

300 0 300 600

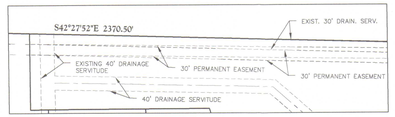
SCALE: 1"=300'

LEGEND

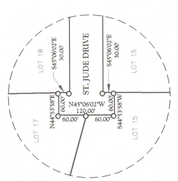
- ● FOUND 1/2" IRON ROD
- ○ SET 1/2" IRON ROD

PARCEL AREA TABLE

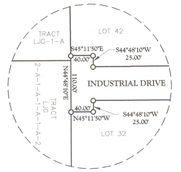
PARCEL #	AREA	SQUARE FEET
9	1.189	51,780
10	1.025	44,665
11	1.045	45,540
12	1.066	46,415
13	1.086	47,290
14	1.106	48,160
15	1.122	48,895
16	4.097	178,485
17	4.109	179,005
18	1.392	60,615
19	1.406	61,260
20	1.421	61,900
21	1.436	62,545
22	1.451	63,185
23	1.465	63,830
24	1.771	77,155
25	1.451	63,190
26	1.114	48,530
27	1.280	55,770
28	16.999	740,470
29	14.759	642,910
30	13.415	584,350
31	8.589	374,120
32	7.063	307,675
33	2.134	92,980
34	2.120	92,370
35	2.182	95,055
36	1.940	84,500
37	2.678	116,640
38	4.890	213,005
39	8.483	369,530
40	8.856	385,775
41	10.693	465,790
42	9.074	395,260
TRACT LJG-1-A	86.901	3,785,415
TRACT LJG-2-A1-A-1-A-1-A-2	81.009	3,528,770
COMMON AREA TRACT "A"	20.084	874,870



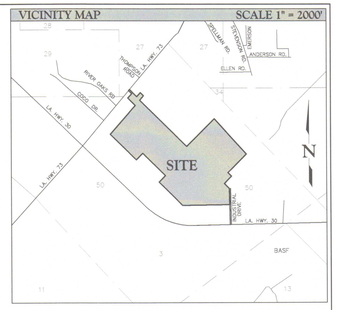
INSET "C"
NOT TO SCALE



INSET "A"
T-TURNAROUND
NOT TO SCALE



INSET "B"
T-TURNAROUND
NOT TO SCALE.



BENCHMARK:

PK NAIL LOCATED IN INDUSTRIAL DRIVE, ELEVATION = 17.06 FEET

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON LOUISIANA STATE PLANE COORDINATES, SOUTH ZONE, NAD 1983, AS DETERMINED BY GPS OBSERVATIONS.

RESTRICTIONS NOTE:

ALL LOTS ARE SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED AS AN ADJUNCT HERETO.

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN FLOOD ZONES "X" AND "A" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 220013, MAP NOS. 22005C0100E & 22005C0105E WHICH BEAR EFFECTIVE DATES OF 08/16/2007. ZONE "X" INDICATES AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD. BASE FLOOD INDICATED AS 15' TO BE CONFIRMED BY PARISH. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THESE ZONES AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. BASE FLOOD ELEVATION (B.F.E.) IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAIN ADMINISTRATOR BEFORE ANY DESIGN OR CONSTRUCTION.

LANDOWNER/OFFICER CERTIFICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OR LEGAL OFFICER OF THE PROPERTY PLATTED HEREON ON THE DATE SIGNED.

SEWAGE DISPOSAL NOTE

NO PERSON SHALL PROVIDE OR INSTALL 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 ASCENSION PARISH.

PUBLIC DEDICATION

THE PUBLIC 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 PUBLIC SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE 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 PUBLIC 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.

L.J. GREZAFFI — 12-14-16 DATE

913010

INSTRUMENT # 00913010
FILED AND RECORDED
ASCENSION CLERK OF COURT
2016 DEC 15 11:08:50 AM
COB ____ FOB ____ OTHER ____
DEPUTY CLERK & RECORDER

CERTIFIED TRUE COPY BY
DEPUTY CLERK
SLIPPRT002

REFERENCE MAPS:

1. "MAP SHOWING RESUBDIVISION OF LOTS 69-A AND LJG-2-A-1-A-1-A INTO LOTS 69-A-1 & LJG-2-A-1-A-1-A-1, DATED 3/25/2014, BY QUALITY ENGINEERING & SURVEYING, LLC. (FILE # 847478).

