



Note: All rear lot corners are right angles.

Know All Men By These Presents:  
 That Fred G. Benton, Jr. and Mack H. Hornbeak have caused to be made this Plat of Magnolia Wood Subdivision located in East Baton Rouge Parish. The Streets and Rights of Way shown on this Plat are hereby dedicated to the perpetual use of the public for all proper purposes and further all areas shown as Servitudes are granted to the public for use of utilities, drainage, removal of septic tank effluent or sewage or any other proper purpose for the general interest of the public.  
 No person shall provide or install a method of sewage treatment other than connection to a sanitary sewer system until the design for that method of treatment and disposal has been approved by the East Baton Rouge Parish Health Unit.  
 Property shown is subject to restrictions filed as Orig. 70 Bndl. 3156

# FINAL PLAT OF MAGNOLIA WOOD SUBD'N.

Located in Sec. 54, T15, R1E and Sec. 66, T85, R1E, Greensburg Land District of La., Parish of East Baton Rouge

FOR  
**FRED G. BENTON, JR.**  
\$  
**MACK H. HORNBEAK**

This is to certify that this Plat is made in accordance with Act 51 of 1930 and conforms to all Parish Ordinances governing the Subdivision of Land.

Baton Rouge, La.  
April 1, 1953

Bryce K. Tomlin  
Bryce K. Tomlin  
Civil Engr. & Surveyor

The public is granted a servitude of Right of Way and over the areas designated as 'B' & 'C' on this plat which said Right-of-Way is granted for use as a Turn Road in connection with Magnolia Wood Avenue, it being the understanding of the subdividers, however, that if Magnolia Wood Avenue is extended said Right-of-Way shall be automatically revoked and the ownership of the property, free from such servitude, shall rest in the owners of the adjoining property.

Recommended For Approval:  
**Paul C. Boudreaux**  
 Planning Commission, East Baton Rouge Parish  
 Paul Boudreaux, Planning Engineer  
 April 9, 1953

Recommended For Approval:  
**Lester White**  
 Department of Public Works, East Baton Rouge Parish  
 Lester White, Director Of Public Works  
 April 10, 1953

Approved: **Clyde Didier**  
 City Parish Councils, East Baton Rouge Parish  
 Clyde P. Didier, Clerk Of Councils

40.01-760  
6/79

This Plat is filed as Orig. 69 Bndl. 3156