

\* BASE BEARING: S 61° 49' 33" E  
 BEING THE NORTHERLY PROPERTY LINE OF LOT W-1  
 BEARINGS REFERENCED TO LA STATE PLANE GRID, SOUTH ZONE 1702  
 ( IN FEET )  
 BENCHMARK: 18.10'  
 BEING THE CENTER OF THE DOUBLE GRATE INLETS LOCATED IN THE CENTER  
 OF BOWSTRING DRIVE BETWEEN LOTS 88 & 84 AS SHOWN ON PLAT.  
 REFERENCE BENCHMARK:  
 BBR BM 0408  
 ELEVATION 81.0  
 1988 DATUM

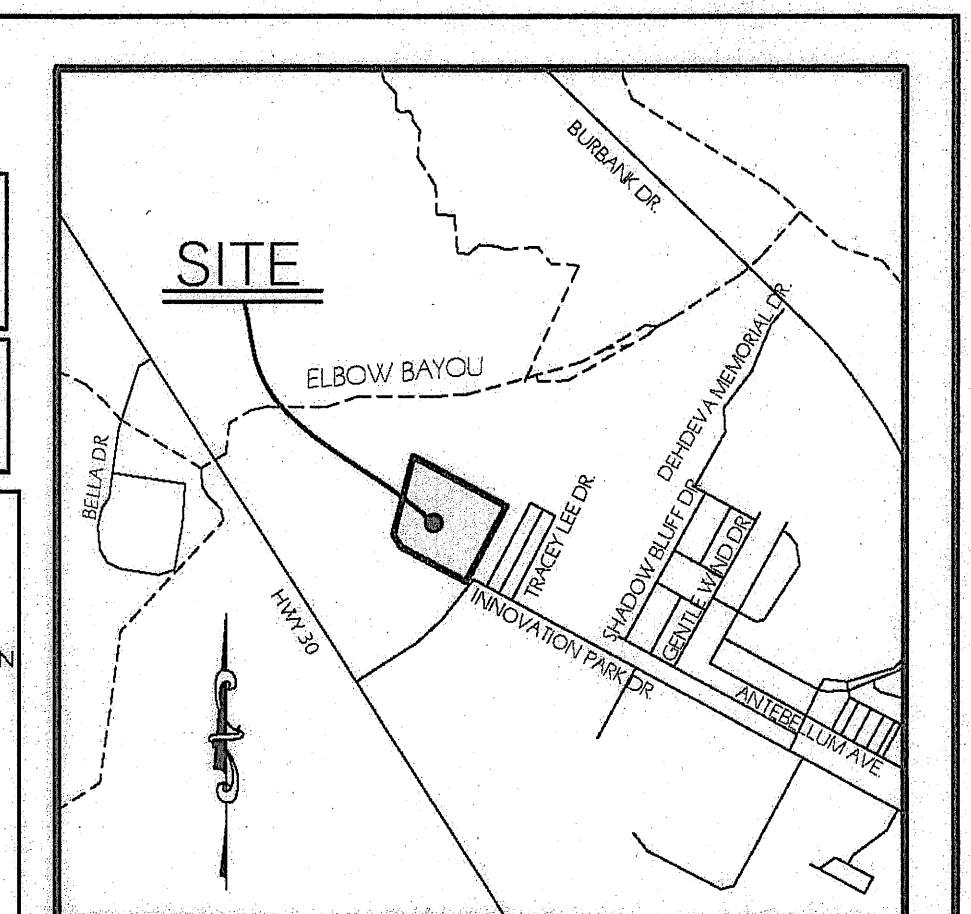
**ZERO LOT LINE NOTE**  
 A FIVE (5) FOOT PRIVATE CONSTRUCTION AND MAINTENANCE EASEMENT  
 SHALL BE PROVIDED ON THE LOT ADJACENT FOR CONSTRUCTION AND  
 MAINTENANCE OF THE ZERO LOT LINE WALL.  
**MAIL KIOSK NOTE**  
 NO MAIL KIOSK IS PROPOSED FOR THIS DEVELOPMENT. INDIVIDUAL  
 MAIL BOXES WILL BE UTILIZED FOR EACH LOT.  
**NOTE**  
 ALL LOTS ADJACENT TO THIS SUBDIVISION MUST BE SETBACK OUTSIDE THE  
 BOUNDARIES OF SAID SERVICED TO COMPLY WITH ZERO LOT LINE  
 REQUIREMENTS AS SHOWN ON THE FINAL PLAT.

