVELOPMENT CODE.

POND / LAKE NOTE

THE POND(S) ARE DESIGNED FOR THE PURPOSE OF STORM WATER DETENTION. NO PART OF THE POND SHALL BE FILLED AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH IT IS INTENDED. THE MAINTENANCE OF THE SHORELINE WHICH IS PART OF ANY LOT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. MAINTENANCE OF THE SHORELINE IN COMMON AREA SHALL BE THE RESPONSIBILITY OF THE SUBDIVISION HOMEOWNERS ASSOCIATION. EAST BATON ROUGE PARISH SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE THEREOF. THE DETENTION POND(S) SHALL BE PRIVATELY OWNED AND MAINTAINED.

SIGHT TRIANGLE NOTE

NO PLANTINGS, FENCE OR PARKING AREA TO BE CONSTRUCTED WITHIN SIGHT TRIANGLE SO AS TO INTERFERE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.

BENCHMARKS:

- #1 TOP OF MANHOLE IN BETWEEN LOTS 435 & 436, ELEVATION 36.8 FEET. (W-7)
- #2 TOP OF MANHOLE IN BETWEEN LOTS 381 & 382, ELEVATION 36.3 FEET. (U-5)

FLOOD ZONE NOTE:

THIS PROPERTY IS IN ZONES "X" and "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2203302278 WHICH BEARS AN EFFECTIVE DATE OF 05/02/2008 AND FEMA LOMA CASE NUMBER 21-06-0034A, DATED 11-17-2020, FEMA CASE NUMBER 21-06-0823A, DATED MARCH 19, 2022, NUMBER 21-06-3351A, DATED NOVEMBER 12, 2021. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FLOOD ZONE DELINEATIONS AND BASE FLOOD ELEVATIONS, IF SHOWN, ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED BY THE LOCAL AUTHORITY'S FLOOD PLAN ADMINISTRATOR BEFORE ANY DESIGN OR CONSTRUCTION. BASE FLOOD ELEVATION IS 36 TO 38 FEET. RECORD INUNDATION LEVEL IS 32.5 TO 35.5 FEET.

SITE DATA

EXISTING ZONING: RURAL
ACREAGE: FOURTH FLING - 40.374
PROPOSED USE: SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD
MAX. BUILDING HEIGHT: TWO STORY
FUTURE LAND USE: RESIDENTIAL NEIGHBORHOOD
NO. OF LOTS: FOURTH FLING: 79 LOTS
(370 THRU 448 & TRACTS "CA11" & "CA12")
MINIMUM SETBACKS:
STREETS: 24' & 27' ASPHALT - WITH CURB AND GUTTER
SIDEWALKS: 4" THICK - 5' WIDE CONCRETE
INUNDATION: 32.5' TO 35.5'
SEWER: CONNECTION TO W.S.T.N.
FIRE DISTRICT: ST. GEORGE FIRE DISTRICT #2
WASTE MANAGEMENT: CURBSIDE PICKUP
ELECTRIC COMPANY: ENTERGY
STREET LIGHT: ENTERGY
MAINTENANCE: ENTERGY
GAS COMPANY: BELL SOUTH
TELEPHONE: BELL SOUTH
CABLE TV: COMCAST
WATER COMPANY: PARISH WATER COMPANY
PRELIMINARY DATE: MAY 21, 2021
SCHOOL DISTRICTS: ELEMENTARY: CEDARCREST
MIDDLE: SOUTHEAST MIDDLE
HIGH: TARA HIGH SCHOOL

MAJOR STREET SETBACK NOTE

CITY-PARISH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OR REPLACEMENT OF ANY FENCE OR ENTRANCE STRUCTURES LOCATED WITHIN THE MAJOR STREET SETBACK. A HOLD HARMLESS HAS BEEN FILED AND RECORDED WITH THE CLERK OF COURTS OFFICE.

BONDED SIDEWALK NOTE

ALL SIDEWALK IMPROVEMENTS ARE TO BE BUILT BY THE APPROVED MUNICIPALY-LICENSED CONTRACTOR WITHIN THE TIME PERIOD STATED ON THE BOND AGREEMENT. IT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER TO REPAIR SIDEWALK DAMAGES INCURRED DURING BUILDING CONSTRUCTION, PRIOR TO THE FINAL BUILDING INSPECTION APPROVAL ON THE LOT.

