



1. PROPERTY LIES WITHIN THE CONSOLIDATED SEWER DISTRICT.
2. SEWER DISPOSAL WILL BE BY CONNECTION TO CONSOLIDATED SEWER DISTRICT LINE ALONG CLAYCUT BAYOU. ALL SEWER LINES ON PROPERTY ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED. 
3. PROPERTY LIES OUTSIDE OF CORPORATE LIMITS - CITY OF BATON ROUGE.
4. PROPERTY IS ZONED C-2. 
5. STREET IMPROVEMENTS TO BE PRIVATE DRIVES CONFORMING TO CITY-PARISH STANDARDS FOR A PRIVATE TOWNHOUSE DRIVE.
6. PROPERTY IS WITHIN THE SCHOOL DISTRICT FOR LOUSALLE ELEMENTARY, WESTDALE MIDDLE, TARA HIGH.
7. WATER BY BATON ROUGE WATER WORKS/SINGLE METER. ELECTRIC SERVICE BY G.S.U./INDIVIDUAL METERS.
8. LOCATIONS OF BUILDINGS, PAVING, AND UTILITIES BASED ON ACTUAL AS-BUILT SURVEY AND CONSTRUCTION STAKING SURVEYS.
9. ODD NUMBER UNITS ARE DOWNSTAIRS.
EVEN NUMBER UNITS ARE UPSTAIRS.

THE AREA DEDICATED AS ACCESS SERVITUDE IS HEREBY DEDICATED AS A MEANS OF ACCESS TO THE SITE, INCLUSIVE AND NO BUILDING SHALL BE CONSTRUCTED ON, NOR SHALL ANY TREES, SHRUBS, OR OTHER PLANTS BE PLACED WITHIN OR OVER THIS SERVITUDE IN A MANNER SO AS TO INTERFERE WITH THE USE FOR WHICH IT IS GRANTED. THE CITY-PARISH HAS NO RESPONSIBILITY FOR MAINTENANCE OF THIS SERVITUDE OF PASSAGE.




ALL PUBLIC SERVIDES SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVIDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. BUILDING, STRUCTURE, OR FENCE CONSTRUCTED, OR SHRUBBERY PLANTED WITHIN THE LIMITS OF ANY SERVIDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PROPER PURPOSE OF THE SERVIDE IS GRANTED, SHALL BE REMOVED AT OWNER'S EXPENSE.

INFORMATION SHOWN ON THIS PLAT BASED ON ACTUAL FIELD SURVEY.
NO ENCROACHMENTS OF SERVITUDES EXIST AS BASED ON FIELD SURVEY,
EXCEPT AS SHOWN. 2

THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE
LA. REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL
PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

REFERENCE MAP : "MAP SHOWING RESUBDIVISION OF TRACT 'B' INTO TRACTS 'B-1' & 'B-2' AND LOCATED IN SECTION 70, T7S, R1E, G.L.D. OF LA., EAST BATON ROUGE, LA. FOR S.R. WICKER" BY PAUL C. BOUDREAU AND ASSOCIATES, INC. DATED OCT. 23, 1968. PLAT OF ROSS E. COXE PROPERTY (P-3327-3647) DATED 1/23/69

LEGEND :