**LEGEND:**  
 ZERO LOT LINE  
 FLOOD ZONE AE

**NOTE**  
 NO ATTEMPT HAS BEEN MADE BY CENTERLINE ENGINEERING & SURVEYING  
 LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES,  
 EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY,  
 OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.  
**FILL NOTE**  
 VARIOUS LOTS WITHIN RIVER HILLS FARM SUBDIVISION HAVE RECEIVED FILL  
 DURING THE SUBDIVISION CONSTRUCTION PHASE OF THE PROJECT. EACH  
 BUILDING 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 DESIGN.

**RESTRICTIONS NOTE**  
 ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND  
 RESTRICTIONS FILED AS AN ADJUNCT HERETO. THE CITY-PARISH 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.  
**WETLANDS DETERMINATION**  
 A WETLANDS DETERMINATION WAS NOT REQUESTED AND  
 IS NOT BEING PROVIDED AS PART OF THIS PLAT.

**SIGHT TRIANGLE NOTE**  
 NO SIGHTING, FENCES OR PARKING AREA TO BE CONSTRUCTED WITHIN  
 SIGHT TRIANGLES SO AS TO INTERFERE WITH THE SIGHT DISTANCE  
 REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.  
**SIDEWALK NOTE**  
 IT SHALL BE THE DUTY OF EACH INDIVIDUAL LOT OWNER TO MAINTAIN THAT PORTION  
 OF SIDEWALK WHICH IS ADJACENT TO HIS/HER PROPERTY. THE CITY-PARISH SHALL  
 HAVE NO RESPONSIBILITY FOR LIABILITY OR MAINTENANCE OF THE SIDEWALKS.  
 (CODE OF ORDINANCES CHAPTER 3, SECTION 21:171)  
**NOTE**  
 A PRIVATE WATER QUALITY MAINTENANCE COVENANT HAS BEEN EXECUTED  
 AND RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF THE  
 PARISH AS ORIGINAL 859 AND BUNDLE 13194



**VICINITY MAP**  
 SCALE: 1:2000  
**GENERAL NOTES:**  
 1. ZONING: ZERO LOT LINE (A2.0)  
 BUILDING SETBACKS: (MAX BUILDING HEIGHT 35')  
 FRONT - 15'  
 REAR - 20'  
 CORNER - 15' (ONE SIDE)  
 2. ACREAGE: 19.86 ACRES  
 3. NO. OF LOTS: 86 & 3 TRACTS  
 4. FLOOD ZONE: AE  
 5. 100 YEAR FLOOD ELEVATION: 18.2'  
 ACCORDING TO FEMA FLOOD PANEL 22033 C 0310E  
 6. INUNDATION: 18.5'  
 7. DESIGN WATER SURFACE: 10.17'  
 8. SEWAGE DISPOSAL: WSTN  
 9. UTILITIES:  
 ELECTRIC CO. ENERGY  
 GAS CO. ENERGY  
 WATER: B.R.W.C.O.  
 TELEPHONE: AT&T  
 10. FIRE DISTRICT: ST. GEORGE FIRE DISTRICT #2  
 11. SCHOOLS: EBR-7  
 12. FUTURE LAND USE: (R)N RESIDENTIAL NEIGHBORHOOD  
 13. STREETS: 24' CONCRETE WITH A 32' PRIVATE  
 SERVITUDE OF ACCESS  
 14. DRAINAGE: 16" CONCRETE ROADWAY WITH GRATE  
 INLETS IN THE CENTER OF THE STREET AND  
 SUBSURFACE DRAINAGE  
 15. DENSITY: 4.50/LOTS/ACRE  
 16. EXISTING LAND USE: V (VACANT)  
 17. CHARACTER AREA: SUBURBAN  
 18. COMMON AREA SIZES:  
 TRACT A: 18.2+ ACRES  
 TRACT B: 8.48+ ACRES  
 TRACT C: 18.9+ ACRES