2. "MAP SHOWING RESUBDIVISION OF LOTS 69 AND 76 ASCENSION INDUSTRIAL PARK 3RD FILING-PART 1 AND TRACT 1A1-A-1-A-1-A-1-A INTO LOTS 69-A, 69-B AND 76-A ASCENSION INDUSTRIAL PARK 3RD FILIING-PART 1 AND THE REMAINING 381.43 AC. PORTION OF TRACT A1A1-A-1-A-1-A-1-A ...", DATED 3/25/2003, BY JOSEPH GARRETT , P.L.S. OF PAN AMERICAN ENGINEERS. (FILE # 542556).

3. "MAP SHOWING RESUBDIVISION OF LOT 79 AND LOT LJG-2-A-1-A-1 INTO LOT 79-A, LOT 79-B AND LOT LJG-2-A-1-A-1-A..... DATED 1/17/2014 BY JAMIE M. BORDELON, P.L.S. OF QUALITY ENGINEERING AND SURVEYING, L.L.C. (FILE # 842150).

4. MAP SHOWING RESUBDIVISION OF LOT 87-A & LOT LJG-2-A-1-A-1-A-1 INTO LOT 87-A-1 & LOT LJG-2-A-1-A-1-A-1-A, BY QUALITY ENGINEERING & SURVEYING, LLC, DATED 4/14/2016. (FILE # 898520).

5. MAP SHOWING THE RESUBDIVISION OF TRACT A1A1-A-1-A-1-A-2 A PORTION OF A1A1-A-1-A-1-A-1-A AND TRACT 98-A-2 INTO TRACT LJG-1, LJG-2 & 89-A, FORMERLY BELONGING TO COLONIAL SUGARS CO LOTS 2 AND 3 OF THE TRUDEAU PARTITION, LOCATED IN SECTION 50, T9S-R2E, ASCENSION PARISH, LOUISIANA BY CSI CHUSTX SURVEYING, INC. DATED: 10/2/2003 (FILE #558931).

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUES 33:5051 ET. SEQ. AND CONFORMS TO PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS PLAT IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS C SURVEY AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46: LXI, CHAPTER 25 AND IT WAS THE INTENT TO SUBDIVIDE THIS SURVEYED TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR HIS REQUIREMENTS OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT THE SAME.

DANIEL J. POCHÉ, P.L.S.
PROFESSIONAL LAND SURVEYOR #5066

DANIEL J. POCHÉ License No. 5066 PROFESSIONAL LAND SURVEYOR — 12/14/16

GENERAL NOTES

1. NO ATTEMPT HAS BEEN MADE BY QUALITY ENGINEERING & SURVEYING, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES THAT MAY EXIST ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

2. ALL PROPERTY CORNERS SHOWN HEREON HAVE BEEN MONUMENTED WITH 1/2" IRON PIPES, UNLESS OTHERWISE NOTED.

3. LOT AREAS AND LOT FRONTAGE MEET OR EXCEED THE MINIMUM REQUIREMENTS OF ZONING DISTRICT AS SET FORTH IN THE ASCENSION DEVELOPMENT CODE.

4. ADJACENT PROPERTY OWNER INFORMATION AS SHOWN HEREON WAS TAKEN FROM THE LATEST TAX ASSESSORS PROPERTY OWNERS MAP WHEN THIS PLAT WAS PREPARED.

5. ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF OR SEWAGE TREATMENT PLANT EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER(S).

6. SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.

7. ALL STRUCTURES SHALL BE CONSTRUCTED A MINIMUM OF ONE FOOT ABOVE FEMA BFE

8. THE POND/LAKE AND SHORELINE MAINTENANCE AND UPKEEP RESPONSIBILITIES WILL BE ON THE HOA. ASCENSION PARISH IS NOT RESPONSIBLE FOR THE MAINTENANCE OR OWNERSHIP OF POND/LAKE AND SHORELINE.

