

**GENERAL NOTES**

- The original drawing of this work is the property of Alvin Fairburn & Assoc., LLC. Reproduction of this print is prohibited except by permission of this firm. Additional information is added in a continuous updating process. Check for latest revision data before acting on data shown. This firm is not responsible for actions or projects based upon obsolete drawings for which this firm was not specifically consulted.
- Property restrictions, improvements, servitudes, and/or rights-of-way other than those shown may exist on this property and owners or potential buyers should be aware that abstracting the title to this property to show all encumbrances was not within the scope of this survey.
- Bearings shown are based on reference no. 1.
- Indicates taken from reference and not surveyed.
- Wellhead determination was not requested, and was not included in this survey.
- Contours shown hereon taken from USGS Quadrangle map, not field verified this survey.
- (REC) Indicates information taken from reference, not field verified this survey.
- (SY) Indicates information actually surveyed on the ground.
- Character Area: Rural

**NOTES:**

- Water: Baton Rouge Water Works
- Sewerage: Outside Consolidated Sewer District-Approved Private Individual Systems
- Zoning: RA
- Land Use: Existing: UND
- Open effluent ditches are predominant in area.
- Total Acreage: 11.37 Acres
- Building Site elevation to be a minimum of 24" above the invert of existing effluent ditch.

8. Flood Zone: According to the Federal Emergency Management Agency Flood Insurance Rate Map, dated 5/02/2008, 2203300180 E of the Parish Community No. of East Baton Rouge, La., this property lies within Flood Zone "X & AE".

\*\*The 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.

- Electricity: Demco
- Gas: Entergy
- Fire District: Central Fire District #4
- School District: Central-3
- FILL NOTE:** The approval of this plot or map does not relieve the immediate property owner or future property owner from complying with all applicable federal, state and city-ordinance 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.
- RESTRICTION NOTE:** The Parish of East Baton Rouge does not enforce private deed and/or subdivision restrictions. However, the approval of this plot does not release the owner and/or contractor/builder from complying with any such restrictions that may be attached to the property on this plot.
- BUILDING SETBACKS:** Front: 15', Side: 25', Corner: Side: 15', and Rear: 25'

**REFERENCE:**

- Plot Showing The Resubdivision of Lots B-1-B, C-1 & D-B-1, dated 5-13-1997, by John P. Evans, Jr.

This is to certify that the undersigned is the owner of the land shown hereon.

**SEWERAGE:**  
No person shall provide or install a method of sewage disposal other than 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.

**PLANTING RESTRICTIONS:**  
The undersigned is the legal land owner, or officer, who is to certify that the undersigned has the servitude and right of way shown on the plot are hereby dedicated to the perpetual use of the public for proper purposes including drainage, removal of sewage and utility, trees, shrubs, or plants may be planted, nor shall any building, fence, structure, or other improvements be constructed or installed which 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.

OWNER OR REPRESENTATIVE	DATE
OWNER OR REPRESENTATIVE	DATE

APPROVED:

CITY OF CENTRAL

WOODROW MUHAMMAD  
PLANNING & ZONING DIRECTOR

MAYOR OR HIS DESIGNEE

DATE

DATE

APPROVED:

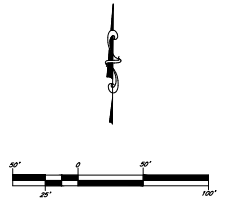
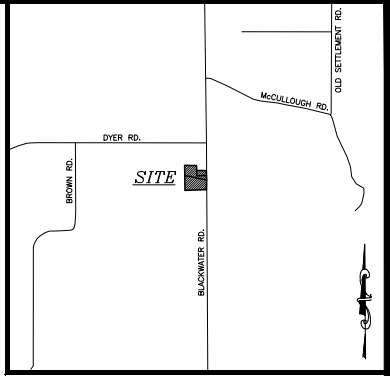
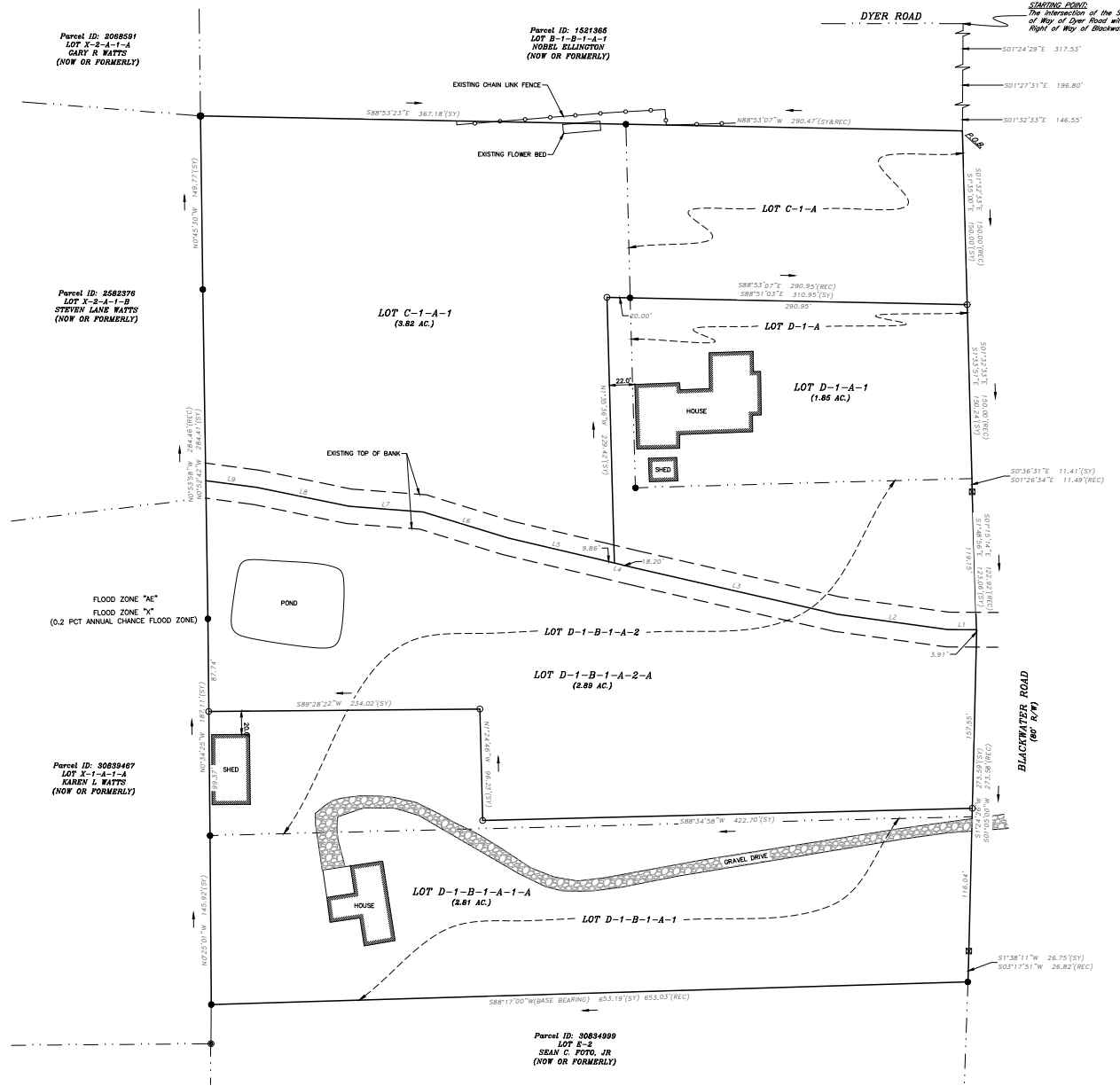
SANITARIAN MANAGER  
EAST BATON ROUGE

DATE

This is to certify that this plot is made in accordance with Louisiana Revised Statutes 33:5051 et seq. and conforms to all Parish ordinances governing the subdivision of land. This map is made in accordance with the minimum standards for Boundary Surveys for Class D Survey and it was the intent to subdivide this survey tract into the plotted subdivision. This certification is specifically restricted to the client for his required subdivision or property only, and does not extend to third parties unless the plot is properly revised by the certifier to reflect same.

**PRELIMINARY**

ALVIN FAIRBURN, JR., P.L.S.  
DATE: AUGUST 24, 2022  
FILE: "COOLSBY, AARON"



Parcel Line Table

Line #	Direction	Length
L1	N89°40'20"W	24.79'
L2	N82°05'22"W	96.13'
L3	N77°07'08"W	179.51'
L4	N76°30'17"W	28.06'
L5	N76°47'40"W	84.55'
L6	N72°57'47"W	76.56'
L7	N85°36'10"W	63.95'
L8	N78°25'46"W	81.47'
L9	N82°27'28"W	44.36'

MAP SHOWING EXCHANGE OF PROPERTY BETWEEN  
 LOT C-1-A  
 LOT D-1-A  
 LOT D-1-B-1-A-1 &  
 LOT D-1-B-1-A-2  
 INTO  
 LOTS C-1-A-1, D-1-A-1,  
 D-1-B-1-A-1-A, & D-1-B-1-A-2-A  
 LOCATED IN SECTION 23, T5S-R1E, G.L.D.,  
 CITY OF CENTRAL  
 EAST BATON ROUGE PARISH, LOUISIANA  
 FOR  
 AARON GOOLSBY

- LEGEND:**
- FD. 1/2" IRON PIPE
  - FD. 3/4" IRON ROD
  - FD. AXEL
  - FD. LDH MONUMENT
  - SET 1/2" IRON ROD

24-D	02-03	DR	MA	T/C	AF-R
FB	PCS	PC	CALC.	DWG	CHK



**ALVIN FAIRBURN & ASSOCIATES, LLC.**  
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 LAND SURVEYORS ~ DESIGNERS  
 LAND DEVELOPMENT CONSULTANTS  
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