

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C1	40°15'35"	865.00'	607.80'	S 33°58'01" W 595.38'
C2	12°24'00"	755.00'	163.40'	S 20°02'14" W 163.08'
C3	13°42'23"	140.00'	33.49'	N 57°49'32" W 33.41'
C4	64°40'59"	98.00'	110.64'	N 32°20'14" W 104.85'
C5	6°35'17"	210.00'	24.15'	N 03°17'55" E 24.13'
C6	14°24'01"	865.00'	217.40'	N 21°02'14" E 216.83'
C7	14°42'26"	755.00'	193.80'	N 21°11'27" E 193.27'
C8	14°41'36"	743.00'	190.54'	N 46°42'20" E 190.02'
C9	24°14'22"	140.00'	59.23'	N 38°51'10" W 58.79'
C10	19°00'48"	865.00'	287.04'	S 44°35'25" W 285.73'
C11	21°14'47"	865.00'	320.76'	S 24°27'37" W 318.93'

LEGEND :

- FOUND 1/2" I.P.
- SET 1/2" I.P.
- FLOOD ZONE AE (PER FIRM)

NO.	BEARING	DISTANCE
L1	S 13°50'14" W	102.04'
L2	S 75°04'09" W	19.45'
L3	N 64°40'41" W	214.51'
L4	N 61°29'03" W	70.50'
L5	N 61°29'03" W	20.00'
L6	N 28°14'15" E	10.18'
L7	N 13°50'14" E	102.04'
L8	N 38°47'21" E	141.67'

GENERAL NOTES :

ZONING: C2 COMMERCIAL
HORIZON LAND USE: EXISTING ASPHALT W/ OPEN DITCH
SEWER: APPROVED PRIVATE INDIVIDUAL SANITARY SEWER SYSTEM
WATER: BATON ROUGE WATER CO.
ELECTRIC: ENTERGY
GAS: ENTERGY
TELEPHONE: BELLSOUTH
FIRE DISTRICT: ST. GEORGE FIRE DEPARTMENT
SCHOOL DISTRICTS: WOODLAWN HIGH SCHOOL
WOODLAWN MIDDLE SCHOOL
WOODLAWN ELEMENTARY SCHOOL
FLOOD ZONE: X & AE (PER FIRM 22033C-0270-E, MAY 02, 2008)
BASE FLOOD: 29.0
INUNDATION ELEVATION: 27.5

NOTES :

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.

NO ATTEMPT HAS BEEN MADE BY R. JAMES TATUM, INC. TO VERIFY THE CURRENT ENVIRONMENTAL CONDITIONS, PROPERTY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, JURISDICTIONAL WETLANDS, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT AND/OR HIS REPRESENTATIVE.

