

**STORMWATER MANAGEMENT:**

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

**NOTE:**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE, ABANDONED OR RELOCATED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE THE EXACT LOCATIONS INDICATED, ALTHOUGH, HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AT THE TIME OF THE SURVEY.

**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 FILING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

**WETLANDS DETERMINATION:**

A WETLANDS DETERMINATION WAS NOT REQUESTED AND IS NOT BEING PROVIDED AS PART OF THIS SURVEY.

**NOTE:**

THE CITY OF BATON ROUGE AND PARISH OF BATON ROUGE 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.

**NOTE:**

NO ATTEMPT HAS BEEN MADE BY GWS ENGINEERING, INC. 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.

ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 22033 C 0265 E DATED MAY 2, 2008, THIS PROPERTY IS LOCATED IN FLOOD ZONE X.

BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.

**DEDICATION:**

THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL 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.

**SEWERAGE:**

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.

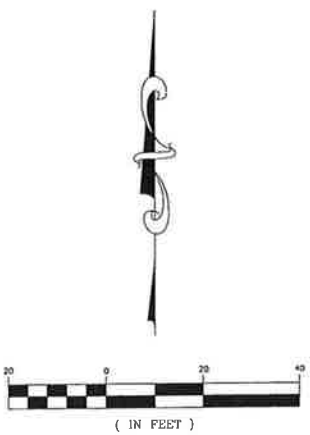
Milton J. Womack, Inc. - OWNER  
 9/28/11  
 DATE

Womack Family Ltd. - OWNER  
 9/28/11  
 DATE

**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE MINIMUM STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "B" SURVEY.

Robert W. Overall, PLS  
 9/27/11  
 DATE

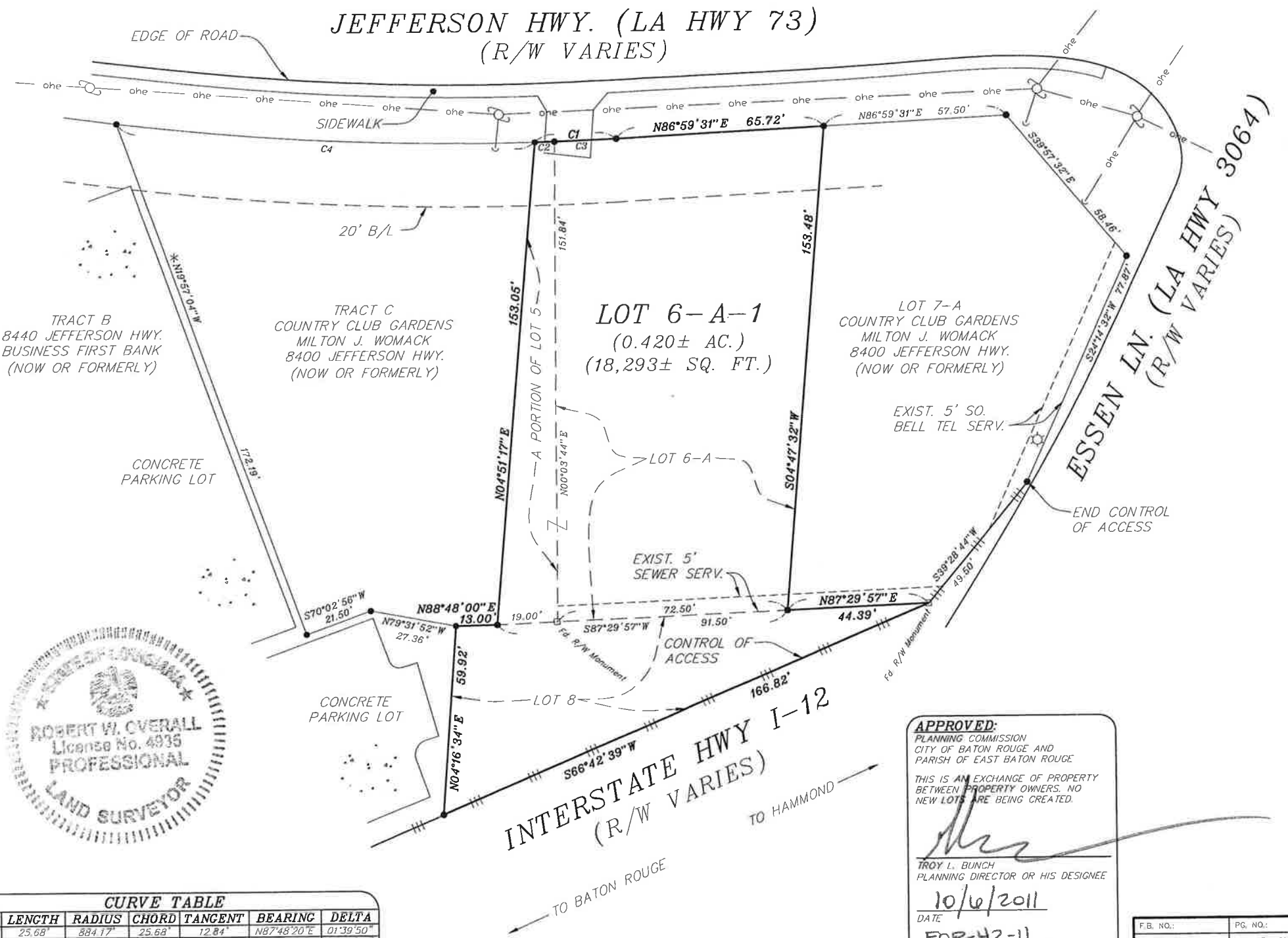
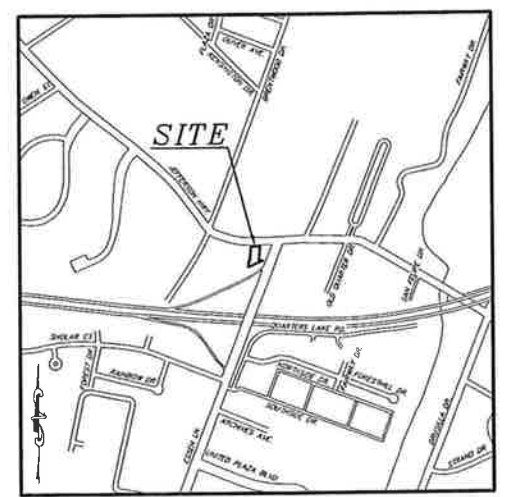


