

BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.

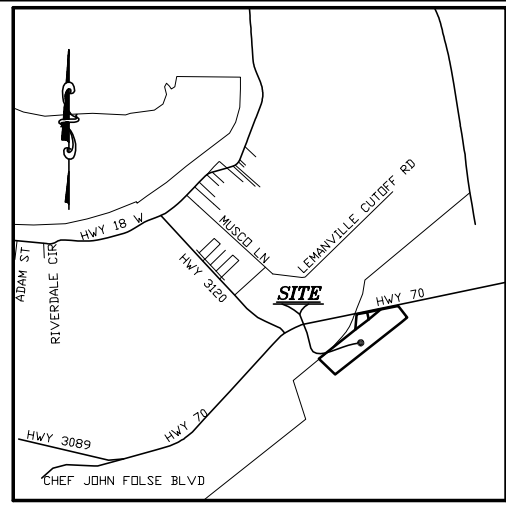
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 22093 C 0075C, DATED JULY 4, 2011, THIS PROPERTY IS LOCATED IN FLOOD ZONE X.

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

*** BASIS OF BEARING: S51°27'26"W**
BEING THE SOUTHERLY PROPERTY LINE OF TRACTS B-1-B & B-1-A-1 BEARINGS ARE REFERENCED TO LA STATE PLANE GRID, SOUTH ZONE

NOTE:
ALL SECTION LINES ARE APPROXIMATE

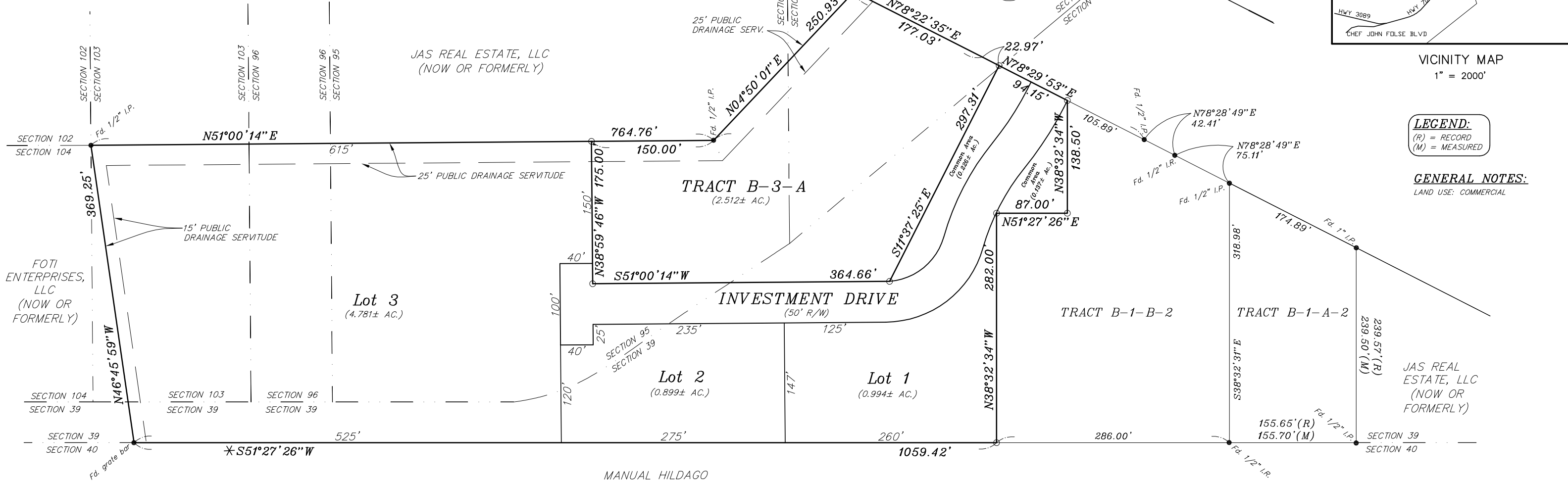
- REFERENCE MAPS:**
1. SURVEY SHOWING REDIVISION OF TRACT B-1A INTO TRACT B-1A1 AND TRACT B-1A2, BY LEONARD CHAUVIN P.E., P.L.S., INC. DATED 5-17-07.
 2. SURVEY PLAT OF TRACTS B-1, B-2, & B-3, BY W.J. COINTMENT, DATE UNKNOWN.
 3. MAP SHOWING EXCHANGE OF PROPERTY BETWEEN TRACTS B-1-B, B-1-A-1 & B-2, INTO TRACTS B-1-B-1 & B-1-B-2, BY GWS ENGINEERING, INC., DATED NOVEMBER 7, 2013.



VICINITY MAP
1" = 2000'

LEGEND:
(R) = RECORD
(M) = MEASURED

GENERAL NOTES:
LAND USE: COMMERCIAL



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 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 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.

SEWERAGE:
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 ST. JAMES PARISH.

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "C" SURVEY AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. 33:5051, ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

GWS ENGINEERING, INC.
ROBERT W. OVERALL, P.L.S. _____ DATE _____

MANUAL HILDAGO
(NOW OR FORMERLY)

APPROVED:

GLENN MILLET _____ TIMMY ROUSSEL _____
PLANNING COMMISSION CHAIRMAN PRESIDENT, ST. JAMES PARISH

DATE _____ DATE _____

NOTE:
NO ATTEMPT HAS BEEN MADE BY GWS ENGINEERING, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

WETLANDS DETERMINATION:
A WETLANDS DETERMINATION WAS NOT REQUESTED AND IS NOT BEING PROVIDED AS PART OF THIS SURVEY.

PRELIMINARY PLAT
OF
TRUXILLO COMMERCIAL PARK
LOCATED IN SECTIONS 39, 85, 95, 96 & 103 T-11-S, R-15-E SOUTHEASTERN LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER ST. JAMES PARISH, LOUISIANA FOR
ESQUIVEL PROPERTIES, LLC
2431 HIGHWAY 308 SOUTH DONALDSONVILLE, LA 70346
PHONE: (225) 717-2665 FAX: (225) 746-9320

Louisiana
one
Call before
you dig.
1-800-272-3020

F.B. NO.:	PG. NO.:
DESIGNED: BMA	CADFILE: 13121PL2
DETAILED: BMA	DATE: 06-17-14
CHECKED: JKC	SHEET NO.:

GWS Engineering, Inc.
Engineering Consultants - Land Surveyors
7520 Perkins Rd. • Suite 290 • Baton Rouge, LA 70808
Phone: (225) 769-1788 GWSEngineering.com

ESQUIVEL PROPERTIES, LLC - OWNER _____ DATE _____