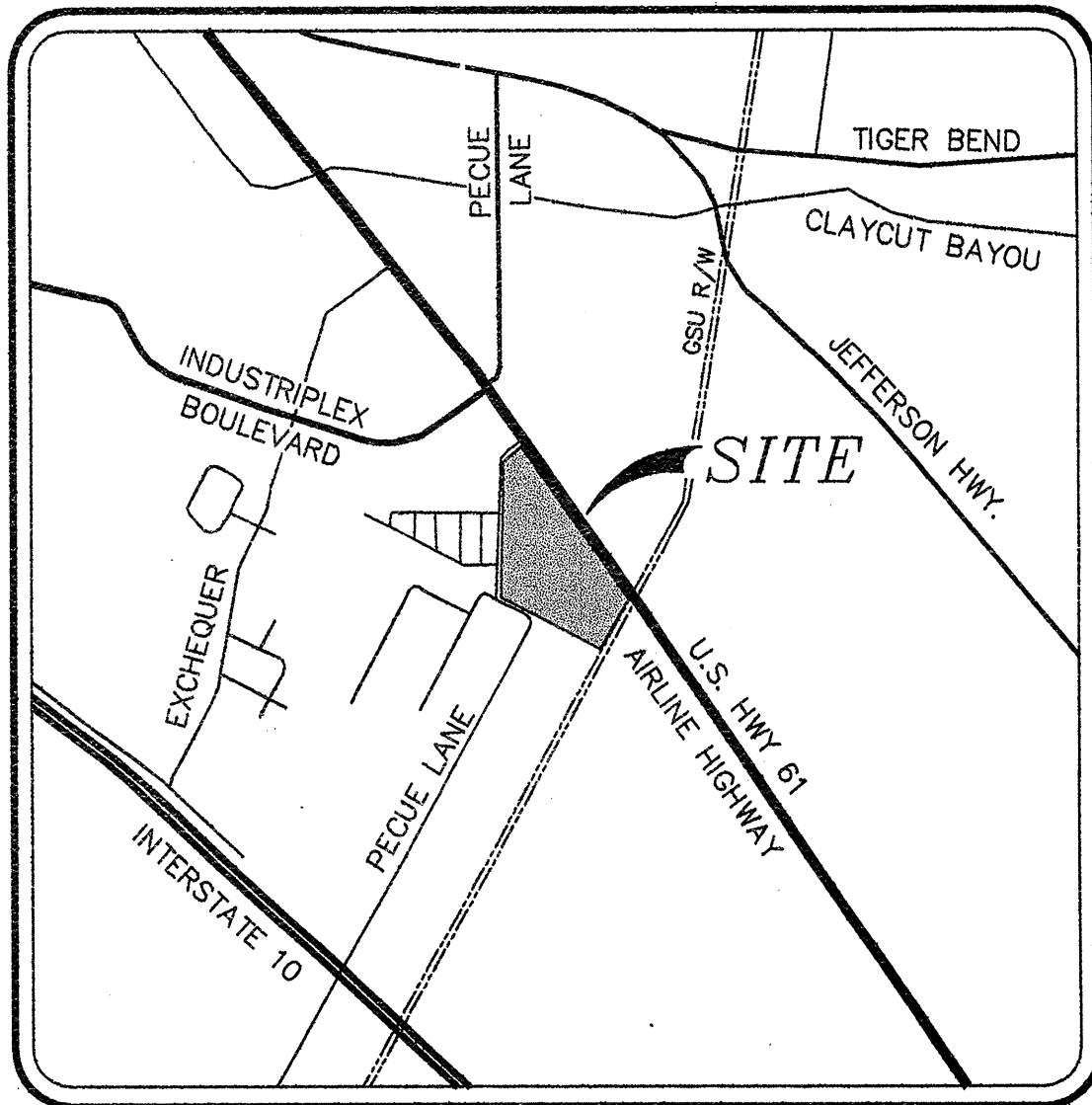
THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNERS FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

THE CITY OF BATON ROUGE AND THE PARISH OF EAST BATON ROUGE DOES 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.

THE FENCES SHOWN HEREON REPRESENT GENERAL LOCATIONS. THIS SURVEY DOES NOT WARRANT THE FENCES AS TRUE AND LEGAL BOUNDARIES BETWEEN CONTIGUOUS PARCELS OF LAND. REFER TO THE PROPERTY LINE METES AND BOUNDS DESCRIPTIONS FOR TRUE BOUNDARIES.

OPEN EFFLUENT DITCHES ARE PREDOMINANT IN THE AREA AND ARE AT LEAST 24" DEEPER THAN THE GRADE AT THE BUILDING SITE.

BASIS OF BEARING : **S 35°37'53" E
SOUTHWESTERN RIGHT-OF-WAY LINE OF AIRLINE HIGHWAY, AS SHOWN ON REFERENCE MAP NO. 10.