9. SUBDIVISIONS DESIGNED AS "OPEN-DITCH", EXCLUDING SIMPLE SUBDIVISIONS AND FAMILY PARTITIONS (NOT CURB & GUTTER), SHALL REMAIN AS "OPEN-DITCH" SUBDIVISIONS IN PERPETUITY. NO "CLOSING IN" OF FRONTAGES BY USING PIPE AND CATCH BASINS SHALL BE ALLOWED.

10. THIS PROJECT IS SUBJECT TO SEWER DEVELOPMENT FEES IN ACCORDANCE WITH ASCENSION PARISH ORDINANCES AND WILL BE NEGOTIATED AT BUILDING PERMIT.

11. THIS PROPERTY IS SUBJECT TO TRAFFIC IMPACT FEES.

SITE DATA:

ZONING:	HI = HEAVY INDUSTRY & LI = LIGHT INDUSTRY
LAND USE:	INDUSTRIAL
ACREAGE:	345.3± ACRES
NO. OF LOTS:	34
STREETS:	STREETS TWENTY-FOUR (24') FEET WIDE WITH FIVE (5") INCHES OF ASPHALT AND (4") FEET OF ASPHALT SHOULDER
SEWER:	PRIVATE MODAD SYSTEM
WATER:	ASCENSION WATER COMPANY
ELECTRIC:	ENTERGY
GAS:	ATMOS
TELEPHONE:	EATEL
CABLE:	EATEL/COX
FLOOD ZONE:	A & X – PER FIRM 22005C0105E
100 YEAR B.F.E.:	15' TO BE CONFIRMED BY PARISH
BUILDING SETBACKS:	FRONT – NONE (HI) 25' (LI) REAR – NONE (HI) 15' (LI) SIDE – NONE (HI) 10' (LI)

WAIVER RECEIVED

(SEC. 17-4034) RE: TYPICAL STREET SECTION
O/D/S RECEIVED A WAIVER TO ALLOW INDUSTRIAL DRIVE EXTENSION TO BE CONSTRUCTED AS AN OPEN DITCH ASPHALT ROADWAY SECTION TO ASSIST WITH DRAINAGE EQUALIZATION AND ROADWAY MAINTENANCE. ALSO DUE TO THE 100' MINIMUM LOT FRONTAGE, 4' IMPROVED SHOULDER, AND 4:1 MAXIMUM SLOPE ON SWALES.

(SEC. 17-4020 E, G, H, I) RECEIVED A WAIVER DUE TO THE FACT THAT NO LOT SHALL EVER HAVE A RESIDENTIAL USE.

(SEC. 17-5012.A.1) RECEIVED WAIVER TO ALLOW NEW OPEN DITCH STORM WATER CONVEYANCE

APPROVED:

ASCENSION PARISH PLANNING COMMISSION

6313 FILE NO.

CHAIRMAN
ASCENSION PARISH PLANNING COMMISSION

12/13/16 DATE

FINAL PLAT

ASCENSION COMMERCE CENTER - 5TH FILING

LOCATED IN SECTION 50, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SOUTHEASTERN LAND DISTRICT, ASCENSION PARISH, LOUISIANA

