

SUBDIVISION NOTES:

(APPLICABLE TO IMMEDIATE AND FUTURE PROPERTY OWNERS OF LOTS, TRACTS OR PARCELS OF LAND SURVEYED AND CERTIFIED BY THIS PLAT.)

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT IN CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF WEST BATON ROUGE PARISH.

NO PERSON SHALL PROVIDE A METHOD OF WATER SUPPLY, EXCEPT CONNECTION TO AN APPROVED WATER SUPPLY SYSTEM, UNTIL THE METHOD OF WATER SUPPLY HAS BEEN APPROVED BY THE HEALTH DEPARTMENT OF WEST BATON ROUGE PARISH, LOUISIANA.

ALL INFRASTRUCTURE IMPROVEMENTS MUST BE DESIGNED, CONSTRUCTED, INSPECTED AND MAINTAINED ACCORDING TO STANDARDS LISTED IN THE WEST BATON ROUGE PARISH UNIFIED BUILDING CODE OR AS OTHERWISE NEGOTIATED WITH PARISH OFFICIALS.

DRIVEWAY PERMITS (SIZE & GRADE OF ALL DRIVEWAY CULVERTS) MUST BE APPLIED FOR AND APPROVED BY WEST BATON ROUGE PARISH AND THE STATE OF LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT FOR DRIVEWAYS ACCESSING ALL STATE HIGHWAYS AND OR PARISH ROADS. STATE OF LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT ACCESS MANAGEMENT, TRAFFIC SIGNALS, AND/OR TURN LANES REQUIREMENTS MUST BE FOLLOWED.

THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND PARISH LAWS AND ORDINANCES GOVERNING THE CONVEYANCE AND DEVELOPMENT OF THE PROPERTY.

LOTS ESC-1 AND P-2-A SHOWN ON THIS SURVEY PLAT ARE A RESULT OF PROPERTY BEING EXCHANGED BETWEEN ADJACENT PROPERTY OWNERS (ORIGINAL LOTS ESC AND P-2). THE EXCHANGE OF PROPERTY BETWEEN ORIGINAL LOTS ESC AND P-2 DOES NOT CREATE ADDITIONAL LOTS OR BUILDING SITES FROM THOSE ORIGINAL LOTS. THE LOTS SHOWN DO NOT REQUIRE THE SUBDIVISION INFRASTRUCTURE AS REQUIRED IN SECTION 105-40 (B) AND (7).

MAINTENANCE OF RETENTION POND AND DRAINAGE SERVITUDE DEDICATION NOTE:

THE 30 FT. WBR PARISH DRAINAGE SERVITUDE SHOWN HEREON THROUGH THE APPARENT CENTERLINE OF THE RETENTION POND FROM INLET TO OUTLET IS DEDICATED FOR THE PURPOSE OF THE MAINTENANCE OF UNRESTRICTED STORM WATER RUN-OFF. THE RETENTION POND LOCATED WITHIN THE BOUNDARIES OF LOT ESC-1 AND LOT P-2-A WILL BE PRIVATELY OWNED AND MAINTAINED. THE MAINTENANCE OF THE RETENTION POND WILL BE THE RESPONSIBILITY TO BE SHARED EQUALLY BY THE LOT ESC-1 AND LOT P-2-A OWNERS. WEST BATON ROUGE PARISH SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF THE RETENTION POND.

BY SIGNING BELOW THE UNDERSIGNED ACKNOWLEDGES AND ACCEPTS THE CONDITIONS AS LISTED IN THE ABOVE NOTES.

Clatus Langlois
LANDSAF PROPERTIES, LLC
29195 HWY. 1 PLAUQUIMINE, LA 70764

8/3/2023
DATE

APPROVED:

Charles W. Dumas
CHAIRMAN WBR PARISH PLANNING &
ZONING COMMISSION

8/3/2023
DATE

Riley L. Berthelot, Jr.
RILEY L. BERTHELOT, JR. PARISH PRESIDENT
WEST BATON ROUGE PARISH

8-3-23
DATE

(THE REMOVAL OF LAND DEPICTED ON THIS PLAT IS NOT OFFICIAL UNTIL SUCH TIME AS ALL "GOVERNING AGENCIES" LISTED ABOVE NOTE THEIR APPROVAL BY THE SIGNATURES OF THEIR REPRESENTATIVES ON THIS PLAT. PESI AND THE UNDERSIGNED SURVEYOR ARE NOT RESPONSIBLE FOR ANY DISTRIBUTION OR TRANSFER OF PROPERTY OR RECORDING OF THIS PLAT WITHOUT THE PROPER OFFICIAL SIGNATURES.)