**STREET LIGHT MAINTENANCE RESPONSIBILITY:**  
 ENERGY

**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 COURSE OFFICE.

**NOTE**  
 THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE  
 PROPERTY OWNER OR FUTURE 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 CONSTITUTE UNTIL ALL APPLICABLE PROVISIONS OF  
 CHAPTER 3 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.  
**BASE FLOOD AND RECORD INUNDATION ELEVATIONS ARE SUBJECT TO CHANGE**  
 AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE  
 CITY-PARISH SUBDIVISION ENGINEERING FLOOD OFFICE.

**BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "AE" OF THE FLOOD**  
 INSURANCE RATE MAP COMMUNITY PANEL NO. 22033 C 0310E, DATED 05/02/2008

**PRIVATE MAINTENANCE**  
 THE CITY OF BATON ROUGE/EAST BATON ROUGE PARISH IS NOT RESPONSIBLE FOR  
 THE MAINTENANCE AND UPKEEP OF PRIVATE STREETS ARE THE RESPONSIBILITY OF  
 THE RESIDENTS/OWNERS OF THE RIVER HILLS FARM SUBDIVISION.

**GRADING INSTRUCTIONS**  
 AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE  
 OWNER, HIS/HER CONTRACTOR OR HIS/HER REPRESENTATIVE TO GRADE  
 EACH LOT SO THAT THE STORM DRAINAGE RUNOFF CONFORMS TO THE  
 APPROVED DRAINAGE LAYOUT, UNLESS OTHERWISE APPROVED BY THE  
 CITY-PARISH (PER METRO ORDINANCE 11139)

**LAKE/POND SERVITUDE NOTE**  
 THE 30' DRAINAGE SERVITUDE SHOWN THROUGH THE LAKE AS SHOWN  
 HEREON IS DEDICATED FOR THE PURPOSES OF THE MAINTENANCE OF  
 UNRESTRICTED STORM WATER RUN-OFF. THE LAKE, AS REQUIRED BY THE  
 CITY-PARISH, WAS DESIGNED FOR THE PURPOSES OF STORM WATER  
 DETENTION. NONE OF THE LAKE SHALL BE USED AS TO PREVENT OR  
 UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH IT IS INTENDED.  
 THE MAINTENANCE OF THE SHORELINE AND THAT PORTION OF THE LAKE  
 WHICH IS PART OF EACH LOT SHALL BE THE RESPONSIBILITY OF THE  
 INDIVIDUAL LOT OWNER. THE CITY-PARISH SHALL HAVE NO RESPONSIBILITY  
 FOR THE MAINTENANCE THEREOF. THE LAKE WITHIN THE BOUNDARIES OF  
 THIS DEVELOPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED.

