RECORDED PLAN MAP
ORIGINAL BUNDLE
445 11886

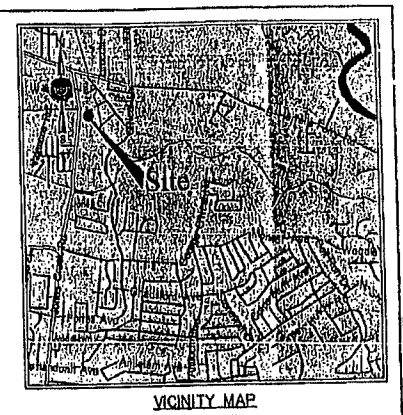
LINE TABLE		
LINE	BEARING	LENGTH
L1	N 32°59'00" E	4.08'
L2	N 32°59'00" E	4.91'
L3	N 30°12'00" E	32.82'

NOTES:
LAND USE: Residential
WATER: Baton Rouge Water Company
ELECTRIC: Entergy/G.S.U.
GAS: Entergy/G.S.U.
SEWER: Private Individual Sanitary Sewer Systems
FIRE DISTRICT: St. George

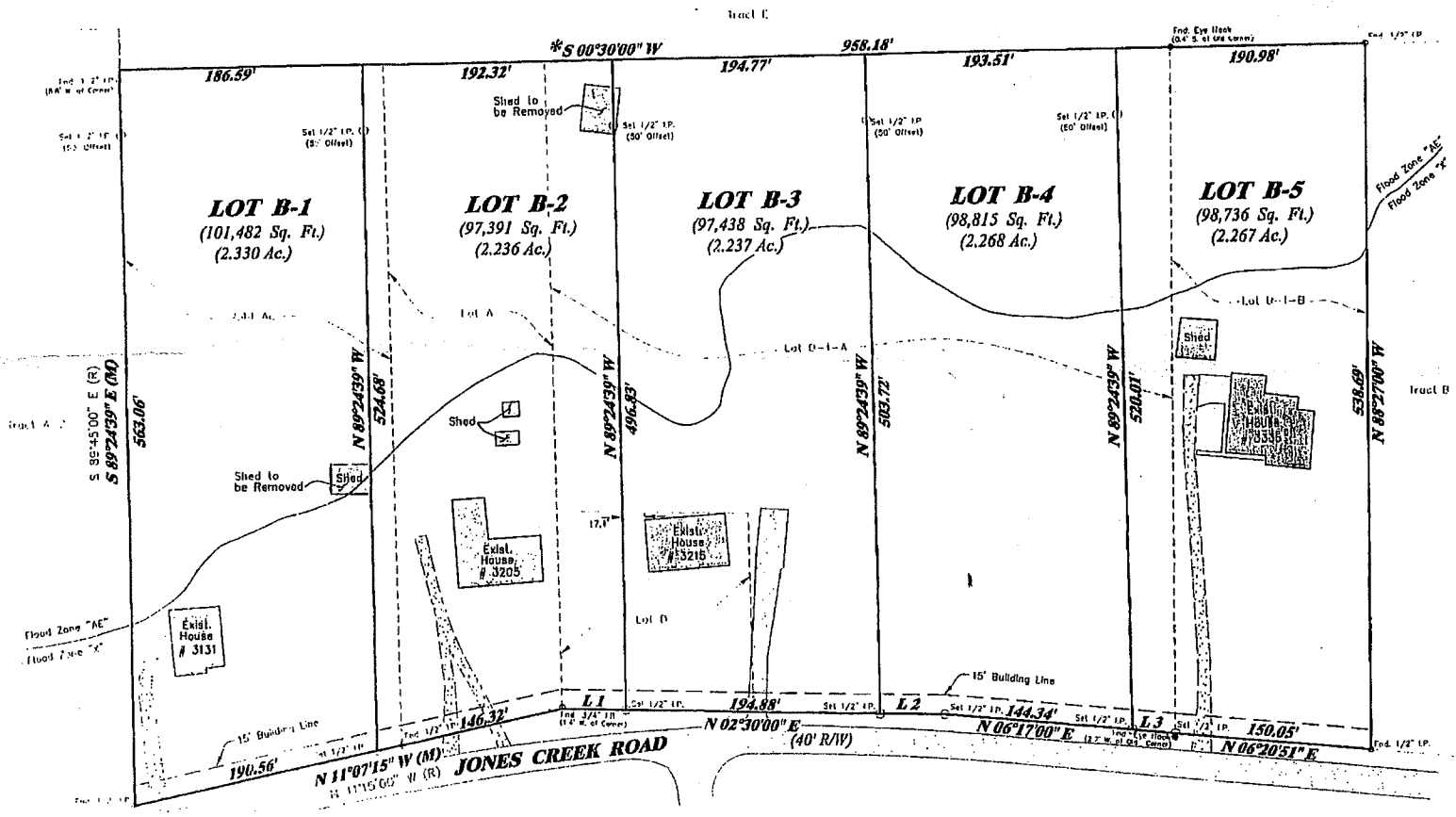
LEGEND
- Found Iron Pipe/Rod
- Set 1/2" Iron Pipe
- (R) Record
- (M) Measured
- Asphalt Pavement
- Limestone Area