**LEGEND:**

- ohe — = OVERHEAD ELECTRIC
- ⊙ = POWER POLE
- ⊙ = LIGHT STANDARD
- = ANCHOR
- = CONCRETE
- = FD. 1/2" I.P. (UNLESS OTHERWISE NOTED)

\* **BASIS OF BEARINGS:** N19°57'04"W  
 BEING THE COMMON PROPERTY LINE OF TRACT A AND TRACT B, AS SHOWN ON REFERENCE MAP #1.

- REFERENCE MAPS:**
1. MAP SHOWING TRACTS A, B, & C, BEING THE RESUB. OF PORTIONS OF LOTS 11-16, SQ. K, COUNTRY CLUB GARDENS SUBD., & LOTS 17-20, 24, & 25, SQ. K, COUNTRY CLUB GARDENS SUBDIVISION, BY EVANS-GRAVES ENGINEERS, INC., DATED 06-09-87
  2. MAP SHOWING SURVEY OF THE REMAINING PORTION OF LOT 7-A, SQUARE K, COUNTRY CLUB GARDENS SUBDIVISION, BY EVANS-GRAVES ENGINEERS, INC., DATED 08-02-85
  3. SURVEY MAP OF THE RESUB OF LOTS 6 & 7 INTO LOTS 6-A & 7-A COUNTRY CLUB GARDENS, EAST BATON ROUGE PARISH, LA., BY CAREY HODGES ENGINEERS, DATED 03-11-66.
  4. SURVEY MAP OF LOTS 1 THRU 5, LOTS 17-20, LOTS 24 & 25, AND A PORTION OF LOTS 11 THRU 16 OF SQ. K, COUNTRY CLUB GARDENS SUBDIVISION, BY EDWARD E. EVANS & ASSOCIATES, INC., DATED 09-03-00
  5. RIGHT OF WAY MAP STATE PROJECT NO 454-01-01, BATON ROUGE EXPRESSWAY COLLEGE DR. - ESSEN LANE SEC., FEDERAL AID PROJECT NO 1-12-1(2)0, ROUTE I-12, BY KELLEN & ASSOCIATES, INC., DATED 09-01-60.
  6. MAP OF COUNTRY CLUB GARDENS, BY A.G. MUNDINGER, DATED 09-16-41.
  7. MAP SHOWING SURVEY OF LOTS 6-A, 7-A, B & A PORTION OF LOT 5, COUNTRY CLUB GARDENS, BY GWS ENGINEERING, INC., DATED 06-28-11.



