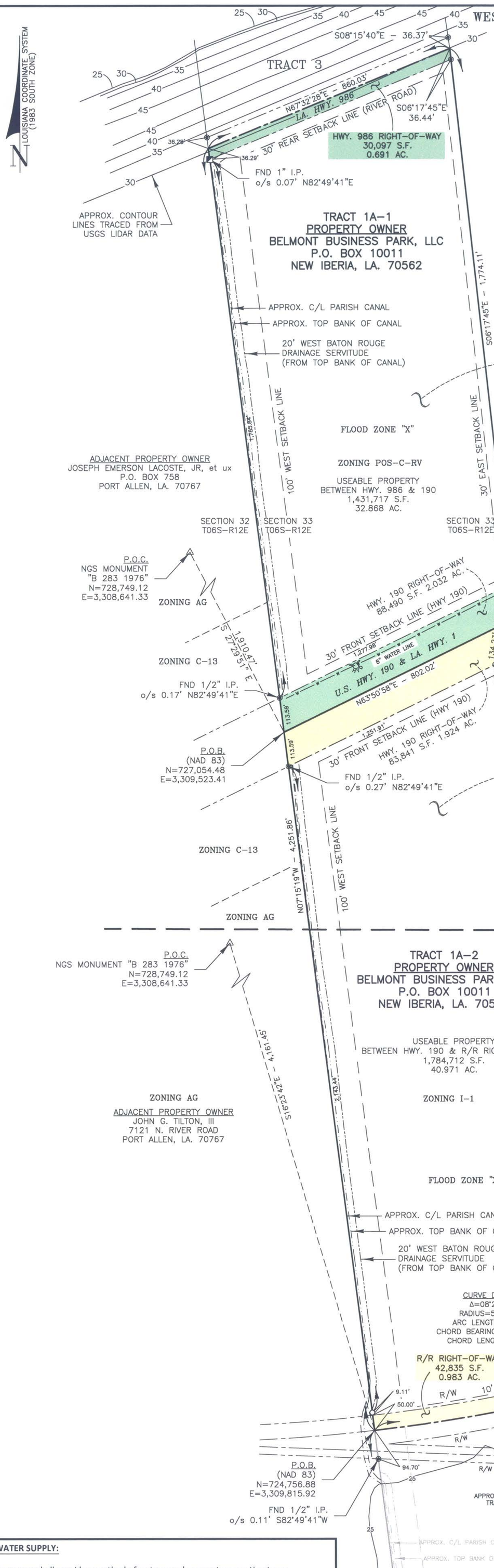
WEST BATON ROUGE PARISH, LOUISIANA
SECTION 33 T06S–R12E
SECTIONS 46, & 47, T07S–R12E



FLOOD ZONE:

THIS TRACT IS LOCATED IN ZONE "X" AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 220239 22121C01000 & 22121C01550, DATED JULY 16, 2014.

ZONING:

THIS PROPERTY IS ZONED I–1 & POS–C–RV:

I–1
- 30' FRONT BUILDING SETBACK LINE
- 10' REAR BUILDING SETBACK LINE
- 100' WEST SIDE BUILDING SETBACK LINE
- 10' EAST SIDE BUILDING SETBACK LINE

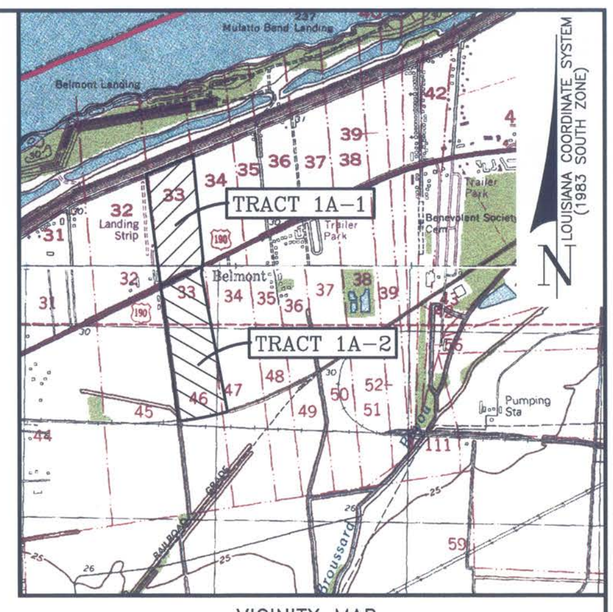
POS–C–RV
- 30' FRONT BUILDING SETBACK LINE (HWY 190)
- 30' REAR BUILDING SETBACK LINE (RIVER ROAD)
- 100' WEST SIDE BUILDING SETBACK LINE
- 30' EAST SIDE BUILDING SETBACK LINE

TRACT 1A–1

HWY. 986 RIGHT–OF–WAY	30,097 S.F.	0.691 AC.
USEABLE PROPERTY BETWEEN HWY. 986 & 190	1,431,717 S.F.	32.868 AC.
HWY. 190 RIGHT–OF–WAY	88,490 S.F.	2.032 AC.
TOTAL	1,550,304 S.F.	35.591 ACRES