**NOTE**  
 3/8" IRON ROOF SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.

**STORMWATER MANAGEMENT**  
 AS PART OF 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 REVISION.

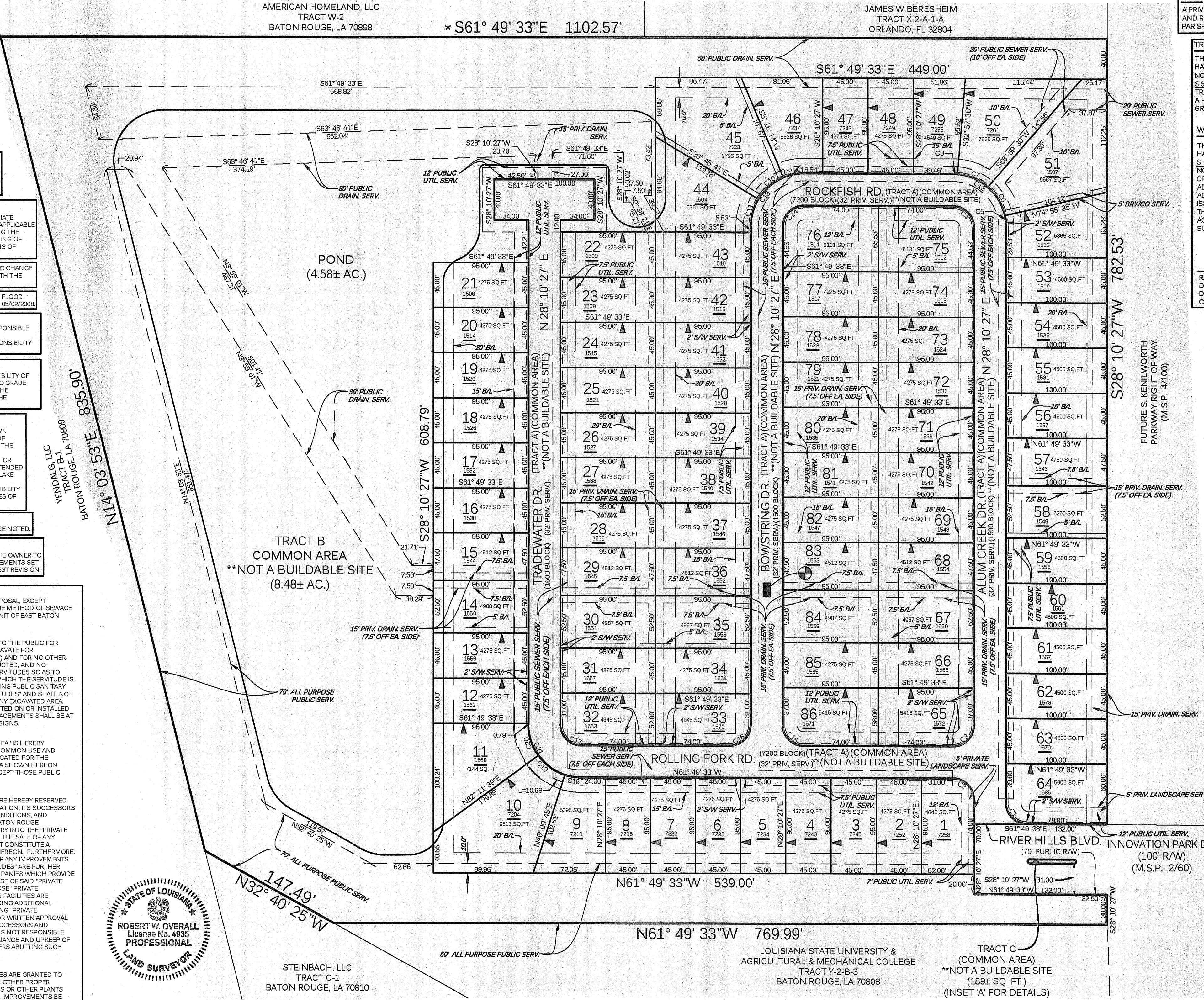
**SEWERAGE DISPOSAL**  
 NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT  
 CONNECTION TO AN EXISTING SANITARY SEWER SYSTEM UNTIL THE METHOD OF SEWAGE  
 TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON  
 ROUGE PARISH.