NOTE:
Open effluent ditches are predominant in this area, according to health department standards, proposed residences constructed on this site shall be a minimum of 24 inches above the bottom of the adjacent roadside ditch. however, final determination of proposed floor elevations shall be determined according to parish ordinances.

NOTE:
This is an Exchange of Property Between Property Owners and No New Lots are Being Created.



VICINITY MAP
(1" = 2000')



GENERAL NOTES:

1.) Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 220058 0110 D for East Baton Rouge Parish, Louisiana, last revised May 17, 1993 the property shown hereon is located in Flood Zones "AE" & "X". Nearest Adjacent Base Flood Elevation – 35.0 feet base Flood elevations are subject to change and should be verified with the Engineering Division of the Department of Public Works.

2.) Zoning: (Rural) (Should be verified with the City/Parish Planning and Zoning)

Setback/Building Lines:
Front = 15'
Rear = 25'
Side = 5'

3.) Reference Map:
(A) Compilation Map of The Malcolm L. Dixon Property, By Tonie Craft, Jr., Dated Aug. 15, 2003.

4.) (*) represents the Basis of Bearing. Bearings are based on reference map "A" (above). Distances are U.S. Survey Feet.

5.) 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.

6.) Utilities: The underground utilities shown hereon have been located from 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.

APPROVED:

CYNTHIA PICKEL
PARISH SANITARIAN

APPROVED:

Emanuel Zaccharia P-39907 — 10-3-06
TROY L. BURCH, DIRECTOR — DATE
OR HIS DESIGNEE
CITY-PARISH PLANNING COMMISSION

CERTIFICATION:
This is to certify that this plat is made in accordance with LA. revised Statutes 33:5051 ET SEQ. and conforms to all parish ordinances governing the subdivision of land and conforms to a Class B Survey in accordance with the State of Louisiana Minimum Standards for Property Boundary Surveys.

DAVID L. PATTERSON, P.L.S.
LA. REGISTRATION NO. 04784
DATE 6/2/06

STATE OF LOUISIANA — DAVID L. PATTERSON — REG. No. 04784 — REGISTERED PROFESSIONAL LAND SURVEYOR

PUBLIC DEDICATION:
[illegible] not previously [illegible] dedicated to the public. [illegible] are granted to [illegible] removal of other [illegible] the public. No trees, shrubs [illegible] shall any building, fence, [illegible] constructed or installed within or [illegible] to prevent or [illegible] purpose for which the servitude is [illegible]

SEWAGE DISPOSAL:
[illegible] sewage disposal, except [illegible] sewer system, until the method [illegible] has been approved by the Health [illegible]

6-29-06

NOTE:
The approval of this plat or map does not relieve the immediate property owner or future property 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 filling of the property shall be commenced until all applicable provisions of Chapter 15 of the Unified Development Code are addressed.

The City of Baton Rouge and Parish of East Baton Rouge does not enforce private deed and/or subdivision restrictions. However, the approval of this plat does not relieve the owner and/or contractor/builder from complying with any such restrictions that may be attached to the property on this plat.

MAP SHOWING EXCHANGE OF PROPERTY
BETWEEN
A 2.44 Ac. TRACT AND LOTS A, D, D-1-A & D-1-B
TO CREATE
LOTS B-1 THRU B-5
BEING A PORTION OF THE MALCOLM L. DIXON PROPERTY
LOCATED IN SECTION 52, T-7-S, R-2-E,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA
FOR
MALCOLM DIXON, JR.

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DATE: 6-2-06
JOB #: 06-407
DWN. BY: C.D.P.
CKD. BY: D.L.P.
SHEET NO: 01
OF: 01