SIDEWALK NOTE

IT SHALL BE THE DUTY OF EACH INDIVIDUAL LOT OWNER TO MAINTAIN THAT PORTION OF SIDEWALK WHICH IS ON OR ADJACENT TO HIS/HER PROPERTY. THE CITY-PARISH SHALL HAVE NO RESPONSIBILITY FOR LIABILITY OR MAINTENANCE OF THE SIDEWALKS. (CODE OF ORDINANCE, CHAPTER 3, SEC. 2-177)

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. 11135)

FILL NOTE

VARIOUS LOTS WITHIN THE BELLACOSA 4TH FILING SUBDIVISION HAVE RECEIVED FILL DURING THE CONSTRUCTION PHASE OF THE PROJECT. EACH BUILDER/OWNER SHALL BE RESPONSIBLE FOR INDEPENDENTLY INVESTIGATING THE SOIL CONDITIONS OF THE LOT AND SHALL FURNISH COMPACTION DATA TO THE PERMIT OFFICE PRIOR TO COMMENCING CONSTRUCTION TO ENSURE BUILDING CODE COMPLIANCE FOR APPROPRIATE FOUNDATION/SLAB DESIGN.

REFERENCE PLATS

- 1) "FINAL PLAT OF BELLACOSA SUBDIVISION - THIRD FILING - LOTS 237-369 & COMMON AREA TRACTS CA9 - CA12", DATED 9-29-2021 BY QUALITY ENGINEERING & SURVEYING, L.L.C. RECORDED AT ORIG. 841, BNDL. 13138.
- 2) "PLAT SHOWING RESUBDIVISION OF TRACT A-1-A-2 OF THE W.T. KELLY TRACT.", DATED 9-10-2018 BY QUALITY ENGINEERING & SURVEYING, L.L.C. RECORDED AT ORIG. 111, BNDL. 12924.

STREET LIGHTING NOTE

DEVELOPER MUST PROVIDE AND INSTALL STREET LIGHTS AS REQUIRED BY THE 1992 STREET LIGHT ORDINANCE. A SEPARATE STREET LIGHT PLAN DESIGNED BY THE APPROPRIATE FRANCHISED UTILITY COMPANY MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEERING DIVISION BEFORE THE FINAL PLAT CAN BE SIGNED. THE STREET LIGHTS MUST EITHER BE INSTALLED OR THE DEVELOPER MUST PROVIDE A GUARANTEE LETTER FROM THE FRANCHISED UTILITY COMPANY OR POST A BOND BEFORE THE STREETS IN THE SUBDIVISION CAN BE ACCEPTED FOR PUBLIC MAINTENANCE.

IMPACT FEE APPROVAL

TRAFFIC IMPACT FEE CERTIFICATION:

THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 370 THROUGH 448 HAS PROVIDED TRAFFIC IMPACT FEE CREDITS THROUGH COMBINATION OF PURCHASE OF TRAFFIC IMPACT FEE CREDITS FROM DB MIDWAY LLC, IN THE AMOUNT OF \$40,356 (57 LOTS AT \$708.00 PER LOT), AND CHECK (CHECK NO. 1438805) IN THE AMOUNT OF \$15,576 (22 LOTS AT \$708.00 PER LOT) FOR A TOTAL OF \$55,932. IN ACCORDANCE WITH THE EAST BATON ROUGE PARISH TRAFFIC IMPACT FEE POLICY, THE CREDITS PURCHASED WERE BASED ON A RESIDENTIAL LAND USE TYPE, WITH DWELLING UNITS OF MINIMUM GROSS LIVING AREA RANGING FROM 1,500 SQ. FT. TO 1,999 SQ. FT.

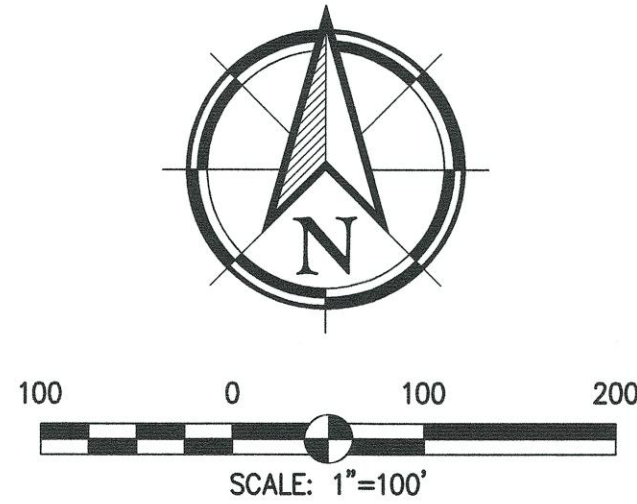
WASTEWATER IMPACT FEE APPROVAL:

THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 370 THROUGH 448 HAS PAID \$1,075.00 PER LOT FOR A TOTAL OF \$473,250.00 (CHECK NUMBER 1463796) IN WASTEWATER IMPACT FEES IN ACCORDANCE WITH ORDINANCE 10043, F.E.R.O.S.C.O. ORDINANCE 1242 AS AMENDED, ADOPTED SEPTEMBER 28, 1994, BY THE METROPOLITAN COUNCIL. ADDITIONALLY, ALL LOTS FOR WHICH A BUILDING PERMIT WILL BE ISSUED FOR IMPROVEMENTS TO THE LOT WILL REQUIRE A PAYMENT OF THE REMAINING PORTION OF THE WASTEWATER IMPACT FEE IN ACCORDANCE WITH THE AFOREMENTIONED ORDINANCE. THIS SUBDIVISION IS LOCATION IN THE SOUTH SEWER DISTRICT.

RACHAEL Y. LAMBERT
RACHAEL Y. LAMBERT, P.E. OR HER DESIGNEE
DIRECTOR OF DEPARTMENT OF DEVELOPMENT

7/27/2022
DATE

**TRACT "CA11"
(COMMON AREA)
(NOT A BUILDING SITE)



CURVE TABLE				
No.	RADIUS	LENGTH	CHORD	CH. LEN.
C1	157.21'	72.58'	N70°06'25"W	71.94'
C2	107.21'	49.14'	S69°34'54"E	48.71'
C3	369.00'	56.81'	N80°22'55"W	56.76'
C4	445.00'	214.94'	N75°43'25"W	212.86'
C5	375.00'	15.00'	N74°28'57"W	15.00'
C6	75.00'	109.19'	N41°18'01"W	99.80'
C7	25.00'	39.27'	S44°35'37"E	35.36'
C8	425.00'	234.68'	N73°46'34"W	231.69'
C9	275.00'	151.68'	S73°45'35"E	149.77'
C10	325.00'	179.26'	N73°45'35"W	177.00'
C11	375.00'	196.86'	N72°59'52"W	194.61'
C12	68.00'	184.06'	S44°35'34"E	132.80'
C13	25.00'	36.40'	N41°18'04"W	33.27'
C14	244.00'	145.59'	S67°41'58"E	143.44'
C15	60.00'	65.67'	N81°57'37"W	62.44'
C16	68.00'	329.17'	S25°21'37"W	89.81'
C17	60.00'	35.62'	S32°58'12"E	35.10'
C18	200.00'	119.33'	S67°41'58"E	117.57'
C19	369.00'	163.36'	S63°17'19"E	162.03'

** NOT A BUILDING SITE NOTE:

NO BUILDING PERMITS SHALL BE ISSUED FOR THESE LOTS UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN COMPLETED:
1.) SANITARY SEWER PLANS SHALL BE DESIGNED BY A QUALIFIED REGISTERED PROFESSIONAL.
2.) PLANS SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF DEVELOPMENT.
3.) THE REQUIRED SANITARY SEWER IMPROVEMENTS SHALL BE CONSTRUCTED BY THE OWNER/CONTRACTOR.
4.) THE DEPARTMENT OF DEVELOPMENT SHALL INSPECT AND APPROVE THE SANITARY SEWER IMPROVEMENTS.
5.) A REVISION TO THIS PLAT REMOVING THIS STIPULATION SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND THE DEPARTMENT OF DEVELOPMENT FOR APPROVAL.
6.) THE REVISED PLAT SHALL BE RECORDED IN THE CLERK OF COURT CONVEYANCE RECORDS AND THE REQUIRED CERTIFIED COPIES SUBMITTED TO THE PLANNING COMMISSION.

PLANNING COMMISSION CITY OF BATON ROUGE AND EBRP

REVISED: AUGUST 2, 2022 TO REVISE STREET NAME FROM CANTIGA AVE. TO MARSALA COURT, THIS PLAT WILL SUPERCEDE THE PLAT RECORDED AT ORIG. 782 / BNDL. 13203.

APPROVED:

RACHAEL Y. LAMBERT
RYAN HOLCOMB OR HIS DESIGNEE
AICP PLANNING DIRECTOR

S-9-17
52160-S
Revision 1. No fee
08/02/2022
DATE

EAST BATON ROUGE CITY/PARISH DEPARTMENT OF DEVELOPMENT

RECOMMENDED FOR APPROVAL:

RACHAEL Y. LAMBERT
RACHAEL Y. LAMBERT, P.E., OR HER DESIGNEE
DIRECTOR OF DEPARTMENT OF DEVELOPMENT

7/27/2022
DATE

PLANNING COMMISSION CITY OF BATON ROUGE AND EBRP

APPROVED:

BLANCA TEJERA
RYAN HOLCOMB OR HIS DESIGNEE
AICP PLANNING DIRECTOR

S-9-17
52160-S
4154053
7/28/2022
DATE

LAND OWNER / OFFICER CERTIFICATION

THE CITY OF BATON ROUGE / EAST BATON ROUGE PARISH IS NOT RESPONSIBLE FOR THE MAINTENANCE AND OR UPRKEEP OF PRIVATE STREETS.

