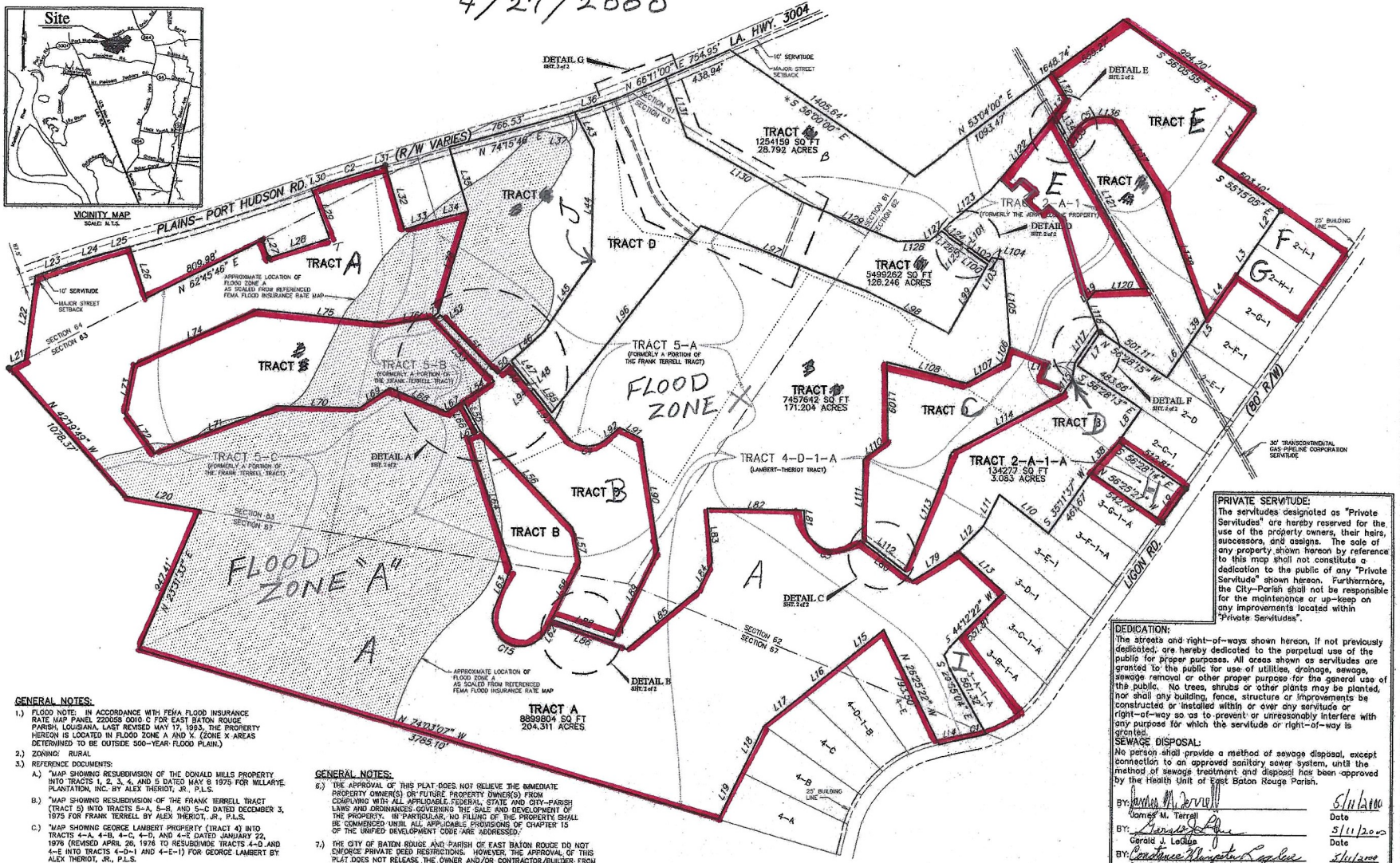
BEAVER CREEK ON THE PLAINS
"SURVEY PLAT"
4/27/2000



GENERAL NOTES:

1.) FLOOD NOTE: IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP PANEL 220058 0010 C FOR EAST BATON ROUGE PARISH, LOUISIANA, LAST REVISED MAY 17, 1983, THE PROPERTY HEREON IS LOCATED IN FLOOD ZONE A AND X. (ZONE X AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.)

2.) ZONING: RURAL

3.) REFERENCE DOCUMENTS:

A.) "MAP SHOWING RESUBDIVISION OF THE DONALD MILLS PROPERTY INTO TRACTS 1, 2, 3, 4, AND 5 DATED MAY 6 1975 FOR MILLARYE PLANTATION, INC. BY ALEX THERIOT, JR., P.L.S.

B.) "MAP SHOWING RESUBDIVISION OF THE FRANK TERRELL TRACT (TRACT 5) INTO TRACTS 5-A, 5-B, AND 5-C DATED DECEMBER 3, 1975 FOR FRANK TERRELL BY ALEX THERIOT, JR., P.L.S.