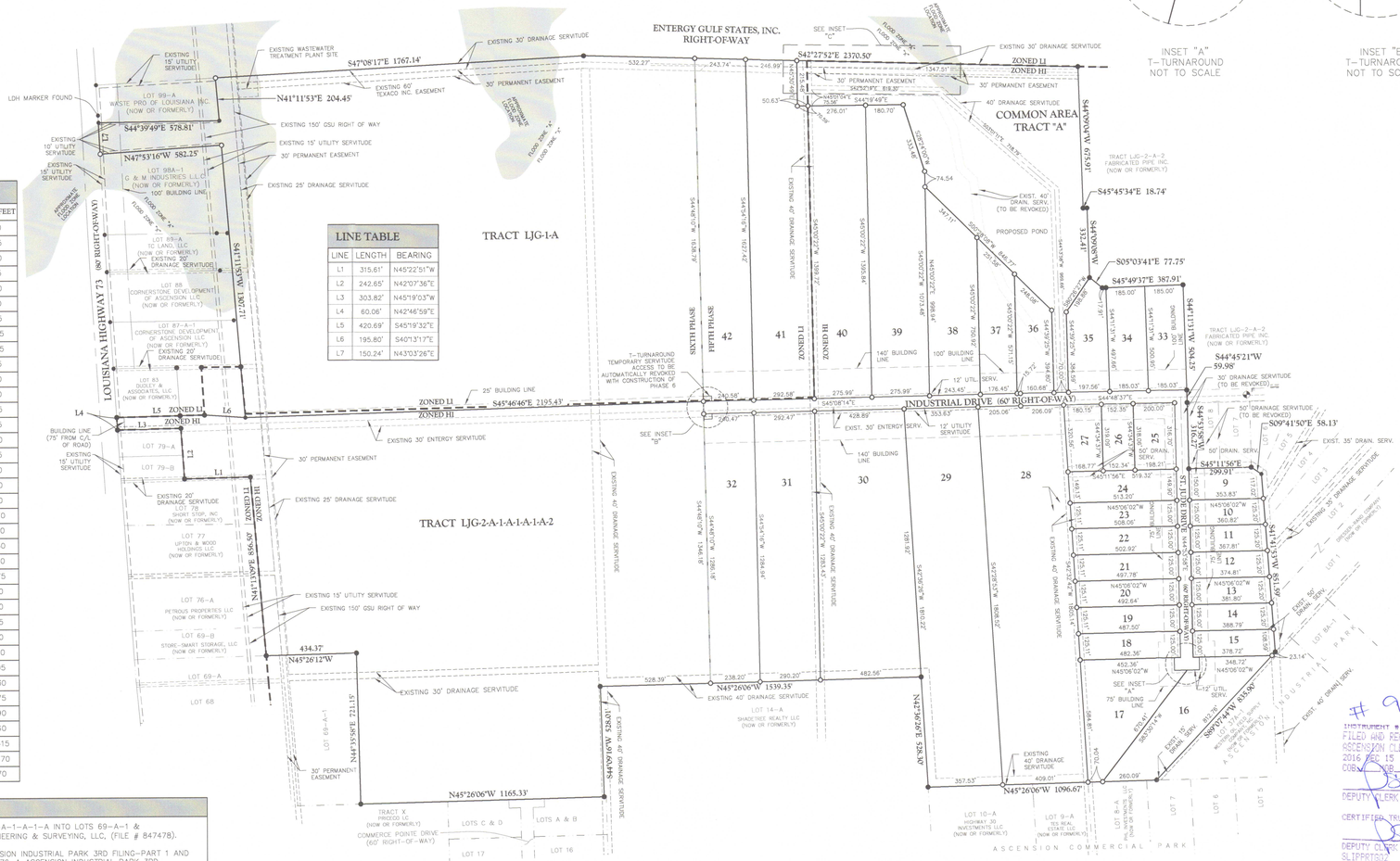
L.J.G. LAND COMPANY, L.L.C.

QUALITY Engineering & Surveying, LLC
18320 Hwy 42 Port Vincent, LA 70726
TEL 225-698-1600 FAX 225-698-3367
www.QESLA.com

SEPTEMBER 2016 | Drawn By: CDP

P:\15-001 Ascension Commerce Center\Drawings\FINAL PLAT - 5TH FILING\15-001-FP-5TH -FINAL(12-15-16).dwg