- GENERAL NOTES:**
1. ZONING - B1 (TRANSITION)
  2. EXISTING LAND USE - UNDEVELOPED
  3. SETBACKS:  
 FRONT - 20'  
 REAR - 25'  
 SIDE - 5'
- ABOVE INFORMATION PER EBR PLANNING COMMISSION WEBSITE 05-25-11.
4. UTILITIES:  
 WATER - BATON ROUGE WATER COMPANY  
 SCHOOLS - LASALLE ELEMENTARY  
 WESTDALE MIDDLE  
 TARA HIGH  
 SEWER - EBR WSTN SOUTH PLANT  
 FIRE - ST. GEORGE FIRE DISTRICT #2  
 ELECTRIC - ENTERGY  
 GAS - ENTERGY

**MAP SHOWING  
 COMBINATION OF  
 LOTS 6-A, 8 &  
 A PORTION OF LOT 5  
 COUNTRY CLUB  
 GARDENS  
 INTO  
 LOT 6-A-1  
 COUNTRY CLUB  
 GARDENS**

LOCATED IN SECTION 40, T-7-S, R-1-E  
 GREENSBURG LAND DISTRICT,  
 EAST BATON ROUGE PARISH, LOUISIANA  
 FOR  
**CARVILLE DEVELOPMENT**

**CURVE TABLE**

| CURVE | LENGTH  | RADIUS  | CHORD   | TANGENT | BEARING     | DELTA     |
|-------|---------|---------|---------|---------|-------------|-----------|
| C1    | 25.68'  | 884.17' | 25.68'  | 12.84'  | N87°48'20"E | 01°39'50" |
| C2    | 6.20'   | 884.17' | 6.20'   | 3.10'   | N88°26'12"E | 00°24'06" |
| C3    | 19.48'  | 884.17' | 19.48'  | 9.74'   | N87°36'17"E | 01°15'44" |
| C4    | 132.11' | 884.17' | 131.99' | 66.18'  | S87°04'55"E | 08°33'40" |

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

THIS IS AN EXCHANGE OF PROPERTY  
 BETWEEN PROPERTY OWNERS. NO  
 NEW LOTS ARE BEING CREATED.

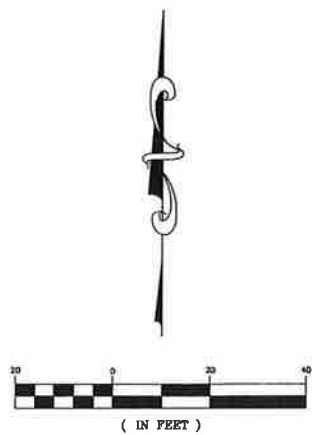
TROY L. BUNCH  
 PLANNING DIRECTOR OR HIS DESIGNEE

10/6/2011  
 DATE  
 EOP-42-11  
 FILE C-45284

|               |                  |
|---------------|------------------|
| F.B. NO.:     | PG. NO.:         |
| DESIGNED: RWO | CADFILE: 1191rs1 |
| DETAILED: LLS | DATE: 09-27-11   |
| CHECKED: RWO  | SHEET NO.:       |

**GWS Engineering, Inc.**  
 Engineering Consultants - Land Surveyors

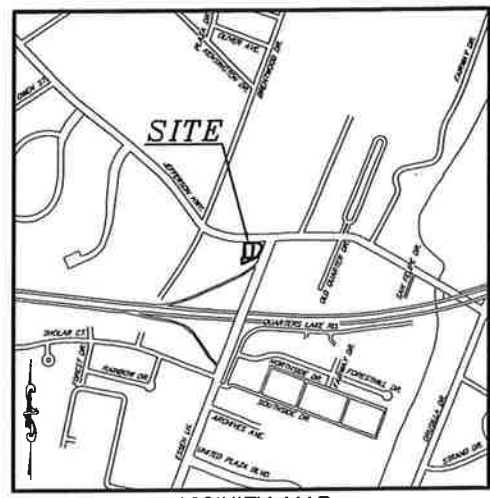
7520 Perkins Rd. • Suite 290 • Baton Rouge, LA 70808



**\* BASIS OF BEARINGS:** N19°57'04"W  
 BEING THE COMMON PROPERTY LINE OF TRACT AND TRACT B, AS SHOWN ON REFERENCE MAP #1.