TRACT 1A–2

HWY. 190 RIGHT–OF–WAY	83,841 S.F.	1.924 AC.
USEABLE PROPERTY BETWEEN HWY. 190 & R/R RIGHT–OF–WAY	1,784,712 S.F.	40.971 AC.
R/R RIGHT–OF–WAY	42,835 S.F.	0.983 AC.
TOTAL	1,911,388 S.F.	43.878 ACRES



VICINITY MAP

GRAPHIC SCALE: 1" = 2,000'

0 1000' 2000' 4000' 6000' 8000'

LEGAL DESCRIPTION - TRACT 1A-1

A certain parcel of land identified as Tract 1A-1 located in Section 33 T06S-R12E in the Parish of West Baton Rouge, State of Louisiana, is more fully described as follows:

Commencing at a found NGS monument stamped "B 283 1976" known as the "POINT OF COMMENCEMENT" [P.O.C.], having a Louisiana State Plane south zone coordinates of North=728,749.12 and East=3,308,641.33 (NAD83, U.S. FT.),

Thence, South 27°29'51" East a distance of 1,910.47 feet to a point, said point being on the centerline of U.S. Hwy. 190 & La. Hwy. 1 and the south western corner of Tract 1A-1, said point is "THE POINT OF BEGINNING" [P.O.B.],

Beginning at the "Point of Beginning" [P.O.B.] of said Tract 1A-1, having a Louisiana State Plane south zone coordinates of North=724,054.48 and East=3,309,523.41 (NAD83, U.S. FT.),

Thence, North 07°15'19" West a distance of 1,935.72 feet to a point, said point being the centerline of La. Hwy 986 and the north western corner of Tract 1A-1,

Thence, North 67°32'28" East along the centerline of La. Hwy. 986 a distance of 860.03 feet to a point, said point being the north eastern corner of Tract 1A-1,

Thence, South 06°17'45" East a distance of 1,774.11 feet to a found 3/4" iron rebar,

Thence, South 10°43'03" West a distance of 134.23 feet to a point, said point being the centerline of U.S. Hwy. 190 & La. Hwy. 1 and the south eastern corner of Tract 1A-1,

Thence, South 63°50'18" West along the centerline of U.S. Hwy. 190 & La. Hwy. 1 a distance of 802.02 feet to a point, said point being on the centerline of U.S. Hwy. 190 & La. Hwy. 1 and the south western corner of Tract 1A-1, to the "POINT OF BEGINNING" [P.O.B.],

The total area of said Tract 1A-1 contains 35.591± acres

LEGAL DESCRIPTION - TRACT 1A-2

A certain parcel of land identified as Tract 1A-2 located in Section 33 T06S-R12E & Sections 46 & 47 T07S-R12E in the Parish of West Baton Rouge, State of Louisiana, is more fully described as follows:

Commencing at a found NGS monument stamped "B 283 1976" known as the "POINT OF COMMENCEMENT" [P.O.C.], having a Louisiana State Plane south zone coordinates of North=728,749.12 and East=3,308,641.33 (NAD83, U.S. FT.),

Thence, South 16°23'42" East a distance of 4,161.45 feet to a point, said point being on the centerline of Kansas City Southern Railroad and the south western corner of Tract 1A-2, said point is "THE POINT OF BEGINNING" [P.O.B.],

Beginning at the "Point of Beginning" [P.O.B.] of said Tract 1A-2, having a Louisiana State Plane south zone coordinates of North=724,756.88 and East=3,309,815.92 (NAD83, U.S. FT.),

Thence, North 07°15'19" West a distance of 2,316.14 feet to a point, said point being the centerline of U.S. Hwy. 190 & La. Hwy. 1 and the north western corner of Tract 1A-2,

Thence, North 63°50'58" East along the centerline of U.S. Hwy. 190 & La. Hwy. 1 a distance of 802.02 feet to a point, said point being the north eastern corner of Tract 1A-2,

Thence, South 10°43'03" West a distance of 134.23 feet to a found 1/2" iron pipe,

Thence, South 10°33'39" East a distance of 2,399.23 feet to a point, said point being the centerline of Kansas City Southern Railroad and the south eastern corner of Tract 1A-2,

Thence, along a non-tangential curve to the right having a delta angle of 08°28'17", radius of 5,803.86 feet, arc length of 858.13 feet, and a chord bearing South 79°12'16" West for a distance of 857.35 feet to a point, said point being on the centerline of Kansas City Southern Railroad and the south western corner of Tract 1A-2, to the "POINT OF BEGINNING" [P.O.B.],

The total area of said Tract 1A-2 contains 43.878± acres

REFERENCE MAP:

1. "MAP SHOWING THE RESUBDIVISION OF BELMONT PLANTATION PROPERTIES INTO TRACTS 1, 2, 3 & 4 LOCATED IN SECTIONS 33, 34, 35, 36, 37, 38, 39 AND A PORTION SECTION 40, T–6–S, R–12–E, AND SECTIONS 46, 47, 48, 49, 50, 51, 52, T–7–S, R–12–E S.E. LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER PARISH OF WEST BATON ROUGE, STATE OF LOUISIANA FOR HORACE WILKINSON ET. ALS. c/o MR. BARRY WILKINSON, ATTORNEY P.O. BOX 588 PORT ALLEN, LA. 70767" BY PATIN ENGINEERS AND SURVEYORS, INC., DATED OCTOBER 11, 2007 AND REVISED JANUARY 17, 2008.

