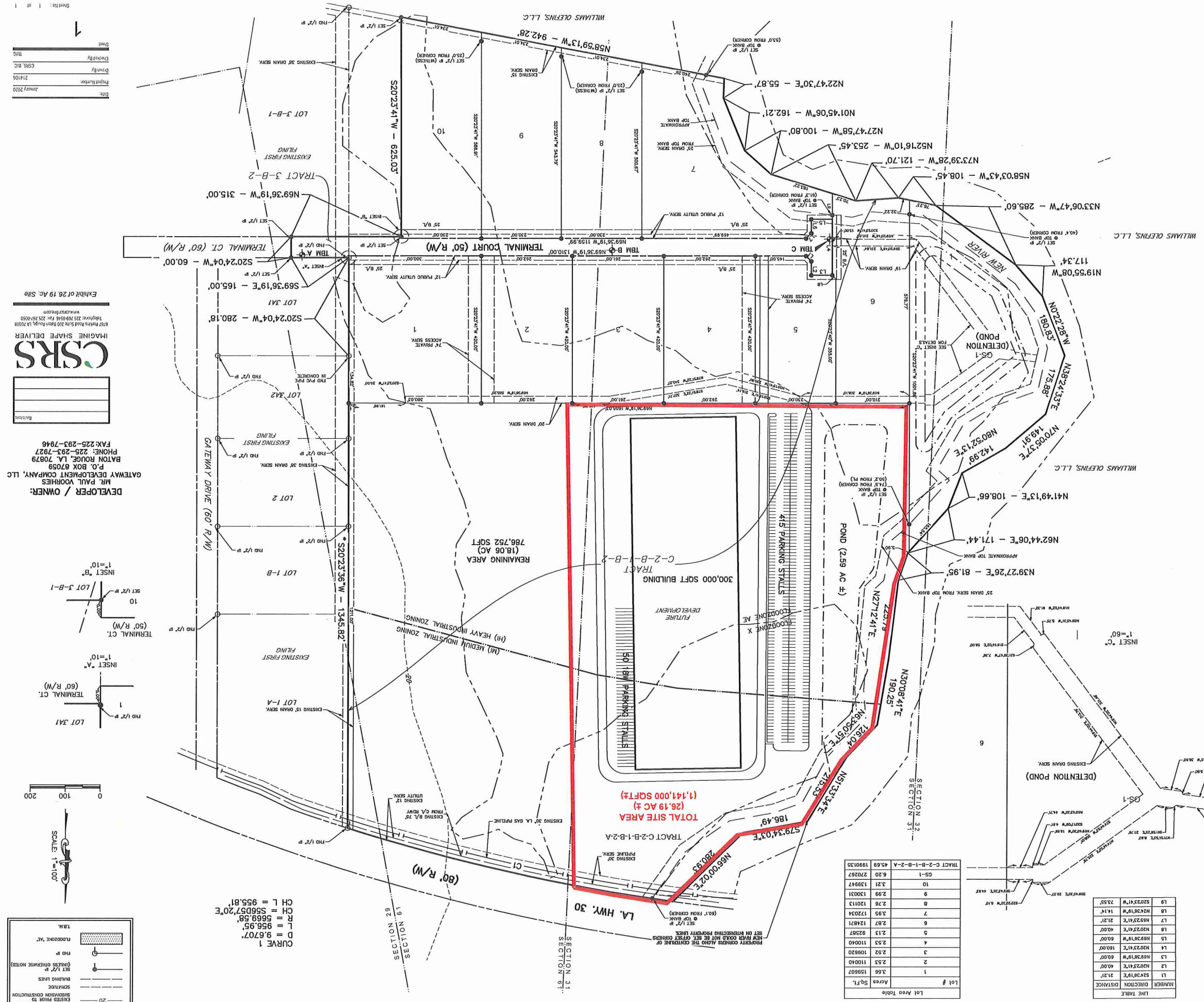

TRACT C-2-B-1-B-2-A
TOTAL SITE AREA
(26.19 AC ±)
(1,141,000 SQFT)
300,000 SQFT BUILDING
FUTURE DEVELOPMENT
415 PARKING STALLS
150 18W PARKING STALLS
POND (2.59 AC ±)
REMAINING AREA
786,752 SQFT
(18.06 AC)
TRACT C-2-B-1-B-2
TRACT 3-B-2
TRACT 3-B-1
LOT 1-A
LOT 1-B
LOT 2
LOT 3A1
LOT 3A2
EXISTING FIRST FILING
TERMINAL CT. (60' R/W)
TERMINAL COURT (60' R/W)
GATEWAY DRIVE (60' R/W)
LA. HWY. 30 (80' R/W)
NEW RIVER
WILLIAMS OLEFINS, L.L.C.