C.) "MAP SHOWING GEORGE LAMBERT PROPERTY (TRACT 4) INTO TRACTS 4-A, 4-B, 4-C, 4-D, AND 4-E DATED JANUARY 22, 1976 (REVISED APRIL 26, 1976 TO RESUBDIVIDE TRACTS 4-D AND 4-E INTO TRACTS 4-D-1 AND 4-E-1) FOR GEORGE LAMBERT BY ALEX THERIOT, JR., P.L.S.

D.) "MAP SHOWING RESUBDIVISION OF TRACTS 2-A, 2-B, 2-C, 2-E, 2-F, 2-G, 2-H, AND 2-I INTO TRACTS 2-A-1, 2-C-1, 2-E-1, 2-F-1, 2-G-1, 2-H-1, AND 2-I-1 DATED MARCH 23, 1983 FOR JERRY LEGLUE BY ALEX THERIOT, JR., P.L.S.

E.) "MAP SHOWING RESUBDIVISION OF TRACTS 3-A-1, 3-B-1, 3-C-1, 3-F-1, 3-G-1, AND 3-H-1 INTO TRACTS 3-A-1-A, 3-B-1-A, 3-C-1-A, 3-F-1-A, 3-G-1-A, AND 3-H-1-A, DATED MARCH 23, 1983 FOR GLENN DUPREE BY ALEX THERIOT, JR., P.L.S.

* 4.) BASE BEARING OBTAINED FROM REFERENCE MAP " A".

5.) NO ATTEMPT HAS BEEN MADE BY C S R S 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.

XREF: P:\99021\DRAWINGS\RESUB\PROPBASE.DWG
P:\99021\DRAWINGS\RESUB\EP\99021RS1.DWG

GENERAL NOTES:

6.) THE APPROVAL OF THIS PLAT DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER(S) OR FUTURE PROPERTY OWNER(S) 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.

7.) THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE DO NOT ENFORCE PRIVATE DEED 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.

8.) OPEN EFFLUENT DITCHES ARE PREDOMINANT IN THE AREA. ALL BUILDING SITES MUST BE A MINIMUM OF 2 FEET ABOVE INVERT OF EFFLUENT DITCHES.

STATE OF LOUISIANA
MICHAEL B. SONGY
REG. No. 04609
REGISTERED PROFESSIONAL
LAND SURVEYOR

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.

Michael B. Songy 4-27-00
MICHAEL B. SONGY, P.L.S. DATE
LA. REGISTRATION NO. 04609

*APPROVED:

Katherine Harmon 5-12-00
TROY L. BUNCH, DIRECTOR OR HIS DESIGNEE DATE
CITY-PARISH PLANNING COMMISSION P-31860

*NOTE:

THIS MAP REPRESENTS AN EXCHANGE OF PROPERTY & NO NEW LOTS ARE BEING CREATED.

PRIVATE SERVITUDE:

The servitudes designated as "Private Servitudes" are hereby reserved for the use of the property owners, their heirs, successors, and assigns. The sale of any property shown hereon by reference to this map shall not constitute a dedication to the public of any "Private Servitude" shown hereon. Furthermore, the City-Parish shall not be responsible for the maintenance or up-keep on any improvements located within "Private Servitudes".

DEDICATION:

The streets and right-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 servitudes are granted to the public for use of utilities, drainage, sewage, 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.

SEWAGE DISPOSAL:

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.

BY: James M. Terrell 5/11/2000
James M. Terrell Date

BY: Gerald J. LeGlue 5/11/2000
Gerald J. LeGlue Date

BY: Constance Kleinpeter LeGlue 5/11/2000
Constance Kleinpeter LeGlue Date

BY: Alex Theriot, Jr. 4/27/00
Alex Theriot, Jr. Date

BY: Nella Durand Theriot 4/27/00
Nella Durand Theriot Date

BY: Mary Francis Lowe Lambert 5/9/00
Mary Francis Lowe Lambert Date

BY: George Henry Lambert 5/9/00
George Henry Lambert Date

BY: Thomas Lowell Lambert 5/11/00
Thomas Lowell Lambert Date

BY: Lauren Frances Lambert Perret 5-11-00
Lauren Frances Lambert Perret Date

Revisions:

CSRS
architects engineers
ChenevertSongy Rodi Soderberg, Inc.
5767 Perkins Road Suite 200 Baton Rouge, LA 70808
Tel: 225 769-0546 Fax: 225 767-0860
www.csrsonline.com

Map Showing the Resubdivision

OF

TRACTS 2-A-1

OF THE JERRY LEGLUE PROPERTY,

4-D-1-A

OF THE LAMBERT/THERIOT TRACT,

5-A, 5-B & 5-C

BEING A PORTION OF THE FRANK TERRELL TRACT,

INTO

TRACTS A, B, C & D

OF THE FRANK TERRELL TRACT,

& 2-A-1-A

OF THE JERRY LEGLUE PROPERTY

Located in

SECTION 61,62,63,64 & 67
T-4-S R-1-W
GREENSBURG LAND DISTRICT
EAST BATON ROUGE PARISH
LOUISIANA

For the

RECREATION & PARK COMMISSION FOR THE PARISH OF EAST BATON ROUGE

Date:	APRIL 27, 2000
Project Number:	99021.01
Drawn By:	KWC
Checked By:	MBS
Sheet:	Orig.218 Bundle: 111.20

NP 40 39
91 13 52 1

Sheet No.: 1 of 2