



- LEGEND:**
- Priority Line
  - Right-of-Way Line
  - Building Line
  - Servitude Line
  - Center Line Road
  - Approximate Section Line
  - Contour Line
  - Toe of Ditch
  - Top Bank Ditch
  - Centerline Ditch
  - Title Dimension
  - Fire Hydrant
  - Street Light
  - Phase 1/2" Iron Pipe
  - Found Property Marker
  - East's Ditch
  - East's Asphalt

**PURPOSE OF SURVEY:**  
The Purpose of this Survey is to show the Resubdivision of Lots 12 & 13 (West Shore Business Park) into Lots 12-A & 13-A.

**FLOOD ZONE:**  
By state only, this Property is located in Flood Zone "X" as shown on Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) Community Panel No. 220223 231202G D for West Baton Rouge Parish, LA, having an effective date of July 16, 2014. No field verification has been made of this Flood Zone determination.

**CONTOUR NOTE:**  
Contours shown are approximate only and are from 1999 LIDAR data supplied by the LSU GIS Lab. No field verification has been made of this LIDAR Elevation Data. No site design or building design shall be based on the approximate contours.

**NOTE:**  
MODIFICATIONS OR REVISIONS TO OUR DOCUMENTS WITHOUT OUR KNOWLEDGE & CONSENT WILL VOID ANY CERTIFICATION, THIS INCLUDING US FROM ANY RESPONSIBILITY, LIABILITY OR LEGAL ACTION RESULTING FROM SUCH MODIFICATIONS OR REVISIONS.

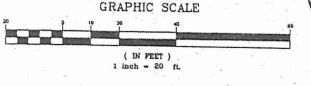
**REFERENCE MAP:**  
1.) "Final Plat of West Shore Business Park located in Sections 75 & 76, T-7-S, R-12-E, Southeast Land District, West Baton Rouge Parish, Louisiana for Loup Development, LLC" by Landcourse, Inc. (Davis L. Patterson, P.L.S.) dated June 4, 2008.

**REFERENCE BEARING (+):**  
Reference Bearing based on Reference Map No. 1: (N 66°25'04" W)

**WATER SUPPLY:**  
West Baton Rouge Parish 8" Water Line South side of West Shore Avenue.

**BUILDING LINES:**  
Building Lines given by Reference Maps are shown. Building Lines not shown or given by Reference Maps are shown as required by CURRENT Subdivision & Zoning Ordinances and are detailed with (+).

**BUILDING SETBACK REQUIREMENTS:**  
BUILDING SETBACK REQUIREMENTS ARE BEING FURNISHED AS REFERENCE ONLY and SHOULD BE CONFIRMED WITH LOCAL GOVERNING AUTHORITY PRIOR TO ANY TRANSFER, DESIGN OR CONSTRUCTION.

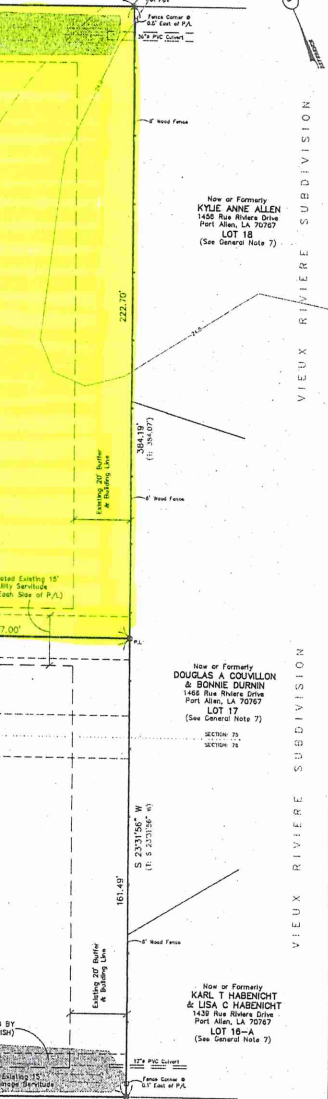
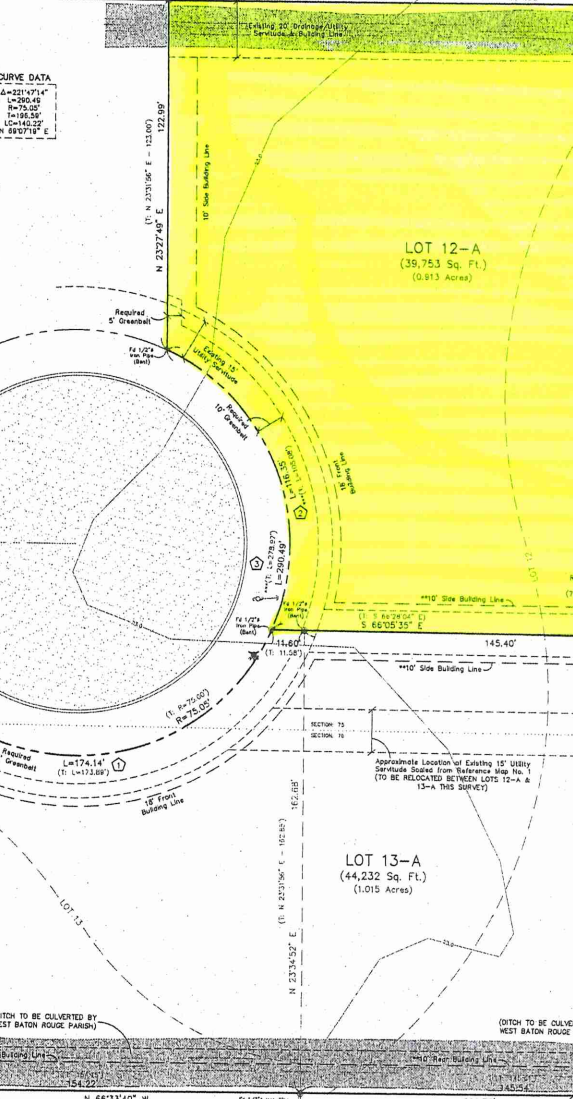
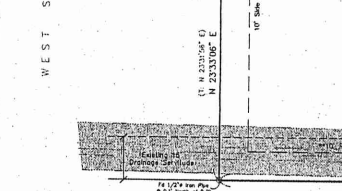
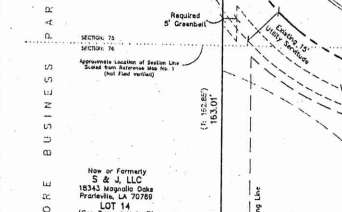
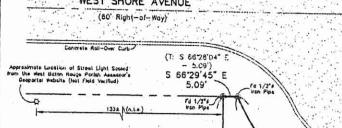
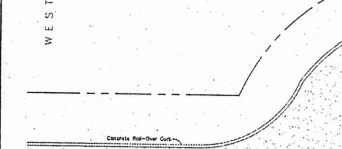


