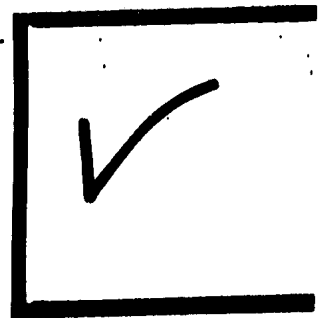


MAP

Original 338 Bundle 11299

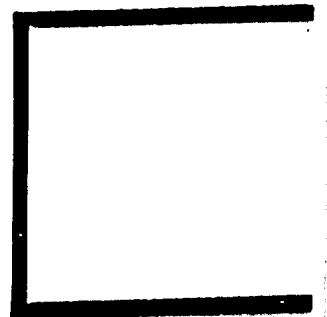
OF THE MAP RECORDS

**RECORDED
PLAN MAP**



AND

**RECORDED
ATTACHED MAP**



Date Recorded 12-9-01

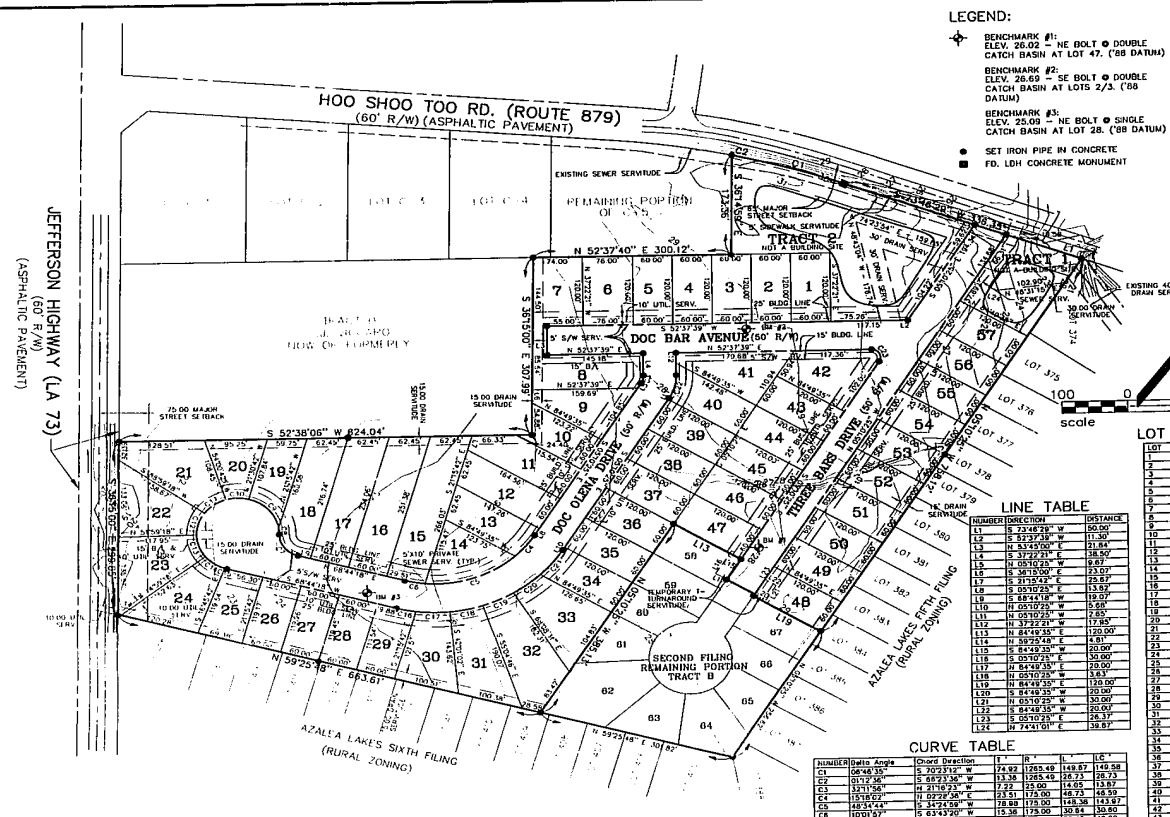
DOUG WELBORN

CLERK OF COURT

**EAST BATON ROUGE PARISH
BATON ROUGE, LOUISIANA**

Original Bundle Number: 1211

SHEET NO. 1



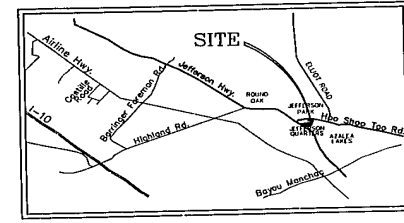
LEGEND:

- BENCHMARK #1: ELEV. 26.02 - NE BOLT @ DOUBLE CATCH BASIN AT LOT 47. (88 DATUM)
- BENCHMARK #2: ELEV. 26.09 - SE BOLT @ DOUBLE CATCH BASIN AT LOTS 2/3. (88 DATUM)
- BENCHMARK #3: ELEV. 25.09 - NE BOLT @ SINGLE CATCH BASIN AT LOT 28. (88 DATUM)
- SET IRON PIPE IN CONCRETE
- FD. LOH CONCRETE MONUMENT

OWNER
B. LEE BELLUE
18355 JEFFERSON HIGHWAY
BATON ROUGE, LA 70817
PH. (225) 644-3071
FAX (225) 644-3072

DEVELOPER
BLB DEVELOPMENT, LLC
9386 ASHLAND ROAD
CONZALES, LA 70737
PH. (225) 644-3071
FAX (225) 644-3072

ENGINEER
MONROE & CORIE, INC.
8230 SUMMA AVE. SUITE C
BATON ROUGE, LA 70809
PH. (225) 769-1915
FAX (225) 769-1956



VICINITY MAP 1" = 200'

NOTES:

- NO ATTEMPT HAS BEEN MADE BY MONROE & CORIE, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVICES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
- TRACTS 1 & 2 ARE NOT BUILDING SITES AND SHALL BE USED AS COMMON AREAS FOR THE SUBDIVISION.
- ALL BEARINGS ARE BASED ON REFERENCE MAP 1.
- ALL ELEVATIONS AND CONTOUR INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL TOPOGRAPHIC SURVEY PERFORMED BY LANDSOURCE, INC. AND REPRESENTS THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION. HOWEVER, DETAIL AND ACCURACY OF SAME IS NOT SUFFICIENT FOR MORE DETAILED DESIGN. LOT OWNERS AND/OR PURCHASERS SHOULD SECURE A MORE DETAILED TOPOGRAPHIC SURVEY AND SHOULD NOT RELY ON THE INFORMATION SHOWN HEREON.

REFERENCE MAPS:

- MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF TRACT "B" BY LANDSOURCE, INC., DAVID L. PATTERSON, P.L.S.
- "FINAL PLAT OF AZALEA LAKES FIFTH & SIXTH FILINGS" BY FERRIS ENGINEERING & SURVEYING, INC., RONALD K. FERRIS, P.E., P.L.S.
- MAP SHOWING RESUBDIVISION OF TRACT C INTO LOTS C-1, C-2, C-3, C-4 & C-5, BY LANDSOURCE, INC., DAVID L. PATTERSON, P.L.S.

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 ORDINANCES, CHAPTER 3, SECTION 2.170)

GRADING INSTRUCTIONS:
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 PUBLIC WORKS. (METRO. ORD. 11135)

UTILITY 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 ELECTRIC SERVICE FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEIPT OF ELECTRIC SERVICE ON THE LOT. (UDC SECTION 4.7(16))

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.

WASTEWATER IMPACT FEE APPROVAL
THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 1 THROUGH 57 HAS PAID \$746.50 PER LOT FOR A TOTAL OF \$42,540.50 (CHECK NO. 7931) IN WASTEWATER IMPACT FEES IN ACCORDANCE WITH ORDINANCE 10043, EROSCCO 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 AFORESAID ORDINANCE. THIS SUBDIVISION IS LOCATED IN THE 50222 SEWER DISTRICT.

RECOMMENDED FOR APPROVAL:
DEPARTMENT OF PUBLIC WORKS
CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE

APPROVED:
PLANNING COMMISSION
CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE

DATE: 12/19/01

DATE: 12/19/01

FINAL PLAT FOR JEFFERSON QUARTERS FIRST FILING

TRACTS "B" AND A PORTION OF "C-5", PREVIOUSLY A PORTION OF THE DR. E.J. HERPICH PROPERTY SECTION 39, T8S, R2E, GREENSBURG LAND DISTRICT EAST BATON ROUGE PARISH FOR

