

- LEGEND**
- Property Line
 - Right of Way Line
 - Canopy Line
 - Servitude Line
 - Building Setback Line
 - SS 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

CPCC 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 herein, 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.

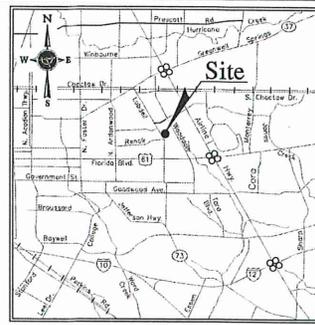
SEWAGE DISPOSAL:
 No person shall provide a method of sewage disposal, except connection to an approved sanitary sewer system, until the method of sewage treatment and disposal has been approved by the Health Unit of East Baton Rouge Parish.

[Signature] 9/3/2024
 Vikas Gupta, CL, Civil Engineer, LLC
 Owner: Tracts B-2-E-2-A, B-2-E-2-B, B-2-F-1, & B-2-G

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'

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:**
- 1. WATER: Baton Rouge Water Co.
 - 2. FIRE: Baton Rouge City Fire
 - 3. ELECTRIC: Entergy of Baton Rouge
 - 4. SEWER: W.S.T.N.
 - 5. GAS: Entergy of Baton Rouge
 - 6. EXISTING LAND USE: HDR, HIST, WIND
 - 7. FUTURE LAND USE: CN
 - 8. SCHOOL DISTRICT: EBR-4
 - 9. CHARACTER AREA: Suburban



- GENERAL NOTES:**
- Flood Note:** In accordance with FEMA Flood Insurance Rate Map Panel No. 2203302557 for East Baton Rouge Parish, Louisiana, last revised 8/19/2012, 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/NISP 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. and Baton Rouge Village, Inc., Chateau Baton Rouge, Inc., Villa Baton Rouge, LP, & St. Maria's Village, LLC by David L. Patterson, P.L.S. dated 04-18-2023.
 B. Map Showing the Re subdivision of Tract B-2-E-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-D of Our Lady of the Lake Regional Medical Center by Cetus Langlois P.L.S. dated 11/04/98.
 C. Map Showing Re subdivision 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, T-7-S, R-1-E Greensburg Land District, East Baton Rouge Parish, Louisiana for Bahlinger & Company by GWS Engineering, Inc.
 D. Map Showing Re subdivision 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).
 4. The bearings shown hereon are GRID and referenced to the Louisiana State Plane Coordinate System, South Zone, NAD 83. Distances are I.L.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. Per latest quad map, no major contours cross this site.

APPROVED

[Signature] 09/09/2024
 Ryan L. Halcomb, ACP, Director
 Or his designee
 City-Parish Planning Commission

4856-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".

[Signature] 6/4/2024
 Scott L. Patterson, P.L.S.
 La. Registration No. 5246



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DATE: 06/04/2024
 JOB #: 24-533-01
 DRAWN BY: DCS
 CKD BY: SLP
 SHEET NO. 01 OF 01

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