

**12939 & 13122 Hooper Rd.,
Central, LA**

Tract A-1-A-1: 2.55 Acres

Tract A-2-A-1-B-1-A: 5.52 Acres

Flood Zone: AE

Zoned: B5 Large Scale Commercial



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Parcels

A-2-A-1-B-1



Parcel ID: 30845022

Owner Name: T & H LAND COMPANY,
LLC

Owner Address: 13111 HOOPER RD

Owner CSZ: BATON ROUGE, LA 70818

Physical Address:

Subdivision: MORRISON, JOHN E.

TRACT

Lot: A-2-A-1-B-1

Block:

W-D: 3-1

Flood Zone: AE

Legal Description: LOT A-2-A-1-B-1,
CONT 6.576 ACRES, RESUB OF TRACTS
A-2-A-1-B-1-A, B-1-A-1-A & A-1-A-1 OF
THE JOHN E MORRISON
TRACT, LOCATED IN SECS 6 & 69, T6S,
R2E
RESUB 1991-2008-2009(2 MAPS)-13-20-
21

Land: 42020

Improvements: 0

Close

Export



11100-11400

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LEGEND

- Property Line
- Right of Way Line
- Servitude Line
- Building Setback Line
- Fence Line
- Found Iron Pipe/Rod
- Found "X" in Concrete
- Set 1/2" Iron Pipe
- Sewer Wet Well
- Sewer Cleanout
- Septic Tank
- Sign
- R/W
- P.C.
- S/L
- B/L
- MSP
- Chain Link Fence
- FND
- IP/R
- Iron Pipe/Iron Rod
- Concrete Pavement
- Asphalt Pavement



MAP SHOWING EXCHANGE OF PROPERTY
BETWEEN
TRACTS A-2-A-1-B-1, B-1-A-1 & A-1-A
INTO
TRACTS A-2-A-1-B-1-A, B-1-A-1-A & A-1-A-1
BEING A PORTION OF THE JOHN E. MORRISON TRACT
LOCATED IN SECTIONS 6 & 69 T-6-S, R-2-E,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA
T & H LAND COMPANY, LLC

NOTES:
WATER: Parish Water Co.
FIRE: Central Fire District No. 4
ELECTRIC: Entergy
SEWER: Individual Treatment System
GAS: Entergy
EXISTING LAND USE: C & LDR
CENTRAL MASTER PLAN LAND USE: B5
ZONING: B5
SCHOOL DISTRICTS: Central Community Schools

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 80°24'24" W	76.00'
L2	N 09°11'00" W	75.65'
L3	N 56°17'00" E	40.84'
L4	S 33°43'00" E	84.96'
L5	S 25°23'00" E	77.11'

NOTE:
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 City-Parish laws and ordinances governing the sale and development of the property.
The City of Central and the Parish of East Baton Rouge do not enforce private deed and/or subdivision restrictions. However, the approval of this plat does not release the owner and/or contractor/builder from complying with any such restrictions that may be attached to the property on this plat.



- GENERAL NOTES:**
- 1.) Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 22033C0195F for East Baton Rouge Parish, Louisiana, last revised June 19, 2012, the property shown hereon is located entirely in Flood Zone "AE". Base Flood Elevation is 63.0 Feet. Base flood elevations are subject to change and should be verified with the Engineering Division of the Department of Public Works.
 - 2.) Zoning: B5 (Large Scale Commercial Business 5) Zoning information should be verified with the City of Central Planning Commission.
 - 3.) Reference Map:
A. Map Showing Exchange of Property Between Tract A-2-A-1-B-1-A, B-1-A-1-A & A-1-A-1 into Tracts A-2-A-1-B-1, B-1-A-1 & A-1-A, Being a Portion of the John E. Morrison Tract, East Baton Rouge Parish, Louisiana, by David L. Patterson, P.L.S., dated Dec. 20, 2020 (Orig. 811, Bnd. 13097)
 - 4.) (*) represents the Basis of Bearings. Bearings are based on reference map "A" (above). Distances are U.S. Survey Feet.
 - 5.) No attempt has been made by LandSource, Inc., to verify title, actual legal ownerships, deed restrictions, servitudes, easements, or other burdens on the property other than that furnished by the client or his representative.
 - 6.) Utilities: The surveyor has not physically located the underground utilities, except for above ground visible utility features. The location of underground utilities was not in the scope of this survey.

DEDICATION:
The streets and right-of-way shown hereon, if not previously dedicated, are hereby dedicated to the perpetual use of the public for proper purposes. All areas shown as servitudes are granted to the public for use of utilities, drainage, sewage removal or other proper purpose for the general use for 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.

SEWAGE DISPOSAL:
No person shall provide a method of sewage disposal, except 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.

Thomas Coplin
T & H Land Company, LLC
Owner: Tracts A-1-A, B-1-A-1 & A-2-A-1-B-1
Date: 3-28-2023

CERTIFICATION:
This is to certify that this plat is made in accordance with L.A. revised Statutes 33:5051 ET SEQ. and conforms to all parish ordinances governing the subdivision of land and conforms to a Class B Survey in accordance with the State of Louisiana "Standards of Practice for Property Boundary Surveys".
DAVID L. PATTERSON, P.L.S.
LA REGISTRATION NO. 04781
Date: 7/29/2022

Heather Gray, Chief Sanitarian
Health Unit
APPROVED
Whitneye Muhammad
Planning & Zoning Director
EOP-6-22
Case #

Printed on: Mar 15, 2023 - 2:09pm by: dphoton

LANDSOURCE
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Website: www.landsource.com

DATE: 07-29-2022
JOB #: 22-813-01
OWN. BY: MDC
SKD. BY: DLP
SHEET NO: 01
OF: 01