BLB DEVELOPMENT, LLC

LOT AREA TABLE

LOT	50 FT	ACRES
1	7199.87	0.1333
2	7199.87	0.1333
3	7199.87	0.1333
4	7199.87	0.1333
5	7199.87	0.1333
6	7199.87	0.1333
7	7199.87	0.1333
8	7199.87	0.1333
9	7199.87	0.1333
10	7199.87	0.1333
11	7199.87	0.1333
12	7199.87	0.1333
13	7199.87	0.1333
14	7199.87	0.1333
15	7199.87	0.1333
16	7199.87	0.1333
17	7199.87	0.1333
18	7199.87	0.1333
19	7199.87	0.1333
20	7199.87	0.1333
21	7199.87	0.1333
22	7199.87	0.1333
23	7199.87	0.1333
24	7199.87	0.1333
25	7199.87	0.1333
26	7199.87	0.1333
27	7199.87	0.1333
28	7199.87	0.1333
29	7199.87	0.1333
30	7199.87	0.1333
31	7199.87	0.1333
32	7199.87	0.1333
33	7199.87	0.1333
34	7199.87	0.1333
35	7199.87	0.1333
36	7199.87	0.1333
37	7199.87	0.1333
38	7199.87	0.1333
39	7199.87	0.1333
40	7199.87	0.1333
41	7199.87	0.1333
42	7199.87	0.1333
43	7199.87	0.1333
44	7199.87	0.1333
45	7199.87	0.1333
46	7199.87	0.1333
47	7199.87	0.1333
48	7199.87	0.1333
49	7199.87	0.1333
50	7199.87	0.1333
51	7199.87	0.1333
52	7199.87	0.1333
53	7199.87	0.1333
54	7199.87	0.1333
55	7199.87	0.1333
56	7199.87	0.1333
57	7199.87	0.1333
58	7199.87	0.1333

LINE TABLE

NUMBER	DIRECTION	DISTANCE
1	S 71° 30' 00" W	100.00
2	S 52° 37' 40" E	110.00
3	S 71° 30' 00" W	100.00
4	S 37° 22' 21" E	114.84
5	S 71° 30' 00" W	100.00
6	S 71° 30' 00" W	100.00
7	S 71° 30' 00" W	100.00
8	S 71° 30' 00" W	100.00
9	S 71° 30' 00" W	100.00
10	S 71° 30' 00" W	100.00
11	S 71° 30' 00" W	100.00
12	S 71° 30' 00" W	100.00
13	S 71° 30' 00" W	100.00
14	S 71° 30' 00" W	100.00
15	S 71° 30' 00" W	100.00
16	S 71° 30' 00" W	100.00
17	S 71° 30' 00" W	100.00
18	S 71° 30' 00" W	100.00
19	S 71° 30' 00" W	100.00
20	S 71° 30' 00" W	100.00
21	S 71° 30' 00" W	100.00
22	S 71° 30' 00" W	100.00
23	S 71° 30' 00" W	100.00
24	S 71° 30' 00" W	100.00
25	S 71° 30' 00" W	100.00
26	S 71° 30' 00" W	100.00
27	S 71° 30' 00" W	100.00
28	S 71° 30' 00" W	100.00
29	S 71° 30' 00" W	100.00
30	S 71° 30' 00" W	100.00
31	S 71° 30' 00" W	100.00
32	S 71° 30' 00" W	100.00
33	S 71° 30' 00" W	100.00
34	S 71° 30' 00" W	100.00
35	S 71° 30' 00" W	100.00
36	S 71° 30' 00" W	100.00
37	S 71° 30' 00" W	100.00
38	S 71° 30' 00" W	100.00
39	S 71° 30' 00" W	100.00
40	S 71° 30' 00" W	100.00
41	S 71° 30' 00" W	100.00
42	S 71° 30' 00" W	100.00
43	S 71° 30' 00" W	100.00
44	S 71° 30' 00" W	100.00
45	S 71° 30' 00" W	100.00
46	S 71° 30' 00" W	100.00
47	S 71° 30' 00" W	100.00
48	S 71° 30' 00" W	100.00
49	S 71° 30' 00" W	100.00
50	S 71° 30' 00" W	100.00
51	S 71° 30' 00" W	100.00
52	S 71° 30' 00" W	100.00
53	S 71° 30' 00" W	100.00
54	S 71° 30' 00" W	100.00
55	S 71° 30' 00" W	100.00
56	S 71° 30' 00" W	100.00
57	S 71° 30' 00" W	100.00
58	S 71° 30' 00" W	100.00