**CURVE DATA**

Δ=132°27'25"	Δ=86°48'48"	Δ=221°47'14"
L=114.14'	L=118.32'	L=306.14'
R=75.00'	R=75.00'	R=75.00'
T=15.00'	T=15.00'	T=15.00'
L=127.62'	L=105.04'	L=142.23'
S 66°25'04" E	N 23°35'06" E	S 66°25'04" E

Now or Formerly  
**LOUP DEVELOPMENT COMPANY, LLC**  
5554 Hwy 1 South  
Addis, LA 70710  
LOT 11  
(See General Note 7)

**REFERENCE PLAT DISCREPANCY WITH FIELD DATA FOUND:**  
IT APPEARS AFTER REVIEW THAT THE "L" DISTANCE INCLUDED ON FINAL PLAT OF WEST SHORE BUSINESS PARK IN THE CU-SH-SAC AREA AND AROUND PER PLAT AS CURVE DATA 122 CONTAINS A DISTANCE THAT MAY HAVE BEEN A "L" (CHORD) DISTANCE AND NOT THE ACTUAL "L" (LENGTH) DISTANCE IN TURN DATA AFFECTED THE "L" DISTANCE IN CURVE DATA 122.



**SUBDIVISION NOTES:**  
Applicable to immediate and future property owners of lots, tracts or parcels of land surveyed and certified by this plat.  
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 site and grade of all driveway culverts must be approved by the West Baton Rouge Parish Council or their representative for driveways accessing all parish roads.  
Driveway permits (also a grade of all driveway culverts) must be applied for and approved by the State of Louisiana Department of Transportation and Development for advance development and construction. State of Louisiana Department of Transportation and Development consent (management, traffic signs, and/or turn lane requirements) must be followed.  
All infrastructure improvements must be designed, constructed, inspected and maintained according to standards listed in the West Baton Rouge Parish Ordinances or as otherwise specified with parish officials.  
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 parish laws and ordinances governing the conveyance and development of the property.  
For small parcels of land sold to or exchanged between adjacent property owners, the owner certifies upon this plat that such sale or exchange does not create an additional lot or lots.

LOT 12-A SHALL NOT BE GRANTED A BUILDING PERMIT UNTIL THE DITCH LOCATED ON THE NORTH SIDE OF LOT IS CULVERTED OR PROPERTY OWNER OWES AN ADDITIONAL 20' SERVIDUTE FROM THE SOUTH TOP BANK OF DITCH.

By signing below the undersigned acknowledges and accepts the conditions as listed in the Subdivision Notes.

*West Shore Park, LLC* 6-23-2015  
Date

APPROVED: *Paul J. Wilson* 6-25-15  
Date  
Paul J. Wilson, Parish President  
West Baton Rouge Parish Planning & Zoning Commission

*Ray E. Barnwell* 6-23-15  
Date  
Ray E. Barnwell, Parish President  
West Baton Rouge Parish

(The subdivision of land depicted on this plat is not official until such time as all "Surveying Approval" lines shown here are approved by the signatures of their representatives on this plat. PEST and the undersigned surveyor are not responsible for any distribution or transfer of property or recording of this plat without the proper official signatures.)