(DETENTION POND)
GS-1
(HI) HEAVY INDUSTRIAL ZONING
(MI) MEDIUM INDUSTRIAL ZONING
FLOODZONE AE
FLOODZONE X
TBM A
TBM B
TBM C
N69°36'19"W 1159.99'
N69°36'19"W 1310.00'
S20°23'36"W - 1345.82'
S20°24'04"W - 280.18'
S69°36'19"E - 165.00'
S20°24'04"W - 60.00'
N69°36'19"W - 315.00'
S20°23'41"W - 625.03'
N58°59'13"W - 942.28'
N22°47'30"E - 55.87'
N01°45'06"W - 162.21'
N27°47'58"W - 100.80'
N52°16'10"W - 253.45'
N73°39'28"W - 121.70'
N58°03'43"W - 108.45'
N33°06'47"W - 285.60'
N19°55'08"W 117.34'
N22°22'28"W 180.85'
N38°37'37"E 115.88'
N70°05'37"E 149.91'
N80°52'13"E 142.99'
N41°49'13"E - 108.66'
N62°44'06"E - 171.44'
N39°27'26"E - 81.95'
N27°12'41"E 220.79'
N30°08'41"E 190.25'
N51°33'34"E 215.53'
S79°34'03"E 186.49'
N66°00'02"E 280.95'
N63°50'57"E 126.04'
SECTION 32
SECTION 31
SECTION 29
SECTION 31
CURVE 1
D = 9.6707°
L = 956.95'
R = 5669.58'
CH = S56D57'20"E
CH L = 955.81'
SCALE 1"=100'
0
100
200
INSET "A"
1"=10'
INSET "B"
1"=10'
INSET "C"
1"=60'
VICINITY MAP
Scale: 1"=4000'±
Site
LA HWY 74
LA HWY 30
RUSH ROAD
MISSISSIPPI RIVER
LA HWY 73
LEGEND
SYMBOL
DESCRIPTION
CONTOUR LINES AS THEY EXISTED PRIOR TO SUBDIVISION CONSTRUCTION
SEWERLINE
DRAINAGE LINES
SET 1/2" IP (UNLESS OTHERWISE NOTED)
FND IP
FLOODZONE "AE"
T.B.M.
LOT # | Acres | Sq.Ft.
TRACT C-2-B-1-B-2-A | 45.69 | 1990135
GS-1 | 6.20 | 270267
10 | 3.21 | 139947
9 | 2.99 | 130031
8 | 2.76 | 120113
7 | 3.95 | 172034
6 | 2.87 | 124971
5 | 2.13 | 92597
4 | 2.53 | 110040
3 | 2.52 | 109670
2 | 2.53 | 110040
1 | 3.66 | 159507
LINE TABLE
NUMBER | DIRECTION | DISTANCE
L1 | S24°39'19"E | 21.21'
L2 | N20°23'41"E | 40.00'
L3 | N69°36'19"W | 60.00'
L4 | N20°23'41"E | 160.00'
L5 | N69°36'19"W | 60.00'
L6 | N20°23'41"E | 40.00'
L7 | N69°23'41"E | 21.21'
L8 | N20°23'41"E | 14.14'
L9 | S20°23'41"W | 73.55'
DEVELOPER / OWNER:
MR. PAUL VOORHIES
GATEWAY DEVELOPMENT COMPANY, LLC
P.O. BOX 87059
BATON ROUGE, LA. 70879
PHONE: 225-293-7927
FAX: 225-293-7946
CSRS
IMAGINE SHAPE DELIVER
6767 Perkins Road Suite 200 Baton Rouge, LA 70808
Telephone: 225 769-0546 Fax: 225 767-0060
www.csrsinc.com
Exhibit of 26.19 Ac. Site
Rev/Date
Date: January 2020
Project Number: 214106
Drawn By: CSRS, INC.
Checked By: TMG
Sheet: 1
Sheet No.: 1 of 1