



Revised: Dec. 28, 1960 to correct title & vicinity map and to clarify Bldg. Lines. *Lawrence C. G.*

Revision Approved: Planning Commission East Baton Rouge Parish  
By: *Richard A. McEwen*  
Richard A. McEwen  
Planning Director  
Date: 12-28-60

ALBERT HART

Approx. location of Section Corner on Township line.

NO.	A	B	C	T	L
1		68.00			328.44'
2	90°00'00"	20.00	20.00		31.42'
3	117°32'10"	439.99	26.26		82.21'
4	117°32'10"	239.99	93.54		102.71'
5	153°09'43"	20.00	45.02		26.11'
6	09°09'19"	20.00	13.77		24.11'
7	185°01'05"	20.00	36.00		31.04'
8	88°31'46"	65.00	11.21		23.43'
9	14°35'26"	430.00	25.92		109.29'
10	8°22'17"	370.00	7.91		29.00'
11	8°36'58"	297.47	28.28		58.31'
12	16°03'03"	400.00	19.33		313.77'
13	20°24'45"	570.00	68.28		132.09'
14	16°01'02"	430.00	60.68		120.91'
15	11°35'10"	524.89	53.03		102.70'
16	11°35'10"	424.99	46.97		93.02'
17	00°29'14"	502.58	95.42		109.22'
18	20°29'14"	241.68	43.67		60.42'
19	20°29'14"	240.68	24.28		68.27'
20	20°29'14"	111.20	52.39		111.42'
21	16°28'40"	323.22	46.10		64.99'
22	16°28'40"	428.24	24.25		108.27'
23	14°28'10"	423.24	63.81		107.01'
24	14°28'10"	323.24	45.83		63.99'
25		68.00			339.43'
26	0°31'10"	537.47	4.00		8.00'

NOTES:

- Water to be supplied by Baton Rouge Water Works Company.
- Sewage disposal by individual septic tank and sand filters discharging into sewer collection system approved by the La. State Dept. of Health.
- All block and subdivision corners are marked with permanent concrete markers.
- Area is Zoned A-1 Single Family.
- Denotes Cone Monument
- Lot dimensions of irregular lots were computed and are subject to check in field.

Know All Men By These Presents That the undersigned owner has caused to be made this Plat located in the Parish of East Baton Rouge, La. The streets and rights-of-way shown on this Plat are hereby dedicated to the perpetual use of the public for proper purposes. All areas shown as servitudes are granted to the public for the use of utilities, drainage, removal of septic effluent or sewage, or any other proper purpose for the general interest 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. No person shall provide or install a method of sewage treatment or disposal, either than connection to a sanitary sewer system, until the design for that method of treatment or disposal has been approved by the East Baton Rouge Parish Health Unit. Property shown hereon is subject to restrictions as filed in Orig. *21* Bd. *1959* in the office of the Clerk and Recorder of East Baton Rouge Parish.

Second Filing  
Magnaolia Heights, Inc.  
By: *Albert H. Hart, Sr.*  
Albert H. Hart, Sr.  
President

First Filing  
Magnaolia Heights, Inc.  
By: *Albert H. Hart, Sr.*  
Albert H. Hart, Sr.  
President

SECOND FILING  
Lots 81 to 102 Inclusive  
Recommended for Approval:  
Department of Public Works  
East Baton Rouge Parish  
By: *Ray W. Burgess*  
Ray W. Burgess  
Director  
Date: 8-2-60

Approved:  
Planning Commission  
East Baton Rouge Parish  
By: *Richard A. McEwen*  
Richard A. McEwen  
Planning Director  
Date: 8/2/60

FIRST FILING  
Lots 1 to 80 Inclusive  
Recommended for Approval:  
Department of Public Works  
East Baton Rouge Parish  
By: *Ray W. Burgess*  
Ray W. Burgess  
Director  
Date: 6-2-59

Approved:  
Planning Commission  
East Baton Rouge Parish  
By: *Richard A. McEwen*  
Richard A. McEwen  
Planning Director  
Date: 6/2/59

FINAL PLAT (Revised Dec. 28, 1960)  
OF  
**MAGNOLIA HEIGHTS**  
Located in Parishes CC, T-8-S, R-1-E of Section 51, Parish of East Baton Rouge, Louisiana, Greenburg District of La.

MAGNOLIA HEIGHTS, INC.  
This plat is certified that this Plat is made in accordance with La. Stat. 33:5051 and conforms to all Parish Ordinances governing the subdivision of land.

Second Filing  
By: *Sam C. Dupree*  
Sam C. Dupree  
Civil Engineer  
Date: Aug 4, 1960

First Filing  
By: *Sam C. Dupree*  
Sam C. Dupree  
Civil Engineer  
Date: 6/2/59

Baton Rouge, La.  
Scale: 1" = 100'  
May 29, 1959.