2. "BELMONT OWNERS LLC FINAL MAP SHOWING THE DIVISION OF TRACT 1 OF THE RESUBDIVISION OF BELMONT PLANTATION PROPERTIES INTO TRACT 1A & 1B LOCATED IN SECTION 33, T06S–R12E & SECTIONS 46 & 47, T07S–R12E WEST BATON ROUGE PARISH, LOUISIANA" BY MORRIS P. HEBERT, INC., DATED DECEMBER 14, 2017 AND LAST REVISED MARCH 6, 2018. (REF. JN 13007 – DRAWING 13007BAS0001A3.dwg)

NOTES:

THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, RIGHTS–OF–WAY, RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.

SECTION LINES DEPICTED ON THIS PLAT WERE DERIVED FROM U.S.C & G.S. 7.5 MINUTE QUADRANGLE "SCOTLANDVILLE, LA" AND "BATON ROUGE WEST, LA" AND ARE FOR INFORMATIONAL PURPOSES.

COORDINATES, BEARINGS & DISTANCES AS SHOWN DERIVED FORM GLOBAL POSITIONING SYSTEM (GPS) STATIC SURVEY AND ARE BASED ON LOUISIANA STATE PLANE SOUTH ZONE NAD83, US FT.

WATER SUPPLY:

No person shall provide a method of water supply, except connection to an approved water supply system, until the method of water supply has been approved by the Health Department of West Baton Rouge Parish, Louisiana.

SUBDIVISION NOTES:

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 West Baton Rouge Parish.

The size and grade of all driveway culverts shall be approved by the West Baton Rouge Parish Council or their representative for all Parish roads and by the State of Louisiana Department of Transportation and Development for all State Highways.

All infrastructure improvements shall be designed, constructed, inspected and maintained according to standards listed in the West Baton Rouge Parish Unified Development Code or as otherwise negotiated with parish officials.

BELMONT BUSINESS PARK, LLC _____ Date

APPROVED:

John Tilton III, Chairman, West Baton Rouge Parish Planning & Zoning Commission _____ Date

Riley L. Berthelot, Jr., Parish President West Baton Rouge Parish _____ Date

(The Subdivision of Land depicted on this plat is not official until such time as all "Governing Agencies" listed above note their approval by the signatures of their representatives on this plat. Morris P. Hebert, Inc., (MPH) and the undersigned Surveyor are not responsible for any distribution or transfer of property or the recording of this plat without the proper official signatures.)

LEGEND:
- FND 3/4" REBAR
- FND 1/2" I.P.
- FND 1" I.P.
- FIRE HYDRANT

STATE OF LOUISIANA
JOHN C. MATTINGLY
REG. No. 4710
REGISTERED PROFESSIONAL LAND SURVEYOR

APPROVED: _____
JOHN C. MATTINGLY, P.L.S.
LA. LAND SURVEYOR REG. No. 4710
THIS DOCUMENT VALID ONLY WHEN EITHER AN ORIGINAL CERTIFICATION STAMP OR AN EMBOSSING SEAL IS IMPRESSED OVER AN ORIGINAL SIGNATURE.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERS AND LAND SURVEYORS BOARD AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH SUBURBAN AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

NO.	DATE	REV. BY:	REVISION

BELMONT BUSINESS PARK, LLC

FINAL MAP SHOWING THE DIVISION OF TRACT 1A OF THE RESUBDIVISION OF BELMONT PLANTATION PROPERTIES INTO TRACT 1A–1 & TRACT 1A–2 LOCATED IN SECTION 33, T06S–R12E & SECTIONS 46 & 47, T07S–R12E WEST BATON ROUGE PARISH, LOUISIANA

Morris P. Hebert, Inc.
SURVEYING • ENGINEERING • ENVIRONMENTAL SERVICES • FIELD SERVICES • GIS
P.O. BOX 3106 • 283 CORPORATE DRIVE • HOUMA, LOUISIANA 70361 • (985) 879–2731
HOUMA, LA. • BATON ROUGE, LA. • HOUSTON, TX. • SAN ANTONIO, TX.
TEXAS SURVEY FIRM REGISTRATION NUMBER: 10193786 (HOUMA OFFICE)

DRAWN BY:	TPC	SHEET:	1 OF 1
CHKD./APPD. BY:	JCM	SCALE:	AS SHOWN
UPDATED BY:		DATE:	10/25/18
DATA BASE:		JOB NO.	13337
MPH CAD FILE:	13337BAS0001A0.DWG		

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