**PUBLIC SEWER DEDICATION**  
 ALL AREAS SHOWN AS "PUBLIC SEWER SERVITUDES" ARE GRANTED TO THE PUBLIC FOR  
 REMOVAL OF SEWAGE (WHICH SHALL INCLUDE THE RIGHT TO EXCAVATE FOR  
 MAINTENANCE OR REPAIR WITHIN THE "PUBLIC SEWER SERVITUDES") AND FOR NO OTHER  
 PURPOSE NO BUILDING, STRUCTURE OR FENCE SHALL BE CONSTRUCTED, AND NO  
 SHRUBBERY PLANTED WITHIN THE LIMITS OF ANY PUBLIC SEWER SERVITUDE SO AS TO  
 PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS  
 GRANTED. THE PUBLIC SHALL ONLY BE RESPONSIBLE FOR MAINTAINING PUBLIC SANITARY  
 SEWER IMPROVEMENT LOCATED WITHIN THE "PUBLIC SEWER SERVITUDES" AND SHALL NOT  
 BE RESPONSIBLE FOR, NOR BE OBLIGATED TO REPAIR OR REPLACE ANY EXCAVATED AREA,  
 PAVED AREA, FENCE OR OTHER PRIVATE IMPROVEMENTS CONSTRUCTED ON OR INSTALLED  
 WITHIN THE "PUBLIC SEWER SERVITUDES" WHICH REPAIRS OR REPLACEMENTS SHALL BE AT  
 SOLE EXPENSE OF THE OWNERS, THEIR HEIRS, SUCCESSORS, OR ASSIGNS.

**COMMON AREA DEDICATION**  
 THE AREA SHOWN ON THIS PLAT AND DESIGNATED AS "COMMON AREA" IS HEREBY  
 DEDICATED FOR ACCESS AND RECREATIONAL PURPOSES FOR THE COMMON USE AND  
 ENJOYMENT OF RIVER HILLS FARM HOMEOWNERS, AND IS NOT DEDICATED FOR THE  
 GENERAL USE OF THE PUBLIC. MAINTENANCE OF THE COMMON AREA SHOWN HEREON  
 WILL BE BY THE RIVER HILLS FARM HOMEOWNERS ASSOCIATION, EXCEPT THOSE PUBLIC  
 SERVITUDES WHICH ARE DULY DEDICATED FOR PUBLIC USE.

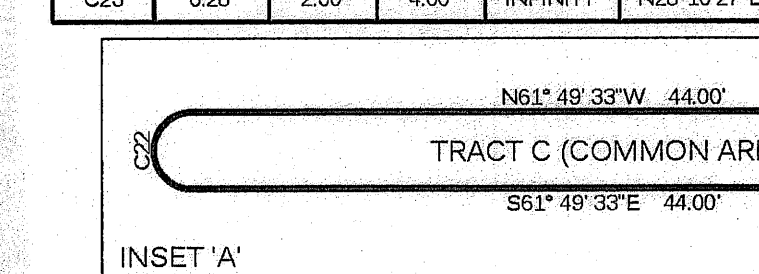
**PRIVATE DEDICATION**  
 THE SERVITUDES DESIGNATED HEREON AS "PRIVATE SERVITUDES" ARE HEREBY RESERVED  
 FOR THE USE OF THE RIVER HILLS FARM PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS  
 AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND  
 RESTRICTIONS OF THE RIVER HILLS FARM SUBDIVISION. THE EAST BATON ROUGE  
 CITY-PARISH OF EAST BATON ROUGE SHALL HAVE THE RIGHT OF ENTRY INTO THE "PRIVATE  
 SERVITUDE OF ACCESS" FOR ACCESS TO THE "PUBLIC SERVITUDES". THE SALE OF ANY  
 PROPERTY SHOWN HEREON BY REFERENCE TO THIS PLAT SHALL NOT CONSTITUTE A  
 DEDICATION TO THE PUBLIC OF ANY "PRIVATE SERVITUDE" SHOWN HEREON. FURTHERMORE,  
 THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS  
 LOCATED WITHIN THE "PRIVATE SERVITUDES". THE "PRIVATE SERVITUDES" ARE FURTHER  
 GRANTED FOR THE NON-EXCLUSIVE USE OF ALL PUBLIC UTILITY COMPANIES WHICH PROVIDE  
 PUBLIC UTILITIES TO THE RIVER HILLS FARM SUBDIVISION AND THE USE OF SAID "PRIVATE  
 SERVITUDES" BY SAID UTILITY COMPANIES SHALL BE LIMITED TO THOSE "PRIVATE  
 SERVITUDES" IN WHICH THE RESPECTIVE PUBLIC UTILITY COMPANIES' FACILITIES ARE  
 LOCATED. FURTHER, INSTALLATION OF ANY NEW FACILITIES (INCLUDING ADDITIONAL  
 SERVICE TIE-INS TO EXISTING FACILITIES WITHIN ANY NEW OR EXISTING "PRIVATE  
 SERVITUDE"), BY ANY PUBLIC COMPANY, SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL  
 OF RIVER HILLS FARM PROPERTY OWNERS ASSOCIATION AND ASSIGNS. THE CITY OF BATON ROUGE/EAST BATON ROUGE PARISH IS NOT RESPONSIBLE FOR  
 MAINTENANCE AND UPKEEP OF PRIVATE STREETS. THE MAINTENANCE AND UPKEEP OF  
 PRIVATE STREETS ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS ADJACENT TO SAID  
 PRIVATE STREETS.

