

LEGEND

Property Line	Electric Generator
Right of Way Line	Utility Access Panel
Servitude Line	Catch Basin
Building Setback Line	Sign
OH-E Overhead Electric	Ballard
OH-ETC Overhead Elec., Tele. & Cable	Air Conditioner Unit
SS Underground Sewer Line	Area Light
Fence Line	Traffic Signal Pole
Found Iron Pipe/Rod	Pipeline Vent
Set 1/2" Iron Pipe	R/W Right of Way
Power Pole	B/L Building Setback Line
Guy Anchor	CLF Chain Link Fence
Pole Mounted Transformer	P.C. Property Corner
Pad Mounted Transformer	FND Found
Water Meter	IP Iron Pipe
Water Valve	M.S.P. Major Street Plan
Gas Meter	Dumpster
Gas Valve	Handicap Parking
Telephone Pedestal	Gravel Pavement
Telephone Switch Box	Concrete Pavement
Sewer Manhole	
Sewer Cleanout	
Sewer Air Release Valve	

GENERAL NOTES:

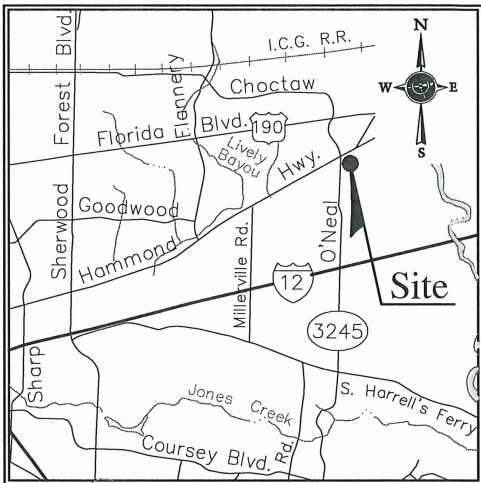
- 1.) Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 22033C0260E for East Baton Rouge Parish Louisiana, last revised , the property shown hereon is located in Flood Zone "X" (With Shading). Nearest adjacent Base Flood Elevation = 40 feet (NAVD 1988). The current base flood and inundation elevations are subject to change and should be verified with the Department of Development prior to issuance of building permits. Flood Insurance Rate Maps are revised frequently and can be found online at: msc.fema.gov
- 2.) Zoning: HC1 (Heavy Commercial) Zoning information should be verified with City/Parish Planning Commission.
- 3.) Reference Maps:  
A. Revised Final Plat of Lot B, Formerly Known as the Bourke Property, by David L. Patterson, P.L.S., dated 3-21-2013 (Orig. 917, Bndl. 12784)
- 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 location of underground utilities was not in the scope of this survey.
- 7.) Contour lines were digitized from U.S.G.S. Quadrangle maps. They are shown for reference only and were not field verified at the time of this survey.

FLOOD AREAS DEFINED:

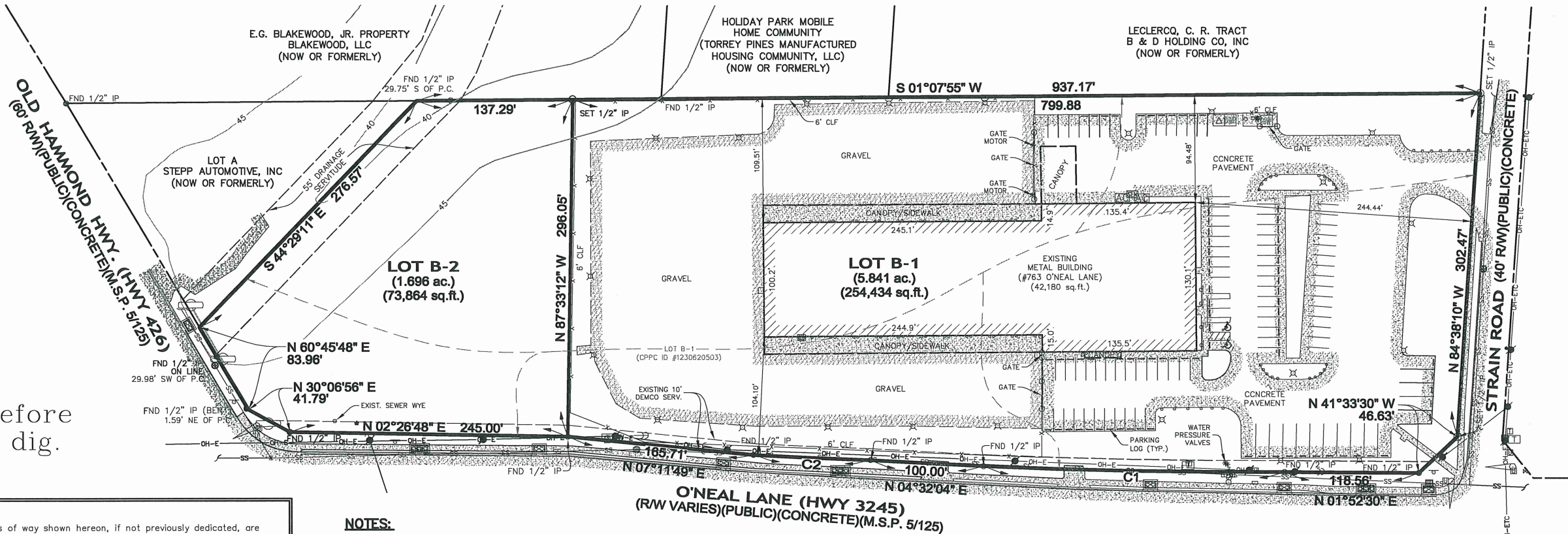
Zone "X" (With Shading): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Yard Requirements:

Minimum Front Yard: 10 feet  
Minimum Rear Yard: None  
Minimum Side Yard: None



VICINITY MAP  
NOT TO SCALE



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DEDICATION:

The streets and rights 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, other than those labeled as private servitudes, are granted to the public for the purposes indicated on the plat, including utilities, drainage, sewage removal or other proper purpose for the general use by 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.

Christopher D. Schouest, Member  
Schilling Acquisitions, L.L.C.  
Owner: Lot B  
Date

NOTES:

WATER: Baton Rouge Water Co.  
FIRE: Eastside Fire District #5  
ELECTRIC: Entergy  
SEWER: W.S.T.N.  
GAS: Entergy  
EXISTING LAND USE: C, UND  
FUTURE LAND USE: EC  
SCHOOL DISTRICT: EBR-6  
CHARACTER AREA: Suburban

NOTE:

Stormwater Management: As part of construction, it shall be the Responsibility of the owner to comply with storm Water management and drainage requirements set Forth in section 15.13 of the unified development code, latest revision.

FILL RESTRICTION 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. In particular, no filing of the property shall be commenced until all applicable provisions of Chapter 15 of the Unified Development Code are addressed.

DEED RESTRICTION NOTE:

The City of Baton Rouge 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.

MAP SHOWING RESUBDIVISION  
OF  
LOT B  
INTO  
LOTS B-1 & B-2

BEING A PORTION OF THE J. A. BOURKE PROPERTY  
LOCATED IN SECTION 74, T-7-S, R-2-E,  
GREENSBURG LAND DISTRICT,  
EAST BATON ROUGE PARISH, LOUISIANA  
FOR  
SCHILLING ACQUISITIONS, LLC

APPROVED

Ryan Holcomb, AICP, Planning Director  
Or his designee  
City-Parish Planning Commission  
Date

CERTIFICATION:

This is to certify that this plat is made in accordance with LA. 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".

ADVANCE ISSUE

David L. Patterson, P.L.S.  
La. Registration No. 04784

Printed on:  
Mar. 31, 2022  
Date

NOTE TO BE REMOVED UPON FINAL SIGNATURE  
THIS DOCUMENT IS NOT TO BE USED FOR  
CONSTRUCTION, BIDDING, RECORDATION,  
CONVEYANCE, SALES OR AS THE BASIS FOR  
THE ISSUANCE OF A PERMIT.

DATE:  
MAR. 31, 2022  
JOB #: 22-657-01  
OWN. BY: SLP  
CKD. BY: DLP

SHEET NO:

01

OF: 01

LANDSOURCE  
INCORPORATED

A Professional Surveying and Land Information Company  
6730 Bochequer Drive  
Baton Rouge, LA 70809  
Phone: (225) 752-0995  
Fax: (225) 752-0997  
email: lai@landsource.com  
website: www.landsource.com