CURVE TABLE

NUMBER	Radius	Angle	Chord	Distance	Area
C1	500.00	90.00	707.10	157.08	157.08
C2	500.00	90.00	707.10	157.08	157.08
C3	500.00	90.00	707.10	157.08	157.08
C4	500.00	90.00	707.10	157.08	157.08
C5	500.00	90.00	707.10	157.08	157.08
C6	500.00	90.00	707.10	157.08	157.08
C7	500.00	90.00	707.10	157.08	157.08
C8	500.00	90.00	707.10	157.08	157.08
C9	500.00	90.00	707.10	157.08	157.08
C10	500.00	90.00	707.10	157.08	157.08
C11	500.00	90.00	707.10	157.08	157.08
C12	500.00	90.00	707.10	157.08	157.08
C13	500.00	90.00	707.10	157.08	157.08
C14	500.00	90.00	707.10	157.08	157.08
C15	500.00	90.00	707.10	157.08	157.08
C16	500.00	90.00	707.10	157.08	157.08
C17	500.00	90.00	707.10	157.08	157.08
C18	500.00	90.00	707.10	157.08	157.08
C19	500.00	90.00	707.10	157.08	157.08
C20	500.00	90.00	707.10	157.08	157.08
C21	500.00	90.00	707.10	157.08	157.08
C22	500.00	90.00	707.10	157.08	157.08
C23	500.00	90.00	707.10	157.08	157.08
C24	500.00	90.00	707.10	157.08	157.08
C25	500.00	90.00	707.10	157.08	157.08



CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO LA REVISED STATUTES 33:5091 ET. SEQ. AND ALL APPLICABLE PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEY FOR A "CLASS B" SURVEY AS ESTABLISHED BY THE LA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

W.C.M. DATE 12-10-2001
WILLIAM C. MONROE, P.E., P.L.S.
MONROE & CORIE, INC.

FLOOD ELEVATION DATA:
ZONING - RURAL
100-YEAR FLOOD ELEVATION: 18.5 (FURNISHED BY DPW)
WATERBURY ELEVATION: 16.5 (FURNISHED BY DPW)
10-YEAR DESIGN WATER SURFACE:
SYSTEM C - 16.50 AZALEA LAKE
SYSTEM D - 21.40 JEFFERSON HIGHWAY DITCH

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 22028B-01B-D REVISED MAY 17, 1993.

BASE FLOOD AND RECORD INFORMATION ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF DPW.

REFERENCE BENCHMARK:
ALL ELEVATIONS SHOWN ARE REFERENCED TO C-P BENCHMARK #214-73 ELEV. = 26.45. (1988 DATUM)

GENERAL NOTES:

- ZONING - RURAL
- STREETS - 27' ASPHALT W/CURB & GUTTER
- (OPS S/D-02)
- WATER - PARISH WATER COMPANY
- ACREAGE - 16.856 ACRES
- LAND USE - SINGLE FAMILY RESIDENTIAL
- SCHOOL DISTRICT - ELEMENTARY - JEFFERSON TERRACE MIDDLE - SOUTHEAST MIDDLE HIGH - WOODLAWN HIGH
- ELECTRICITY - ENTERGY
- GAS - ENTERGY
- FIRE DISTRICT - ST. GEORGE VOLUNTEER
- SEWER DISTRICT - SOUTH 5TH

DEDICATION: THE STRIPS AND RIGHTS OF WAYS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVICES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSES FOR THE SERVICE USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY STRUCTURE, FENCE, SIGNAGE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVICE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICE OR RIGHT-OF-WAY IS GRANTED.

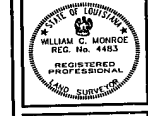
SEWAGE DISPOSAL: NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, WITH THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH DEPARTMENT, EAST BATON ROUGE PARISH.

DATE 12-11-01

B. LEE BELLUE
BLB DEVELOPMENT, LLC

APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE PROPERTY OWNER OF FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND ORDINANCES GOVERNING THE SALE AND CONSTRUCTION OF THE PROPERTY. IN PARTICULAR, NO PLAT OR MAP SHALL BE COMMENCED UNTIL ALL APPLICABLE ORDINANCES OF CHAPTER 15 OF THE UNIFIED PARISH ZONING ORDINANCE ARE ADDRESSED.

FINAL PLAT
JEFFERSON QUARTERS, BATON ROUGE, LOUISIANA



MONROE & CORIE, INC.
Consulting Engineers
8230 Summa Avenue, Suite C
Baton Rouge, Louisiana 70809
Tel. (225) 769-1915

PROJ. NO. 578
DATE: 11-15-01
DESIGN BY: CHC
DRAWN BY: SRM
SCALE: AS SHOWN

RECORDED
ORIGINAL
33181
PLAN MAP
BUNDLE
1121919