1 OF 1


ENTERGY GULF STATES, INC. RIGHT-OF-WAY
S42°27'52"E 2370.50'
S47°08'17"E 1767.14'
N41°11'53"E 204.45'
S44°39'49"E 578.81'
N47°53'16"W 582.25'
S41°11'53"W 1307.21'
LOUISIANA HIGHWAY 73 (80' RIGHT-OF-WAY)
LDH MARKER FOUND
WASTE PRO OF LOUISIANA INC. (NOW OR FORMERLY)
LOT 99-A
LOT 98A-1 G & M INDUSTRIES L.L.C. (NOW OR FORMERLY)
LOT 89-A 72 LAND, LLC (NOW OR FORMERLY)
LOT 88 CORNERSTONE DEVELOPMENT OF ASCENSION L.L.C. (NOW OR FORMERLY)
LOT 87-A-1 CORNERSTONE DEVELOPMENT OF ASCENSION L.L.C. (NOW OR FORMERLY)
LOT 83 DUDLEY & ASSOCIATES, LLC (NOW OR FORMERLY)
LOT 79-A
LOT 79-B
LOT 78 SHORT STOP, INC (NOW OR FORMERLY)
LOT 77 UPTON & WOOD HOLDINGS LLC (NOW OR FORMERLY)
LOT 76-A PETROUS PROPERTIES LLC (NOW OR FORMERLY)
LOT 69-B STORE-SMART-STORAGE, LLC (NOW OR FORMERLY)
LOT 69-A
LOT 68
LOT 69-A-1
N41°13'50"E 856.50'
434.37'
N45°26'12"W
N44°35'59"E 721.15'
30' PERMANENT EASEMENT
EXISTING WASTEWATER TREATMENT PLANT SITE
EXISTING 60' TEXACO INC. EASEMENT
EXISTING 30' DRAINAGE SERVITUDE
30' PERMANENT EASEMENT
EXISTING 150' GSU RIGHT OF WAY
EXISTING 15' UTILITY SERVITUDE
EXISTING 25' DRAINAGE SERVITUDE
EXISTING 20' DRAINAGE SERVITUDE
EXISTING 15' UTILITY SERVITUDE
EXISTING 150' GSU RIGHT OF WAY
EXISTING 30' DRAINAGE SERVITUDE
N45°26'06"W 1165.33'
TRACT X PRICEO LC (NOW OR FORMERLY)
LOTS C & D
LOTS A & B
COMMERCE POINTE DRIVE (60' RIGHT-OF-WAY)
LOT 17
LOT 16
TRACT LJG-1-A
TRACT LJG-2-A-1-A-1-A-1-A-2
L1 L2 L3 L4 L5 L6 L7
LINE TABLE
LINE | LENGTH | BEARING
L1 | 315.61' | N45°22'51"W
L2 | 242.65' | N42°07'36"E
L3 | 303.82' | N45°19'03"W
L4 | 60.06' | N42°46'59"E
L5 | 420.69' | S45°19'32"E
L6 | 195.80' | S40°13'17"E
L7 | 150.24' | N43°03'26"E
SEE INSET "C"
EXISTING 30' DRAINAGE SERVITUDE
30' PERMANENT EASEMENT
40' DRAINAGE SERVITUDE
COMMON AREA TRACT "A"
ZONED LI
ZONED HI
TRACT LJG-2-A-2 FABRICATED PIPE INC. (NOW OR FORMERLY)
S45°45'34"E 18.74'
S44°48'49"E
276.01'
180.70'
S45°26'06"E 318.30'
S44°48'49"E 315.24'
S45°26'06"W 613.91'
EXIST. 40' DRAIN. SERV. (TO BE REVOKED)
PROPOSED POND
S05°03'41"E 77.75'
S45°49'37"E 387.91'
S44°11'31"W 834.25'
TRACT LJG-2-A-2 FABRICATED PIPE INC. (NOW OR FORMERLY)
S44°45'21"W 59.98'
30' DRAINAGE SERVITUDE (TO BE REVOKED)
S09°41'50"E 58.13'
EXIST. 35' DRAIN. SERV.
S45°11'56"E 299.91'
50' DRAINAGE SERVITUDE (TO BE REVOKED)
50' DRAIN. SERV.
EXISTING 35' DRAINAGE SERVITUDE
OREGON LAND COMPANY (NOW OR FORMERLY)
S44°48'37"E
INDUSTRIAL DRIVE (60' RIGHT-OF-WAY)
S45°11'56"E 519.32'
S45°11'56"E 168.27'
S45°11'56"E 152.34'
S45°26'06"E 1539.35'
EXISTING 40' DRAINAGE SERVITUDE
LOT 14-A SHADYBEE REALTY LLC (NOW OR FORMERLY)
S44°54'07"W 1347.51'
S44°54'07"W 1347.51'
S44°54'07"W 1347.51'