PUBLIC DEDICATION

THE STREETS, RIGHTS-OF-WAY, AND TRACT P2 SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSE. ALL AREAS SHOWN AS SERVITUDES, OTHER THAN THOSE LABELED AS PRIVATE SERVITUDES, ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE 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 SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

PRIVATE SERVITUDE NOTE

THE PRIVATE SERVITUDES SHOWN HEREON ARE HEREBY DEDICATED TO THE UTILITY COMPANIES. THE HOMEOWNERS AND OCCUPANTS OF BELLACOSA SUBDIVISION FOR THE PURPOSE OF DRAINAGE, INGRESS AND EGRESS AND ALL UTILITY SERVICES, NO BUILDING, STRUCTURE OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED WITHIN THE LIMITS OF ANY PRIVATE SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE PRIVATE SERVITUDE IS GRANTED. THE PRIVATE SERVITUDES ARE NOT HEREBY DEDICATED FOR USE BY THE GENERAL PUBLIC. THE CITY OF BATON ROUGE / PARISH OF EAST BATON ROUGE HAS THE RIGHT TO ENTER INTO THE PRIVATE SERVITUDE FOR ACCESS TO THE PUBLIC SANITARY SEWER AND DRAINAGE SERVITUDE. THE CITY PARISH IS NOT RESPONSIBLE FOR THE MAINTENANCE OR OWNERSHIP OF IMPROVEMENTS WITHIN THE PRIVATE SERVITUDE.

COMMON AREA DEDICATION

THOSE AREAS DESIGNATED HEREON AS "COMMON AREA" ARE TO BE DEDICATED TO THE HOMEOWNERS AND OCCUPANTS OF BELLACOSA SUBDIVISION FOR RECREATION, SERVITUDE AND OTHER RELATED ACTIVITIES. THE "COMMON AREA" ARE NOT TO BE DEDICATED FOR USE BY THE GENERAL PUBLIC. BUT ARE TO BE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS AND OCCUPANTS OF BELLACOSA SUBDIVISION. OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS SHALL BE BY BELLACOSA SUBDIVISION ASSOCIATION. CITY-PARISH IS NOT RESPONSIBLE FOR MAINTENANCE ON ANY "COMMON AREA".

SEWAGE DISPOSAL NOTE

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.

GEORGE ADAM KURZ
G. ADAM KURZ
D.R. HORTON, INC. - GULF COAST

6/23/2022
DATE

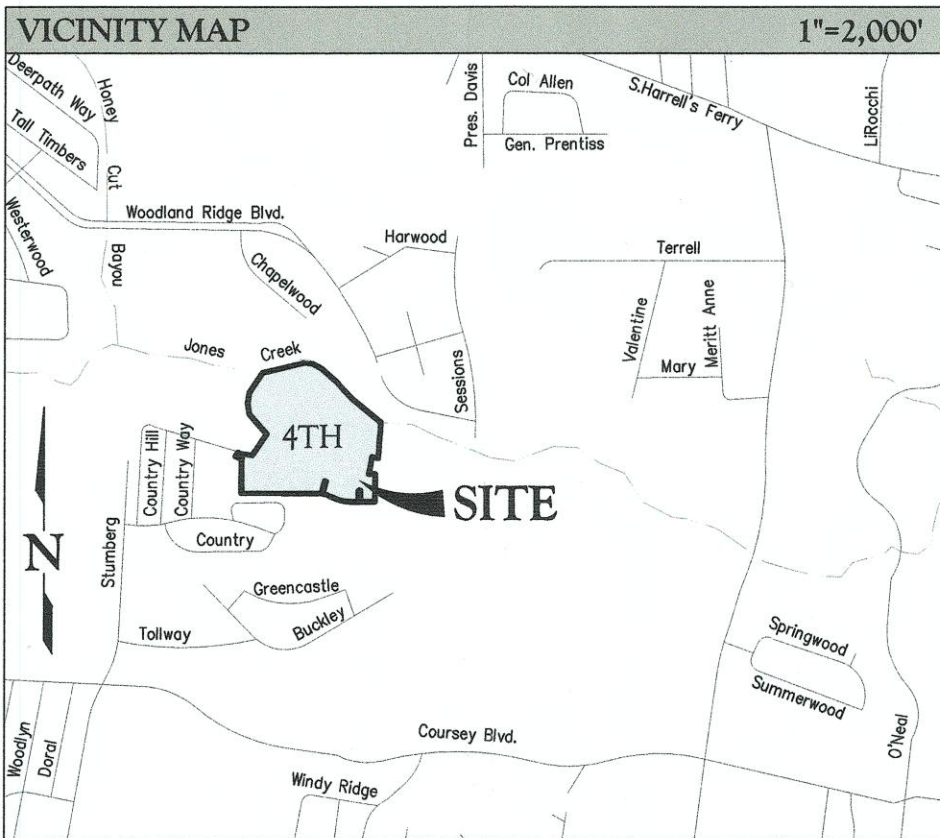
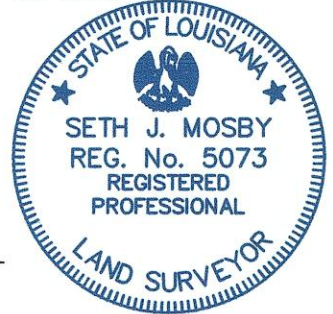
CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO THE STANDARDS GOVERNING THE SUBDIVISION OF LAND. THIS PLAT IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS C SURVEY AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46: LX, CHAPTER 29 AND IT WAS THE INTENT TO SUBDIVIDE THIS SURVEYED TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR HIS REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT THE SAME.

