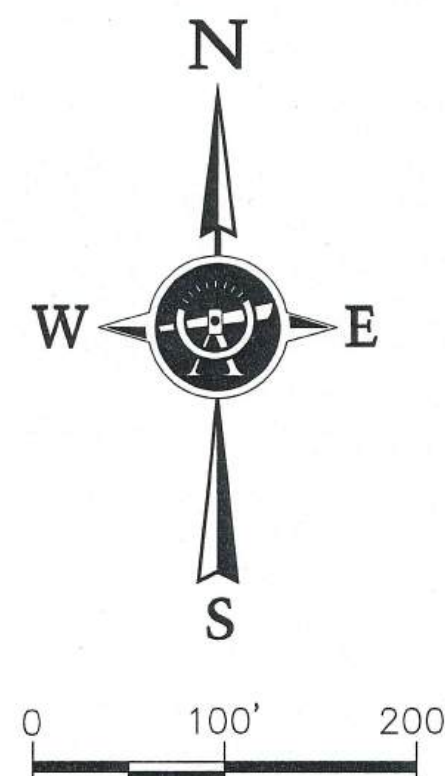




LEGEND

---	Property Line
---	Right of Way Line
---	Canopy Line
---	Servitude Line
---	Building Setback Line
---	Underground Sewer Line
---	Fence Line
●	Found Iron Pipe/Rod
○	Found Highway Monument
○	Set 1/2" Iron Pipe
○	Sewer Manhole
○	Sewer Cleanout
○	Catch Basin
FND	Found
IP	Iron Pipe
IR	Iron Rod
P.C.	Property Corner
CLF	Chain Link Fence
WDF	Wood Fence
ALF	Aluminum Fence
M.S.P.	Major Street Plan
■	Concrete Pavement

CPPC ID NO.:

TRACT B-2-E-2-A: 1020300103
TRACT B-2-E-2-B: 1020300104
TRACT B-2-F-1: 1020300717
TRACT B-2-G: 1020300718

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 filling 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.

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.

Vikas Gupta, St Clare Manor Propco, LLC
Owner: Tracts B-2-E-2-A, B-2-E-2-B,
B-2-F-1 & B-2-G

9/3/2024
Date

LINE #	BEARING	DISTANCE
L1	S 41°31'39" E	190.15'
L2	S 02°17'31" E	223.35'
L3	N 87°42'29" E	149.51'
L4	S 30°44'28" E	212.26'

EXISTING DRAINAGE R/W

N 89°13'25" E 1420.70'

TRACT
B-2-E-2-A-1
(12.933 ac.)
(563,370 sq.ft.)

TRACT
B-2-E-2-B
(ZONED: LC3)

TRACT
B-2-F-1-A
(12.225 ac.)
(532,534 sq.ft.)

TRACT
B-2-G-1
(2.353 ac.)
(102,492 sq.ft.)

BISHOP OTT DR.
(80' R/W)(PUBLIC)(CONCRETE)