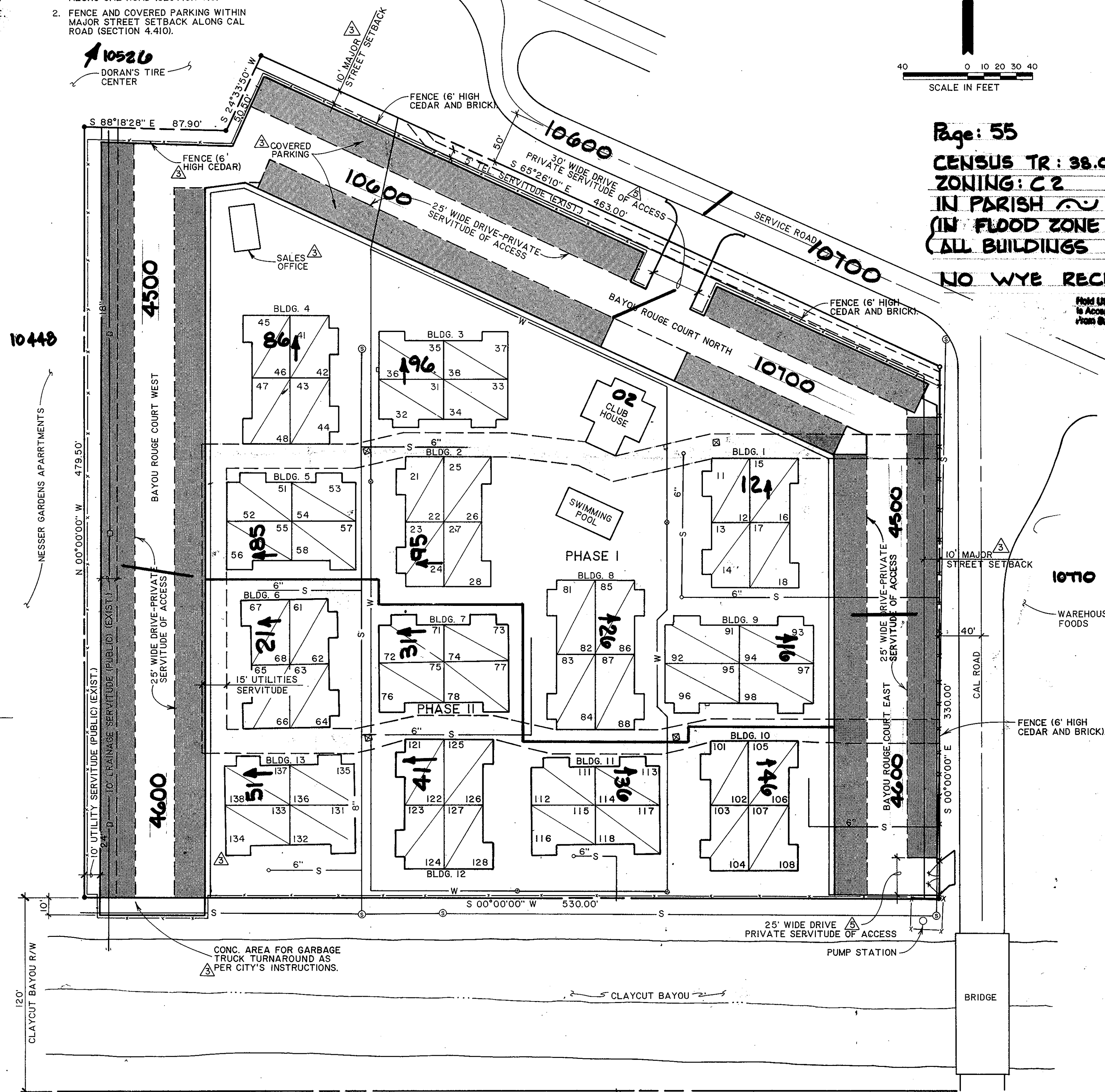
- - PROPERTY CORNER (FND)
- - PROPERTY CORNER (NOT FND)
- ⊗ ELECTRICAL TRANSFORMER
- ⊙ - SANITARY SEWER MANHOLE
- ⊗ - WATER VALVE
- - SEWER CLEANOUT
- - DROP INLET
- S — SANITARY SEWER
- D — DRAINAGE PIPE
- W — WATER LINE (4")
- E — FENCE (6' CEDAR) 
-  COVERED PARKING 

VARIANCE REQUESTS GRANTED BY
METROPOLITAN COUNCIL (11/23/84).

1. FENCE ALONG FRONT PROPERTY LINE ALONG CAL ROAD (SECTION 7.5)
2. FENCE AND COVERED PARKING WITHIN MAJOR STREET SETBACK ALONG CAL ROAD (SECTION 4.410).

10448

AS PER PLANNING COMM. REVIEW	JFS
VARIANCE REQUESTS, PLAT NAME	JFS
FENCES, COVERED PARKING, OWNER, ZONE:	JFS
AS-BUILT LOCATION BLDGS-PHASE II	JFS
REVISE PHASING	JFS
REVISIONS	BY



CENSUS TR: 38.03
ZONING: C 2
IN PARISH ~
(IN FLOOD ZONE A4, 33' MSL
ALL BUILDINGS

NO WYE RECEIVED

Hold Limited Unit Subdivision Is Accepted For Maintenance From Subdivision Engineers Office




REVISED TO SHOW DEDICATION OF SERVITUDES ON TRACT B-1 OF ROSS E. COX PROPERTY LOCATED IN SECTION 70, T7S-R9E S.E.D. OF LA., EAST BATON ROUGE PARISH, LA. FOR BAYOU ROUGE CONDOMINIUM ASSOCIATION, INC.

L.A. St. Germain 4-23-85
L.A. ST. GERMAIN, L.S. DATE

APPROVED :
Robert S. Dolese 5-20-85
ROBERT S. DOLESE DATE
PLANNING COMMISSION, DIRECTOR

P.20475

STATE OF LOUISIANA
L. A. ST. GERMAIN
REG. NO. 3329
REGISTERED
LAND SURVEYOR

FINAL PLAT 
OF
BAYOU ROUGE CONDOMINIUMS
BEING TRACT 'B-I' OF A RESUBDIVISION OF TRACT 'B'
OF ROSS E. COXE PROPERTY 
LOCATED IN SECTION 70, T7S-R1E, G.L.D. OF LA.
EAST BATON ROUGE PARISH, LA.
FOR
BAYOU ROUGE CONDOMINIUM ASSOCIATION, INC. 

RECEIVED
INSPECTION DIVISION

MAY 30 1985
AM. 7 13 19 10 11 12 11 12 13 14 15 16 PM

DOMINGUE, SZABO & ASSOCIATES, INC.
CONSULTING ENGINEERS
LAFAYETTE BATON-ROUGE