REVISED: AUGUST 2, 2022 TO REVISE STREET NAME FROM CANTIGA AVE. TO MARSALA COURT, THIS PLAT WILL SUPERCEDE THE PLAT RECORDED AT ORIG. 782 / BNDL. 13203.

SETH J. MOSBY
REG. NO. 5073
PROFESSIONAL LAND SURVEYOR

8/2/2022
DATE



LEGEND:

- FOUND 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
- SET 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- SET 1/2" IRON ROD AT PC AND PT OF CURVES
- FLOOD ZONE "AE"
- COMMON AREA
- SERV. SERVITUDE
- UTIL. UTILITY
- DRAIN. DRAINAGE
- B/L BUILDING LINE
- PUB. PUBLIC
- PRIV. PRIVATE
- EXIST. EXISTING
- TYP. TYPICAL

CERTIFIED TRUE AND CORRECT COPY
OF MAP
ORIG. 782
BUNDLE 13203

AUG - 2 2022

East Baton Rouge Parish
Deputy Clerk of Court

BASIS OF ELEVATIONS

THE ELEVATIONS SHOWN HEREON ARE BASED ON THE "NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988)" UTILIZING LEICA SMARTNET NORTH AMERICAN REAL TIME NETWORK (RTN) SYSTEM

GENERAL NOTES:

PROPERTY RESTRICTIONS, SERVITUDES, RIGHTS-OF-WAY, EASEMENTS AND/OR OTHER BURDENS, OTHER THAN THOSE NOTED, MAY EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD ALSO BE AWARE. ABSTRACTING FOR VERIFICATION OF TITLE AND/OR ACTUAL OWNERSHIP WAS NOT IN THE SCOPE OF THIS SURVEY MADE BY QUALITY ENGINEERING AND SURVEYING, L.L.C.

THE WORDS "CERTIFY," "CERTIFIES," OR "CERTIFICATION" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

QUALITY ENGINEERING AND SURVEYING, L.L.C. HAS NOT AND DOES NOT PROVIDE WETLAND DELINEATION OR DETERMINATION AND WAS NOT REQUESTED NOR INCLUDED IN THIS SURVEY. QUALITY ENGINEERING AND SURVEYING, L.L.C. DID NOT RECEIVE NOR RESEARCH THE LOCATION OF WETLAND AREAS AS DELINEATED BY THE APPROPRIATE AUTHORITIES, SUCH AS U.S. ARMY CORPS OF ENGINEERS OR STATE OF LOUISIANA DEPARTMENT OF NATURAL RESOURCES.

UTILITIES: QUALITY ENGINEERING AND SURVEYING, L.L.C. MADE NO ATTEMPT TO LOCATE VISIBLE OR BURIED UTILITIES AS PART OF THIS SURVEY.

IF SHOWN, ANY LINES ASSOCIATED WITH SECTIONS, TOWNSHIPS, RANGES WERE DIGITIZED FROM AERIAL IMAGERY. FEMA FLOOD INSURANCE RATE MAPS AND USGS QUADRAANGE MAPS