MAP SHOWING COMBINATION OF

TRACTS B-2-E-2-A, B-2-E-2-B, B-2-F-1 & B-2-G

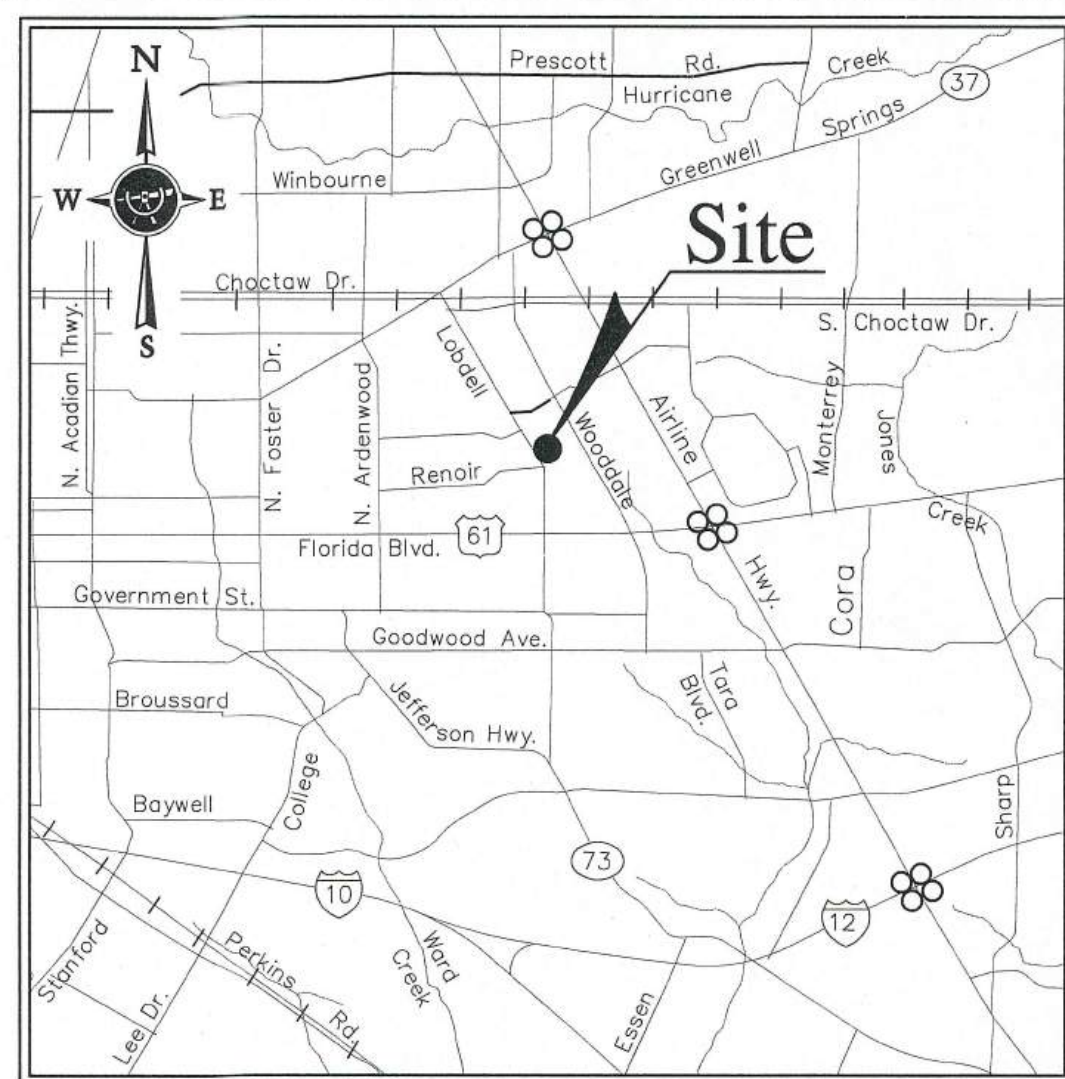
INTO

TRACTS B-2-E-2-A-1, B-2-F-1-A & B-2-G-1

BEING A PORTION OF BAHLINGER INC. PROPERTY
LOCATED IN SECTIONS 71 & 72, T-7-S, R-1-E,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA
FOR
ST CLARE MANOR PROPCO, LLC

NOTES:

WATER: Baton Rouge Water Co.
FIRE: Baton Rouge City Fire
ELECTRIC: Entergy of Baton Rouge
SEWER: W.S.T.N.
GAS: Entergy of Baton Rouge
EXISTING LAND USE: HDR, INST, UND
FUTURE LAND USE: CN
SCHOOL DISTRICT: EBR-4
CHARACTER AREA: Suburban



VICINITY MAP

SCALE: 1" = 2000'

GENERAL NOTES:

- Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 22033C0255F for East Baton Rouge Parish Louisiana, last revised 6/19/2012, the property shown hereon is located in Flood Zone "X". Nearest adjacent Base Flood Elevation = 51.8 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 AREAS DEFINED:

Zone "X": Areas determined to be outside the 0.2% annual chance flood plain.

Flood Insurance Rate Maps are revised frequently and can be found online at: msc.fema.gov

- Zoning: C1 (Light Commercial) [Tracts B-2-E-2-B, B-2-F-1 & B-2-G], C2 (Heavy Commercial) [Tract B-2-F-1] and LC3 (Light Commercial Three) [Tract B-2-E-2-A]

Yard Requirements:

Minimum Front Yard: 10 feet (C1, C2 & LC3)
Minimum Rear Yard: N/A (C1, C2 & LC3)
Minimum Side Yard: N/A (C1, C2 & LC3)
Minimum Corner Side Yard: 10 feet (C1, C2 & LC3)

Zoning information should be verified with City/Parish Planning Commission.

- Reference Maps:

A. Map Showing ALTA/NSPS Land Title Survey of Tracts B-2-F-2-A, B-2-F-2-B, B-2-F-2-C, B-2-F-2-D, B-2-F-2-E & B-2-F-2-F being a portion of Bahlinger, Inc. Property located in Section 71, T-7-S, R-1-E, Greensburg Land District, East Baton Rouge Parish, Louisiana, for Baton Rouge Village, Inc. m Calais Baton Rouge, Inc., Chateau Baton Rouge, Inc., Villa Baton Rouge, LP, & St. Martha's Village, LLC, by David L. Patterson, P.L.S. dated 04-18-2023.

B. Map Showing the Resubdivision of Tract B-2-A-1, Tract B-2-A-2-A, Tract B-2-A-2-C, Tract B-2-B1- & Tract B-2-E-1 of the Bahlinger, Inc. Property located in Section 71, Township 7 South, Range 1 East, Greensburg Land District, Parish of East Baton Rouge State of Louisiana into Tract B-2-F-1, Tract B-2-F-2 & Tract B-2-G for Our Lady of the Lake Regional Medical Center by Cletus Langlois P.L.S. dated 11/04/98.

C. Map Showing Resubdivision of Tract B-2-E-2 Bahlinger, Inc. Property into Tracts B-2-E-2-A & B-2-E-2-B located in Section 71, T7S, R1E Greensburg Land District, East Baton Rouge Parish, Louisiana for Bahlinger & Company by GWS Engineering, Inc.

D. Map Showing Resubdivision of Tract B-2-F-2 Into Tracts B-2-F-2-A, B-2-F-2-B, B-2-F-2-C, B-2-F-2-D, B-2-F-2-E & B-2-F-2-F, Being a Portion of the Bahlinger, Inc. Property, by Woody R. Triche, dated May 24, 2002 (Orig. 101, Bnd. 11384)

- The bearings shown hereon are GRID and referenced to the Louisiana State Plane Coordinate System, South Zone, NAD 83. Distances are U.S. Survey Feet.
- 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.
- Utilities: The location of underground utilities was not in the scope of this survey.
- Per latest quad map, no major contours cross this site.

APPROVED

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

09/09/2024
Date
54856-EOP
13345784

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".

Scott L. Patterson
Scott L. Patterson, P.L.S.
La. Registration No. 5246

6/4/2024
Date

CERTIFIED TRUE AND CORRECT COPY
OF MAP
ORIG 503 BUNDLE 13331

SEP 13 2024

East Baton Rouge Parish
Deputy Clerk of Court

DATE: 06/04/2024
JOB #: 24-533-01
DWN. BY: DCS
CKD. BY: SLP

SHEET NO:

01

OF: 01