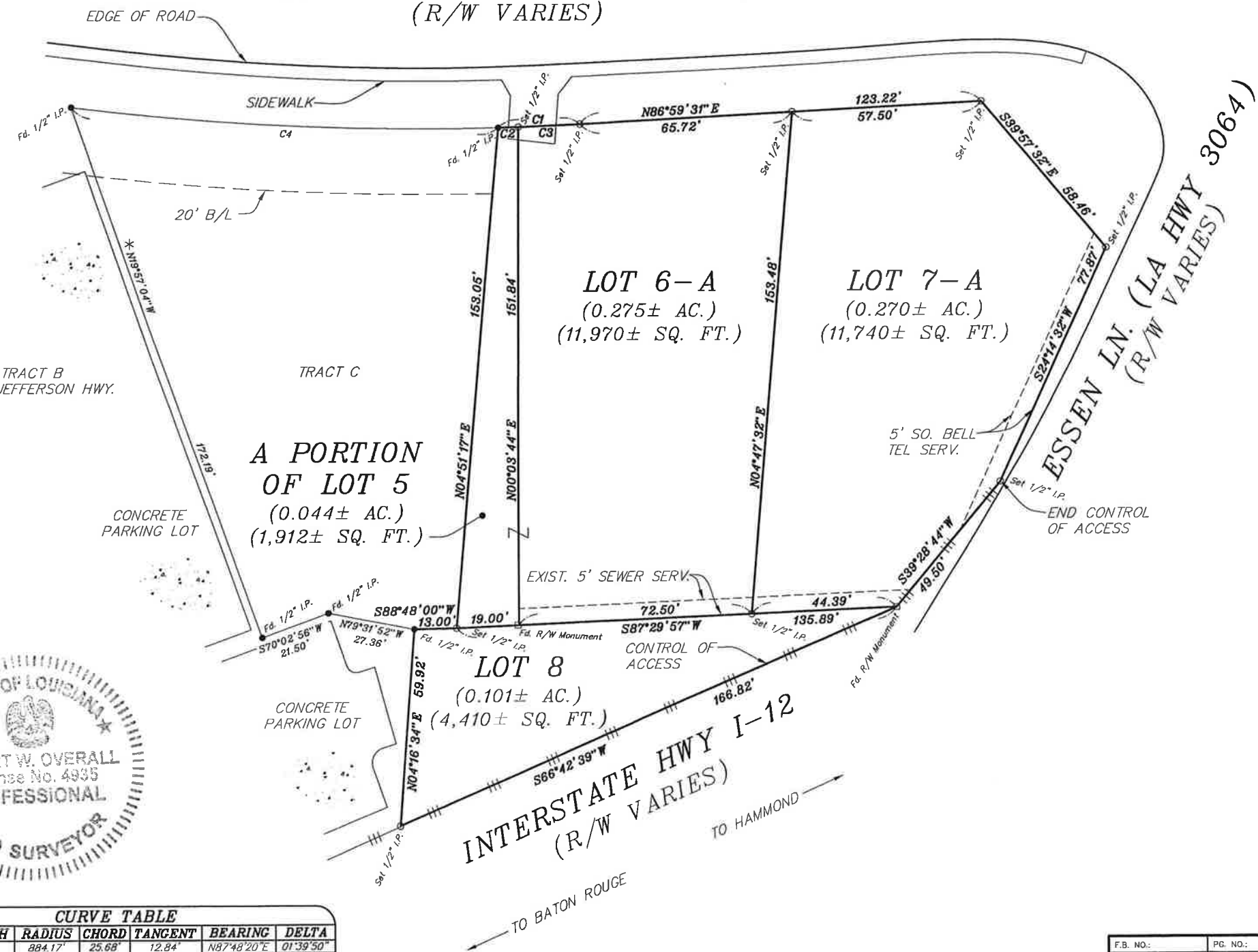
**REFERENCE MAPS:**

- MAP SHOWING TRACTS A, B, & C, BEING THE RESUB. OF PORTIONS OF LOTS 11-16, SQ. K, COUNTRY CLUB GARDENS SUB'D., & LOTS 17-20, 24, & 25, SQ. K, COUNTRY CLUB GARDENS SUBDIVISION, BY EVANS-GRAVES ENGINEERS, INC., DATED 06-09-87.
- MAP SHOWING SURVEY OF THE REMAINING PORTION OF LOT 7-A, SQUARE K, COUNTRY CLUB GARDENS SUBDIVISION, BY EVANS-GRAVES ENGINEERS, INC., DATED 08-02-85.
- SURVEY MAP OF THE RESUB OF LOTS 6 & 7 INTO LOTS 6-A & 7-A COUNTRY CLUB GARDENS, EAST BATON ROUGE PARISH, LA., BY CAREY HODGES ENGINEERS, DATED 03-11-66.
- SURVEY MAP OF LOTS 1 THRU 5, LOTS 17-20, LOTS 24 & 25, AND A PORTION OF LOTS 11 THRU 16 OF SQ. K, COUNTRY CLUB GARDENS SUBDIVISION, BY EDWARD E. EVANS & ASSOCIATES, INC., DATED 09-03-00.
- RIGHT OF WAY MAP STATE PROJECT NO 454-01-01, BATON ROUGE EXPRESSWAY COLLEGE DR. - ESSEN LANE SEC., FEDERAL AID PROJECT NO. 1-12-1(2)0, ROUTE 1-12, BY KELLEN & ASSOCIATES, INC., DATED 09-01-60.
- MAP OF COUNTRY CLUB GARDENS, BY A.G. MUNDINGER, DATED 09-16-41.



VICINITY MAP  
 1"=1000'

JEFFERSON HWY. (LA HWY 73)  
 (R/W VARIES)



**WETLANDS DETERMINATION:**  
 A WETLANDS DETERMINATION WAS NOT REQUESTED AND IS NOT BEING PROVIDED AS PART OF THIS SURVEY.

**NOTE:**  
 THE CITY OF BATON ROUGE AND PARISH OF BATON ROUGE 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.

**NOTE:**  
 NO ATTEMPT HAS BEEN MADE BY GWS ENGINEERING, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVICITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 22033 C 0265 E DATED MAY 2, 2008, THIS PROPERTY IS LOCATED IN FLOOD ZONE X.

BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.

**CERTIFICATION:**  
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE MINIMUM STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "B" SURVEY.



ROBERT W. OVERALL, PLS  
 DATE 6/29/11

| CURVE | LENGTH  | RADIUS  | CHORD   | TANGENT | BEARING     | DELTA     |
|-------|---------|---------|---------|---------|-------------|-----------|
| C1    | 25.68'  | 884.17' | 25.68'  | 12.84'  | N87°48'20"E | 01°39'50" |
| C2    | 6.20'   | 884.17' | 6.20'   | 3.10'   | N88°26'12"E | 00°24'06" |
| C3    | 19.48'  | 884.17' | 19.48'  | 9.74'   | N87°36'17"E | 01°15'44" |
| C4    | 132.11' | 884.17' | 131.99' | 66.18'  | S87°04'55"E | 08°33'40" |

**GENERAL NOTES:**  
 ZONING - B1 (TRANSITION)  
 EXISTING LAND USE - UNDEVELOPED

SETBACKS:  
 FRONT - 20'  
 REAR - 25'  
 SIDE - 5'

PER EBR PLANNING COMMISSION WEBSITE 05-25-11

MAP SHOWING SURVEY OF LOTS 6-A, 7-A, 8 & A PORTION OF LOT 5 COUNTRY CLUB GARDENS

LOCATED IN SECTION 40, T-7-S, R-1-E GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA FOR CARVILLE DEVELOPMENT

|               |                  |
|---------------|------------------|
| F.B. NO.:     | PG. NO.:         |
| DESIGNED: RWO | CADFILE: 1191LB1 |
| DETAILED: LLS | DATE: 06-28-11   |
| CHECKED: RWO  | SHEET NO.:       |

**GWS Engineering, Inc.**  
 Engineering Consultants - Land Surveyors  
 7520 Perkins Rd. • Suite 290 • Baton Rouge, LA 70808