CERTIFICATION:

AT THE REQUEST OF LANDSAF PROPERTIES, LLC, I HAVE MADE A MAP SHOWING THE RESUBDIVISION OF LOT ESC AND LOT P-2 THUS CREATING LOT ESC-1 AND LOT P-2-A. THIS PLAT IS MADE IN ACCORDANCE WITH LA REVISED STATUTES 33:5051 ET. SEQ. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED UNDER MY DIRECT SUPERVISION.

Clatus Langlois
CLETUS LANGLOIS, R.L.S.
LOUISIANA REGISTRATION NO.: 4723

8-2-23
DATE



THIS PLAT MAY NOT BE USED IN ANY OTHER WAY OR FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF PATIN ENGINEERS & SURVEYORS, INC. USE FOR ANY OTHER PURPOSE SHALL BE AT USER'S SOLE RISK WITHOUT ANY LIABILITY TO PATIN ENGINEERS & SURVEYORS, INC. ANY USE OR REVISIONS MADE TO THIS DRAWING WITHOUT THE WRITTEN AUTHORIZATION OF PATIN ENGINEERS & SURVEYORS, INC. WILL VOID THIS PLAT.

FLOOD ZONE:

BY SCALE ONLY, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" PROTECTED BY LEVEE AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NO. 220239 22120165 D FOR WEST BATON ROUGE PARISH, LA. HAVING AN EFFECTIVE DATE OF JULY 18, 2014. NO FIELD VERIFICATION HAS BEEN MADE OF THIS FLOOD ZONE DETERMINATION.

PURPOSE OF SURVEY:

THE PURPOSE IS TO SHOW THE RESUBDIVISION OF LOT ESC AND LOT P-2 THUS CREATING LOT ESC-1 AND LOT P-2-A.

REFERENCE BEARING (°):

BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM (NAD 83/86).

CONTOUR NOTE:

CONTOURS SHOWN ARE APPROXIMATE ONLY AND ARE FROM 1999 LIDAR DATA SUPPLIED BY THE LSU GIS LAB. NO FIELD VERIFICATION HAS BEEN MADE OF THIS LIDAR ELEVATION DATA. NO SITE DESIGN OR BUILDING DESIGN SHALL BE BASED ON THE APPROXIMATE CONTOURS.

ZONING / BUILDING LINES:

PARISH OF WEST BATON ROUGE ZONING:
C-1.3 (REGIONAL-SCALED COMMERCIAL DISTRICT)

MINIMUM LOT WIDTH 65 FEET
MINIMUM LOT DEPTH 100 FEET

MINIMUM YARD SETBACK REQUIREMENTS:
FRONT YARD 30 FEET
STREET SIDE OR REAR YARD 10 FEET

INTERIOR SIDE OR REAR YARD:
ADJACENT TO RESIDENTIAL DISTRICTS 20 FEET
ADJACENT TO OTHER DISTRICTS 10 FEET

BUILDING LINES GIVEN BY REFERENCE MAPS ARE SHOWN. BUILDING LINES NOT SHOWN OR GIVEN BY REFERENCE MAPS ARE SHOWN AS REQUIRED BY CURRENT SUBDIVISION & ZONING ORDINANCES AND ARE DENOTED WITH (**).

BUILDING SETBACK REQUIREMENTS ARE BEING FURNISHED AS REFERENCE ONLY AND SHOULD BE CONFIRMED WITH LOCAL GOVERNING AUTHORITY PRIOR TO ANY TRANSFER, DESIGN OR CONSTRUCTION.

REFERENCE MAPS:

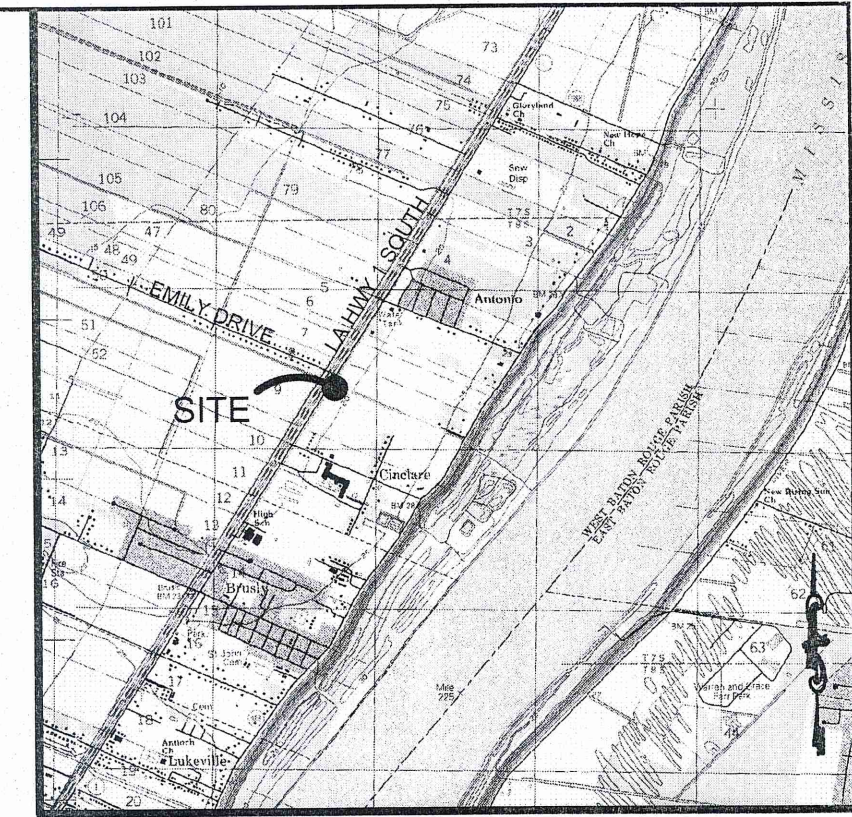
- 1) PLAT SHOWING THE BOUNDARY LOTS ESC & P-2 & PROPOSED EXXONMOBIL SERVITUDES, LOCATED IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 12 EAST, S.E. LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER, PARISH OF WEST BATON ROUGE, STATE OF LOUISIANA, FOR LANDSAF PROPERTIES, LLC. BY PATIN ENGINEERS AND SURVEYORS, INC. (CLETUS LANGLOIS, R.L.S.) DATED SEPTEMBER 30, 2019.
- 2) FINAL PLAT OF THE SETTLEMENT AT SILVERSTONE SUBDIVISION (LOTS 1 THRU 35) AND LOTS ESC & WBR-S (BEING THE RESUBDIVISION OF TRACT CRPS) LOCATED IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 12 EAST, SOUTHEASTERN LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER, PARISH OF WEST BATON ROUGE, STATE OF LOUISIANA FOR LANDSAF PROPERTIES, LLC BY PATIN ENGINEERS & SURVEYORS, INC. (CLETUS LANGLOIS, R.L.S.) DATED JUNE 7, 2017 WITH LATEST REVISION DATE OF OCTOBER 16, 2017.

REFERENCE DOCUMENTS:

- 1) "SERVITUDE AGREEMENT" GRANTED TO GULF STATED UTILITY COMPANY ON MAY 3, 1962 AND RECORDED ON MAY 16, 1962, CONVEYANCE BOOK 88, ENTRY 102.
- 2) PERMANENT SERVITUDE GRANTED FROM LANDSAF PROPERTIES, LLC TO EXXONMOBIL PIPELINE COMPANY DATED MARCH 9, 2020 AND RECORDED ON MARCH 27, 2020 IN THE PUBLIC RECORDS OF WEST BATON ROUGE (C.B. 590, PAGE 305).

GENERAL NOTES:

- 1) THIS SURVEY CONFORMS TO CURRENT STANDARDS OF PRACTICE AS DEFINED IN SUBPART #2505, TITLE 46, CHAPTER 25 OF PROFESSIONAL & OCCUPATIONAL STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.
- 2) BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM (NAD 83/86). DISTANCES ARE BASED ON U.S. SURVEY FEET.
- 3) UTILITY LOCATIONS WERE NOT WITHIN THE SCOPE OF THIS SURVEY.
- 4) NO ATTEMPT HAS BEEN MADE BY PATIN ENGINEERS & SURVEYORS, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHT-OF-WAYS OR OTHER BURDENS ON THE PROPERTY SHOWN, OTHER THAN THAT FURNISHED TO THIS OFFICE BY THE CLIENT OR HIS REPRESENTATIVE. NO RESEARCH OR INVESTIGATION OF SERVITUDES WAS REQUESTED OR REQUIRED BY THE CLIENT FOR THIS SURVEY. NO REPRESENTATION IS MADE THAT ALL BURDENS ON THIS PROPERTY ARE SHOWN HEREON.
- 5) OWNERS, POTENTIAL BUYERS OR OTHER INTERESTED PARTIES SHOULD BE AWARE THAT A TITLE ABSTRACT OF THIS PROPERTY SHOWING ALL ENCUMBRANCES WAS NOT IN THE SCOPE OF THIS SURVEY.
- 6) WETLANDS DETERMINATION IS NOT WITHIN THE SCOPE OF THIS SURVEY. THEREFORE NO WETLANDS DETERMINATION WAS MADE FOR THE PROPERTY SHOWN ON THIS PLAT.
- 7) ADJACENT PROPERTY INFORMATION OBTAINED FROM THE WEST BATON ROUGE PARISH ASSESSOR'S GEOPORTAL WEBSITE IS SHOWN FOR REFERENCE PURPOSES ONLY AND DOES NOT IMPLY ANY TITLE, WARRANTY OR GUARANTEE TO ANY ENTITY OR INDIVIDUAL. NO SURVEY SERVICES REQUESTED NOR PERFORMED ON ADJACENT PROPERTIES.
- 8) IN AN EFFORT TO ENHANCE CLARITY, SOME OBJECTS/SYMBOLS SHOWN ON THIS PLAT MAY BE SHOWN NOT TO SCALE.
- 9) NO TITLE SEARCH OR LAND EXCAVATION FOR BURIED OBJECTS/NON-VISIBLE BURDENS/OBJECTS WAS REQUESTED NOR PERFORMED BY PESI.
- 10) THE WORDS "CERTIFY", "CERTIFIES", OR "CERTIFICATION" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED.
- 11) ANY CALCULATED POINTS SHOWN WERE NOT MARKED WITH PLACED IRONS DUE TO UNFAVORABLE SITE CONDITIONS.

**VICINITY MAP**

SCALE: 1" = 5,000'