- REFERENCE MAPS :
- PLANS OF PROPOSED STATE HIGHWAY, STATE PROJECT 7-08-02 & 7-09-15 BAYOU MANCHAC - NESSER HIGHWAY, STATE ROUTE 1500 (AKA AIRLINE HIGHWAY), PREPARED LOUISIANA DEPARTMENT OF HIGHWAYS AND DATED JUNE 1951.
 - SKETCH ATTACHED TO GRANT OF RIGHT OF WAY FOR IMPROVEMENT OF PECUE LANE, PREPARED BY THE DEPARTMENT OF PUBLIC WORKS AND EXECUTED BY W.W. DUMAS, MAYOR-PRESIDENT AND DATED NOVEMBER 16, 1973.
 - MAP SHOWING RESUBDIVISION OF A TRACT OF A PORTION OF THE MONTAN ESTATE INTO TRACTS A-1, A-2 & A-3 FOR THE MONTAN ESTATE, LOCATED IN SECTION 49, T-8-S, R-2-E, G.L.D., EBR PH, LA FOR E. RATCLIFFE ANDERSON, BY TOXIE CRAFT, CIVIL ENGINEER AND DATED JULY 28, 1965.
 - MAP SHOWING SUBDIVISION OF A PORTION OF THE EOLA McCALL ANDERSON PROPERTY LOCATED IN SEC. 5, T-8-S, R-2-E, G.D. OF LA, EBR PH FOR EOLA McCALL ANDERSON, BY R.L. BREAU, SURVEYOR AND DATED FEB. 21, 1978 AND REVISED OCT. 21, 1980.
 - MAP SHOWING THE SURVEY OF A PORTION OF THE E. RATCLIFFE ANDERSON PROPERTY, LYING IN SECTION 5, T-8-S, R-2-E, EBR PH, LA FOR E. RATCLIFFE ANDERSON, BY TOXIE CRAFT, CIVIL ENGINEER AND DATED JULY 28, 1965.
 - MAP SHOWING A SURVEY OF GULF STATES UTILITIES COMPANY FEE PROPERTY PURCHASED FROM MRS. EOLA McCALL ANDERSON, SAID PROPERTY BEING LOCATED IN SECTION 32, T-7-S, R-2-E AND SECTION 5, T-8-S, R-2-E, EBR PH, LA FOR GULF STATES UTILITIES CO., BY VINCENT J. MISURACA, RLS AND DATED 3/10/1980.
 - MAP SHOWING SUBDIVISION OF 29.36 ACRE RONALD TOOMER TRACT INTO TRACT A-2 AND A-1, LOCATED IN SECTION 5, T8S, R2E, EBR PH, FOR RONALD TOOMER, BY JOHN L. MCCAIN, REGISTERED CIVIL ENGINEER AND DATED 6-28-77.
 - MAP SHOWING EXCHANGE OF PROPERTY, TRACTS A-1 & A-2 INTO TRACT A-1-A AND TRACT A-2-A, RONALD J. TOOMER TRACT, LOCATED IN SECTION 5, T8S, R2E, EBR PH, FOR JOT INVESTMENTS, INC. BY R. JAMES TATUM, PE/PLS AND DATED 4-21-05.
 - MAP SHOWING SUBDIVISION OF TRACT A-2-A INTO TRACT A-2-A-1, TRACT A-2-A-2, THE RONALD J. TOOMER TRACT, FORMERLY THE EOLA McCALL ANDERSON PROPERTY, LOCATED IN SECTION 5, T8S, R2E, EAST BATON ROUGE PARISH, LOUISIANA, FOR ALL STAR PECUE DEVELOPMENT, LLC, BY R. JAMES TATUM, PE/PLS AND DATED 2-21-06.
 - RIGHT OF WAY MAP, STUMBERG LANE EXTENSION IMPROVEMENTS, PECUE LANE TO JEFFERSON HIGHWAY (LA. 73), CITY PARISH PROJECT NO. 03-CS-HC-0021, STATE PROJECT NO. 007-04-0024, PARISH OF EAST BATON ROUGE, FOR THE CITY OF BATON ROUGE AND THE PARISH OF EAST BATON ROUGE DEPARTMENT OF PUBLIC WORKS - ENGINEERING DIVISION, BY STEPHEN V. ESTOPINAL, P.L.S., DATED 4-19-11, RECORDED AT ORIGINAL 502, BUNDLE 12352, OFFICIAL RECORDS OF THE CLERK AND RECORDER FOR EAST BATON ROUGE PARISH, LOUISIANA.