**PUBLIC DEDICATION**  
 ALL AREAS SHOWN AS SERVITUDES OTHER THAN PRIVATE SERVITUDES ARE GRANTED TO  
 THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWER, SANITARY, 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.



**TRAFFIC IMPACT FEE CERTIFICATION:**  
 THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 1 THROUGH 86  
 HAS PURCHASED TRAFFIC IMPACT FEE CREDITS FROM WILLOW GROVE  
 NORTH, LLC, IN THE AMOUNT OF \$ 700. PER LOT, FOR A TOTAL OF  
 \$ 60,800. 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 1,900 SQ. FT.  
**WASTEWATER IMPACT FEE CERTIFICATION:**  
 THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 1 THROUGH 86  
 HAS PAID \$ 1,075 PER LOT FOR A TOTAL OF \$ 92,450 (CHECK  
 NO. 8713) IN WASTEWATER IMPACT FEES IN ACCORDANCE WITH  
 ORDINANCE 1004, EBR-SCD ORDINANCE 1412 AS AMENDED,  
 AND ADOPTED FEBRUARY 28, 1984 BY THE METROPOLITAN COUNCIL.  
 ADDITIONALLY, ALL LOTS FOR WHICH A BUILDING PERMIT WILL BE  
 ISSUED FOR IMPROVEMENTS TO THE LOT WILL REQUIRE PAYMENT OF  
 THE REMAINING PORTION OF THE WASTEWATER IMPACT FEE IN  
 ACCORDANCE WITH THE AFORESAID ORDINANCE. THIS  
 SUBDIVISION IS LOCATED IN THE SOUTH SEWER DISTRICT.  
 RACHAEL Y. LAMBERT, P.E. DATE 10/27/22  
 DIRECTOR  
 DEPARTMENT OF DEVELOPMENT  
 CITY-PARISH OF EAST BATON ROUGE