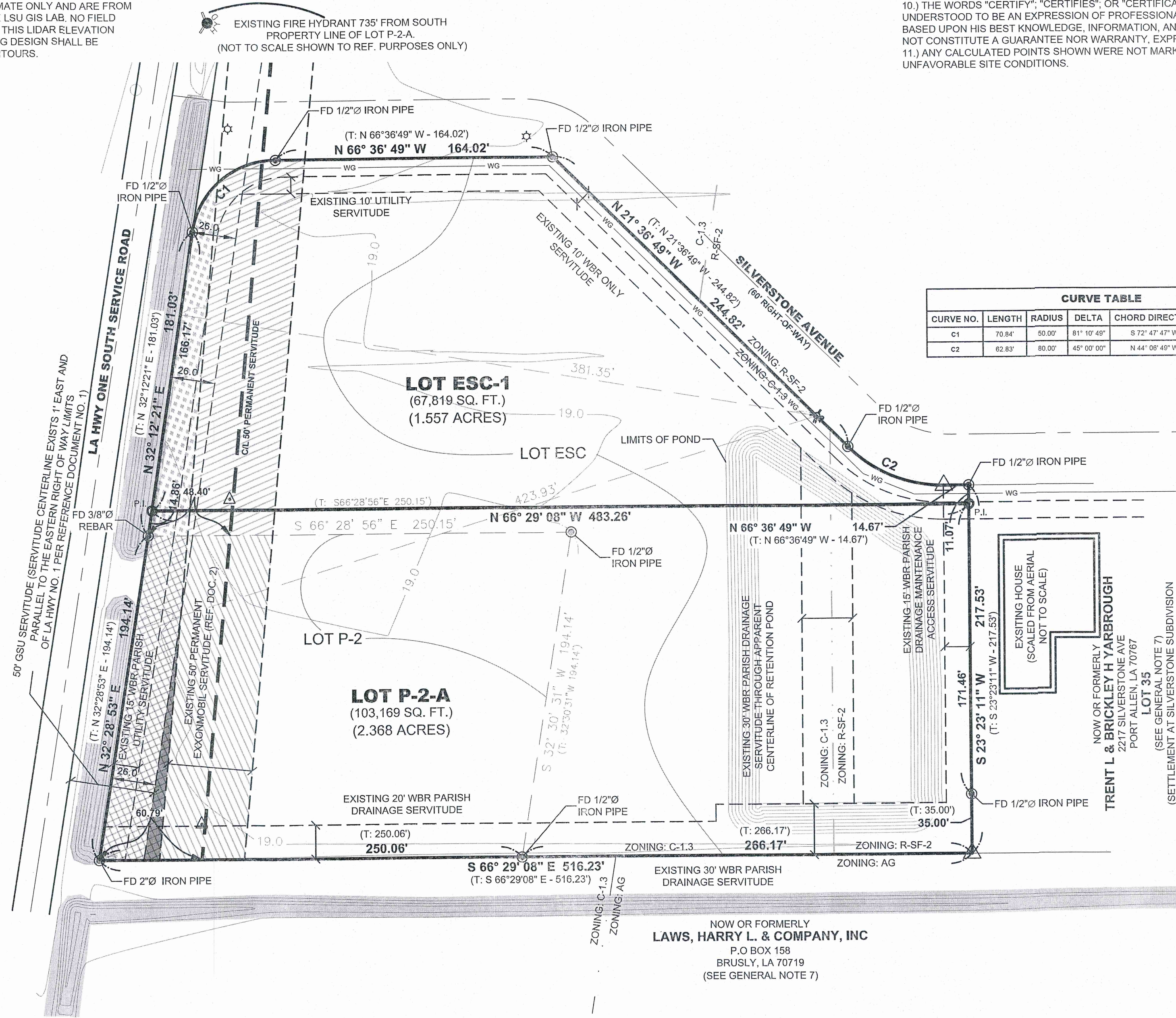


Know what's below.
Call before you dig.

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	70.84'	50.00'	81° 10' 40"	S 72° 47' 47" W	65.06'
C2	62.83'	80.00'	45° 00' 00"	N 64° 06' 49" W	61.23'

LEGEND:

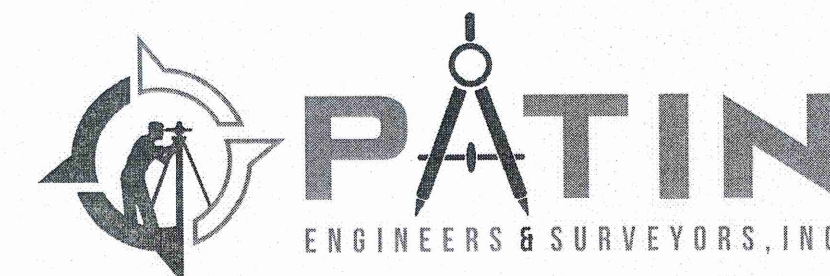
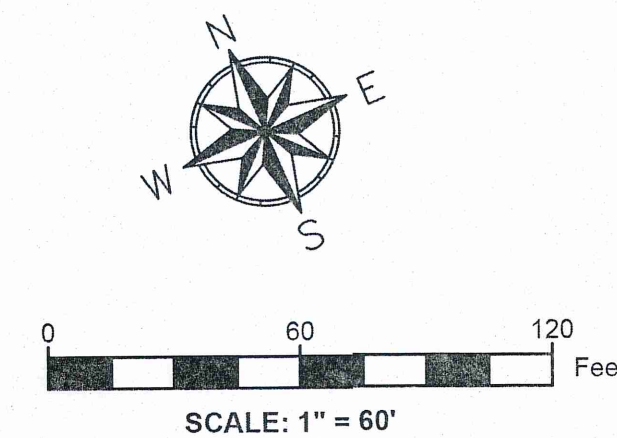
- PROPERTY LINE
- ROAD CENTERLINE
- SERVITUDE LINE
- OLD PROPERTY LINE
- WG
- INSTALLED 8" WATER & 4" GAS LINE (NOT FIELD VERIFIED)
- FOUND PROPERTY MARKER
- P.I.
- PLACED 1/2" IRON PIPE
- CALCULATED POINT
- STREET LIGHT
- FIRE HYDRANT
- EXISTING DITCH LIMITS



**FINAL PLAT SHOWING THE
RESUBDIVISION OF LOT ESC AND LOT
P-2 THUS CREATING LOT ESC-1 AND
LOT P-2-A**

LOCATED IN
SECTION 8, TOWNSHIP 8 SOUTH, RANGE 12 EAST, S.E. LAND DISTRICT,
WEST OF THE MISSISSIPPI RIVER, PARISH OF WEST BATON ROUGE,
STATE OF LOUISIANA, FOR

LANDSAF PROPERTIES, LLC



400 GRETCHEN ST. P.O. BOX 734 NEW ROADS, LA 70760
OFFICE: (225) 387-2167

PESI JOB NO: 23-032
DATE: AUGUST 2, 2023
DRAWING BY: M. GIRLINGHOUSE

RECEIVED AND FILED
WEST BATON ROUGE PARISH
MAH GRANT CLERK
2023 AUG -4 AM 9:12
BY CLERK
BN 10 Pg 215
LIC