ORIG: 735, BNDL: 12363
10/24/2011 4:11:50 PM
FILED AND RECORDED
EAST BATON ROUGE PARISH, LA
DAVID WELBORN
CLERK OF COURT AND RECORDER
CUSTOMER PROVIDED COPY FOR
CERTIFIED TRUE COPY
BY: [Signature]
DEPUTY CLERK AND RECORDER

MAP SHOWING SUBDIVISION
OF
TRACT A-2-A-2
INTO
TRACTS A-2-A-2-A, A-2-A-2-B, A-2-A-2-C, A-2-A-2-D,
AND PECUE LANE (RELOCATED R/W)

RONALD J. TOOMER TRACT
FORMERLY THE EOLA McCALL ANDERSON PROPERTY

LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH,
RANGE 2 EAST, GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA

FOR
ALL STAR PECUE DEVELOPMENT, LLC

LOCATION: PECUE LANE, BATON ROUGE, LA			SHEET: 1 OF <u>1</u>
DATE: 10-20-11	TOTAL AREA: 856,094 sq.ft. (19.65 Acres)		
SCALE: 1" = 100'	DRAWN BY: RBF	CHECKED BY: RJT	
COGO: 8P-Z: \PR\2008\208-042.11\RESUB_2011_R1.dwg		W.O. # 208-042	

TATUM ENGINEERING CONSULTANTS
BATON ROUGE, LOUISIANA
R. JAMES TATUM, INC.

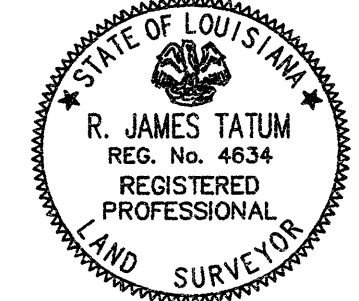
STORM WATER MANAGEMENT NOTE :

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 VERSION.

CERTIFICATION :

I CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND, AS PER RECORD DESCRIPTIONS, AND THAT THERE ARE NO VISIBLE ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, UNLESS OTHERWISE NOTED. I ALSO CERTIFY THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE APPLICABLE PROFESSIONAL AND OCCUPATIONAL STANDARDS OF PRACTICE FOR A CLASS "B" SURVEY AS PER LOUISIANA ADMINISTRATIVE CODE, TITLE 46, PART LXI, CHAPTER 25.

THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LA. REVISED STATUTES 33:5051 ET SEQ. AND ALSO CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.



[Signature]
R. JAMES TATUM P.E. / P.L.S.
6920 NORTH MERCHANT COURT
BATON ROUGE, LA 70809
(225) 752.5555 (FAX) 752.5556
DATE: 10.24.11

APPROVED :

[Signature]
LAKEISHA THERIOT
SANITARIAN, PARISH MANAGER
DATE: 10.24.11

APPROVED :

[Signature]
TROY L. BUNCH, PLANNING DIRECTOR
OR HIS DESIGNEE
EAST BATON ROUGE PARISH
PLANNING COMMISSION
DATE: 10/24/2011 SS-SS-11 P- 45354

PUBLIC DEDICATION :

THE STREETS AND RIGHT-OF-WAYS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSE.

ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWERAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF 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 RIGHT-OF-WAY OR SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE RIGHT-OF-WAY OR SERVITUDE IS GRANTED.

SEWERAGE :

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

[Signature]
MATTHEW G. MCKAY
ALL STAR PECUE DEVELOPMENT, LLC
OWNER, TRACT A-2-A-2
DATE: 10.24.11