DEDICATION:
THIS IS TO CERTIFY THAT THE SERVITUDES AND RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES INCLUDING DRAINAGE, REMOVAL OF SEWAGE AND ALL UTILITIES. IT IS FURTHER PROVIDED THAT NO BUILDINGS, STRUCTURES OR FENCES SHALL BE CONSTRUCTED OR MAINTAINED WITHIN THE SERVITUDE OR RIGHT-OF-WAY NOR SHALL THE PLANTING OF TREES OR SHRUBS WITHIN ANY SERVITUDE OR RIGHT-OF-WAY AREA BE PERMITTED THAT INTERFERES WITH THE USE OF SUCH SERVITUDE OR RIGHT-OF-WAY FOR THE PURPOSES FOR WHICH SUCH SERVITUDE OR RIGHT-OF-WAY IS DEDICATED.

BY: Fred G. Benton, Jr.
FRED G. BENTON, JR.
DATE: August 11, 1958

SCALE 1" = 100'

IMPROVE MENLO DRIVE TO MAGNOLIA WOOD AVE

MAGNOLIA WOOD AVENUE

(L.A. GEODETIC SURVEY 1934)
ST BATON ROUGE PARISH
& SEC. 6, T.7S. R.1E. (PERKINS ROAD)
SEC. 6, T.7S. R.1E. (NICHOLSON DRIVE)
& SOUTH OF 36" PIN OAK TREE ON S.E. SIDE OF DRAINAGE DITCH
MILE NW OF JUNCTION OF LA. HWYS 63 & 67
CONCRETE DISK MONUMENT
EVATION 41.78 MEAN SEA LEVEL

1"=3000'

CONC. MONUMENT EL. 39.97

10' SERVITUDE

N 28°00' E

FRED G. BENTON JR. ET AL

CONC. MONUMENTS

VICINITY MAP

CASTLE KIRK DRIVE

N 28°00' E 400

N 26°09' E

N 62°33' E

CONC. MONUMENT EL. 40.10

IMPROVE MENLO DR. TO PROPERTY LINE

16' SERVITUDE

KIMBRO AVE.

EXIST 10' SERVITUDE

N 62°33' E

27' SERVITUDE

EXISTING
LAUREL LEA SUBDIVISION

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY, THAT IT CONFORMS TO ACT 51 OF THE STATE OF LOUISIANA FOR 1950 AND THAT IRON PIPES ARE PLACED AT ALL CORNERS.

BARNARD AND BURK, INC.
CONSULTING ENGINEERS
BY: Charles P. Barnard
CHARLES P. BARNARD
DATE: Aug 15, 1958

APPROVED
PLANNING COMMISSION
EAST BATON ROUGE PARISH
BY: Richard A. Bieber
RICHARD A. BIEBER
PLANNING DIRECTOR
DATE: 11/7/58

RECOMMENDED FOR APPROVAL
DEPARTMENT OF PUBLIC WORKS
EAST BATON ROUGE PARISH
BY: Ray Bulgess
RAY BULGESS
DIRECTOR
DATE: 10-23-58

FINAL PLAT THIRD FILING OF

MAGNOLIA WOOD SUBDIVISION

A PORTION OF REAL ESTATE CONTAINING 26.026 ACRES IN MAGNOLIA WOOD, LOCATED IN SECTION 66, T-8-S; R-1-E GREENSBURG DIST. (W.F.)

FOR
FRED G. BENTON, JR.

SHEET 1 OF 2

p. 19

ZONE
LOCATED IN AN "A-1" ZONING DISTRICT.

DRAINAGE:
DIVERSION SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, OTHER THAN CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL METHOD OF SEWAGE TREATMENT HAS BEEN APPROVED BY THE PARISH HEALTH UNIT OF EAST BATON ROUGE PARISH.

BY: Fred G. Benton, Jr.
FRED G. BENTON, JR.
DATE: August 11, 1958

A-1
ZONING

DEDICATION:
THIS IS TO CERTIFY THAT THE SERVITUDES AND RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES INCLUDING DRAINAGE, REMOVAL OF SEWAGE AND ALL UTILITIES. IT IS FURTHER PROVIDED THAT NO BUILDINGS, STRUCTURES OR FENCES SHALL BE CONSTRUCTED OR MAINTAINED WITHIN THE SERVITUDE OR RIGHT-OF-WAY NOR SHALL THE PLANTING OF TREES OR SHRUBS WITHIN ANY SERVITUDE OR RIGHT-OF-WAY AREA BE PERMITTED THAT INTERFERES WITH THE USE OF SUCH SERVITUDE OR RIGHT-OF-WAY FOR THE PURPOSES FOR WHICH SUCH SERVITUDE OR RIGHT-OF-WAY IS DEDICATED.

BY: Fred G. Benton, Jr.
FRED G. BENTON, JR.
DATE: August 11, 1958

1"=100'

MAGNOLIA WOOD AVE

IMPROVE BOONE AVE. TO MAGNOLIA WOOD AVE

10' SERVITUDE

10.5' SERV.

N 28°00' E

25' SETBACK LINE

11' SERVITUDE FROM EACH LOT

60' SETBACK LINE

CASTLE KIRK DRIVE

N 28°00' E

N 62°33' E

N 26°09' E

N 84°06' E

CONC. MONUMENT EL. 39.55

FRED G. BENTON JR. ET AL

CONC. MONUMENT EL. 38.89

N 28°00' E 324.08'

38' SERV. & 28°00'51" W 65.89'

361.97' SSW

FRED KEHN

EXISTING LOT LINE AUTOMATICALLY REVERSED AT CASTLE KIRK DR. IS EXTENDED

N 62°05'54" E

27' SERVITUDE

EXIST 10' SERVITUDE

LAUREL LEA SUBDIVISION

IMPROVE BOONE AVE. TO PROPERTY LINE

KIMBRO AVE.

A-1
ZONING

40.01 760 6/11

MAGNOLIA Wood

FINAL PLAT THIRD FILING
MAGNOLIA WOOD SUBDIVISION

9