Now or Formerly  
**WILBERT MCCLAY JR.**  
334 N. Dunmore Drive  
Baton Rouge, LA 70806  
(See General Note 7)

**ZONING:**  
West Baton Rouge Parish Zoning: C-1-2 (Community Sealed Commercial District)  
Setbacks:  
Front: 30 ft. (Per Subdivision Plat: 18 ft.)  
Side or Rear: 20 ft.  
Adjacent to Residential Districts: 20 ft.  
Adjacent to Other Districts: 10 ft.

ZONING REQUIREMENTS AND BUILDING SETBACK REQUIREMENTS ARE BEING FURNISHED AS REFERENCE ONLY AND SHOULD BE CONFIRMED WITH LOCAL GOVERNING AUTHORITY PRIOR TO ANY TRANSFER, DESIGN OR CONSTRUCTION.

**GREENBELT REQUIREMENTS:** A MINIMUM TEN-FOOT GREENBELT SHALL BE REQUIRED ALONG THE FRONT PROPERTY LINE, NO PARKING OR STRUCTURE OF ANY KIND WILL BE PERMITTED IN THIS GREENBELT, EXCEPT FOR THE PERMITTED DRIVEWAY ACCESS, A MINIMUM FIVE-FOOT SIDE YARD GREENBELT IS REQUIRED FROM THE FRONT PROPERTY LINE TO THE REAR BUILDING SETBACK LINE. UTILITY SERVICES LOCATED WITHIN THE PROPERTY LINE MAY BE COATED FORWARD THIS GREENBELT REQUIREMENT. SERVICES LOCATED ON PUBLIC RIGHTS-OF-WAY SHALL NOT BE COATED TOWARD THIS GREENBELT REQUIREMENT.

**GENERAL NOTES:**  
1) This survey conforms to current standards of practice as defined in Subpart #2502, Title 44, Chapter 25 of Professional & Occupational Standards for Professional Engineers and Land Surveyors for a Class "C" Survey.  
2) Bearings are based on Reference Map No. 1 of this survey.  
3) Utility locations were not within the scope of this survey.  
4) No attempt has been made to verify title, actual right-of-way, servitudes, easements, right-of-way, or other interests on the property shown, other than those furnished to this office by the client or his representative. No research or investigation of servitudes, easements, or other interests was made by this office. No representation is made that all owners on this property are shown herein.  
5) Owners, potential buyers or other interested parties should be aware that a title abstract of this property showing all encumbrances was not in the scope of this survey.  
6) Wetlands Determination is not within the scope of this survey. Therefore no wetlands determination was made for the property shown on this plat.  
7) Adjacent property information obtained from the West Baton Rouge Parish Assessor's Geographic Website is shown for reference purposes only and does not imply any title, warranty or guarantee to any entity or individual. No survey services requested nor performed on adjacent properties.

**CERTIFICATION:**  
At the request of West Shore Park, LLC, I have made a survey to show the Resubdivision of Lots 12 & 13 (West Shore Business Park) into Lots 12-A & 13-A located in Sections 75 & 76, Township 7 South, Range 12 East, S.E. Land District, East of the Mississippi River, West Baton Rouge Parish, State of Louisiana. This plat is made in accordance with the Louisiana Statutes 33:2005 Et seq. and conforms to all Parish Ordinances governing the subdivision of land. The field work for this survey was completed under my direct supervision.

Certified Correct:  
*Paul J. Wilson*  
Paul J. Wilson, P.L.S.  
Cadastral No. 4723  
Date: 6-23-15

BY SIGNATURE BELOW I, RAYMOND LOUP, ACKNOWLEDGE THAT THERE WERE NO OBJECTIONS FROM LOUP DEVELOPMENT, LLC TO SUBDIVISION LOTS 12-A INTO LOTS 12-A & 13-A.  
*Raymond Loup*  
Raymond Loup  
DATE: 7/21/15

**FINAL PLAT OF THE RESUBDIVISION**  
OF  
**LOTS 12 & 13**  
(WEST SHORE BUSINESS PARK)  
INTO  
**LOTS 12-A & 13-A**  
LOCATED IN  
SECTIONS 75 & 76, TOWNSHIP 7 SOUTH, RANGE 12 EAST  
SOUTHEASTERN LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER  
PARISH OF WEST BATON ROUGE, STATE OF LOUISIANA  
FOR  
**WEST SHORE PARK, LLC**  
111 FOUNDRY DRIVE, SUITE 500  
BATON ROUGE, LA 70710

This Plat may not be used in any other way or form without the express written permission of Patin Engineers & Surveyors, Inc. Use for any other purpose shall be at user's sole risk without any liability to Patin Engineers & Surveyors, Inc. Any Use or Surveyors, Inc. WILL VOID THIS PLAT.

**PEST**  
**PATIN ENGINEERS & SURVEYORS**  
INCORPORATED  
Drawn By: TDF

4463 LA. HWY. 1 SOUTH,  
SUITE F  
PORT ALLEN, LA 70767  
OFFICE: (225) 387-2167  
FAX: (225) 386-9006  
Job No: 15-062