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	TANGENT	BEARING	
C1	32.99	21.00	29.70	21.00	S16°49'33"E	
C2	32.99	21.00	29.70	21.00	N16°49'33"W	
C3	32.99	21.00	29.70	21.00	N73°10'27"W	
C4	32.99	21.00	29.70	21.00	N16°49'33"W	
C5	12.16	53.00	12.14	6.11	N21°05'56"E	
C6	33.33	53.00	32.78	17.24	N2°59'32"W	
C7	33.33	53.00	32.78	17.24	N89°01'27"W	
C8	4.43	53.00	4.43	2.21	N69°25'59"W	
C9	21.19	53.00	21.05	10.74	N73°16'40"W	
C10	33.33	53.00	32.78	17.24	S77°15'17"W	
C11	28.74	53.00	28.36	14.73	S43°42'23"W	
C12	83.25	53.00	74.95	53.00	N16°49'33"W	
C13	83.25	53.00	74.95	53.00	S73°10'27"W	
C14	32.99	21.00	29.70	21.00	S73°10'27"W	
C15	32.99	21.00	29.70	21.00	S16°49'33"E	
C16	32.99	21.00	29.70	21.00	N73°10'27"E	
C17	32.99	21.00	29.70	21.00	S16°49'33"E	
C18	16.64	53.00	16.57	8.39	S52°49'54"E	
C19	33.33	53.00	32.78	17.24	S25°49'18"E	
C20	33.29	53.00	32.74	17.21	S10°11'03"W	
C21	83.25	53.00	74.95	53.00	S16°49'33"E	
C22	6.28	2.00	4.00	1.9446847	S28°10'25"W	
C23	6.28	2.00	4.00	INFINITY	N28°10'25"W	



**CERTIFICATION:**  
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE  
 STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS  
 "B" SURVEY AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH A. 3505.1 ET. SEQ. AND  
 CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.  
 Blanca Zyzanski 10/27/2022  
 RYAN HOLCOMB, AICP  
 PLANNING DIRECTOR OR HIS DESIGNEE  
 EAST BATON ROUGE CITY-PARISH PLANNING COMMISSION  
 52414-S  
 7481283  
 ORIGINAL: BUNDLE:

**APPROVED:**  
 RACHAEL Y. LAMBERT, P.E. DATE 10/27/22  
 DIRECTOR  
 DEPARTMENT OF DEVELOPMENT  
 CITY-PARISH OF EAST BATON ROUGE

**RECOMMENDED FOR APPROVAL:**  
 RACHAEL Y. LAMBERT, P.E. DATE 10/27/22  
 DIRECTOR  
 DEPARTMENT OF DEVELOPMENT  
 CITY-PARISH OF EAST BATON ROUGE

**UTILITY SERVICE SERVITUDE NOTE**  
 WHERE UNDERGROUND ELECTRICAL UTILITY SERVICE IS PROVIDED FOR THE SUBDIVISION,  
 RESTRICTIONS SHALL INCLUDE A REQUIREMENT THAT THE OWNER OF EACH LOT SHALL  
 FURNISH AN ELECTRICAL SERVITUDE FROM THE SOURCE OF SUPPLY TO HIS/HER METER  
 LOCATION FOR RECEIPT OF ELECTRIC SERVICE ON THE LOT/PER.UOC, SEC. 4.3.5.E.1)

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**FINAL PLAT**  
 OF  
**RIVER HILLS FARM**  
 LOTS 1-86 & TRACTS A, B, & C  
 A ZERO LOT LINE SUBDIVISION  
 BEING THE SUBDIVISION OF LOT TR. W-1 OF CHATSWORTH  
 PLANTATION  
 EAST BATON ROUGE PARISH LOT ID: 1610720288  
 LOCATED IN SECTION 78, T8S-R1E  
 GREENSBURG LAND DISTRICT,  
 EAST BATON ROUGE PARISH, LOUISIANA  
 FOR  
 TOWER CAPITAL CORPORATION  
 P.O. BOX 14151  
 BATON ROUGE, LA 70898

**CENTERLINE**  
 ENGINEERING & LAND SURVEYING, LLC  
 200 Government St., Ste. 200 Baton Rouge, LA 70802  
 (225) 412-4848 centerline.com

CERTIFIED TRUE AND CORRECT COPY  
 OF MAP  
 BUNDLE 13194  
 OCT 31 2022  
 East Baton Rouge Parish  
 Deputi Clerk of Court  
 FILE: 20-1168FF  
 CHECKED: RWO  
 DESIGNED: CAG  
 DATE: 10-17-2022