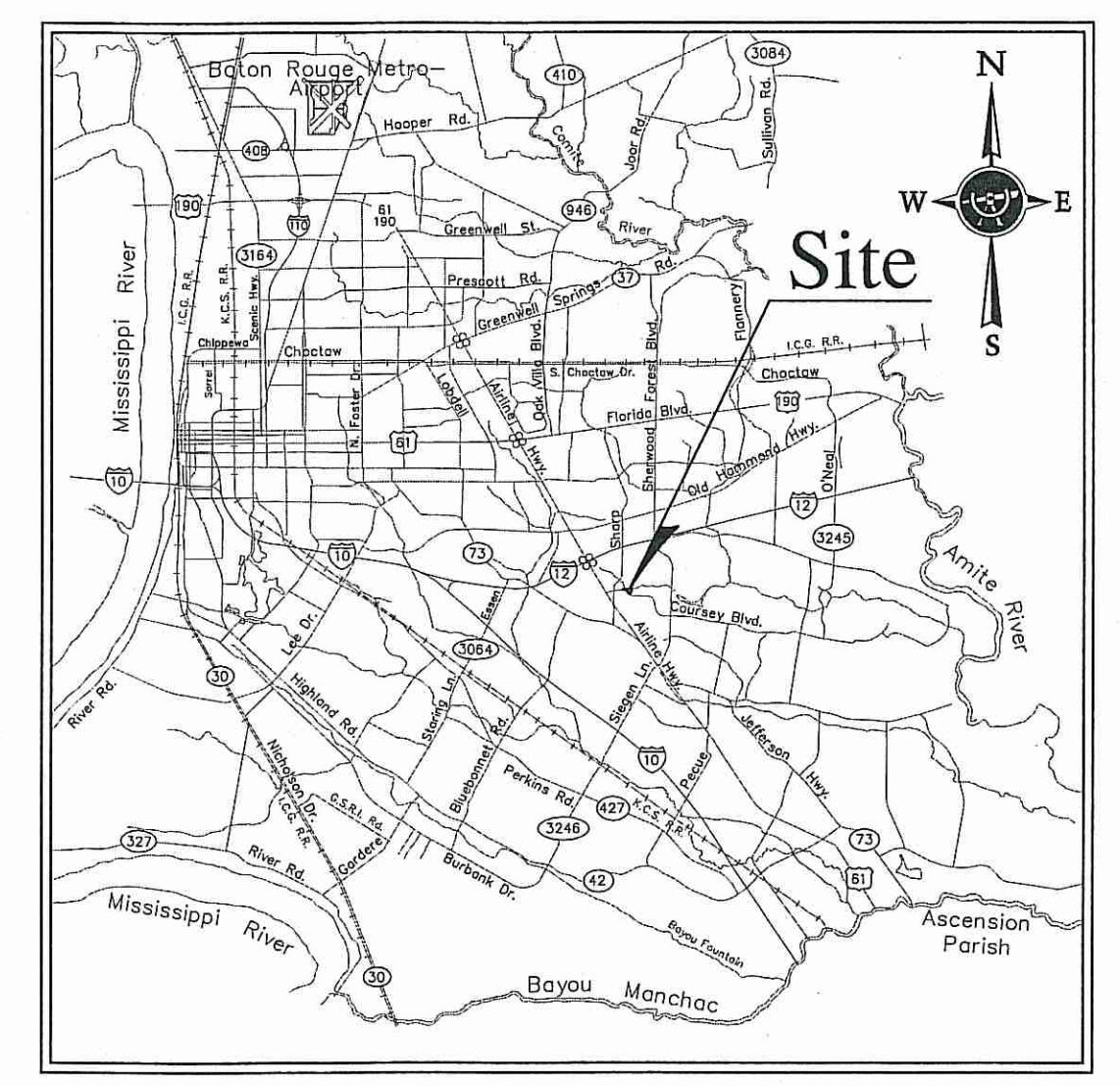


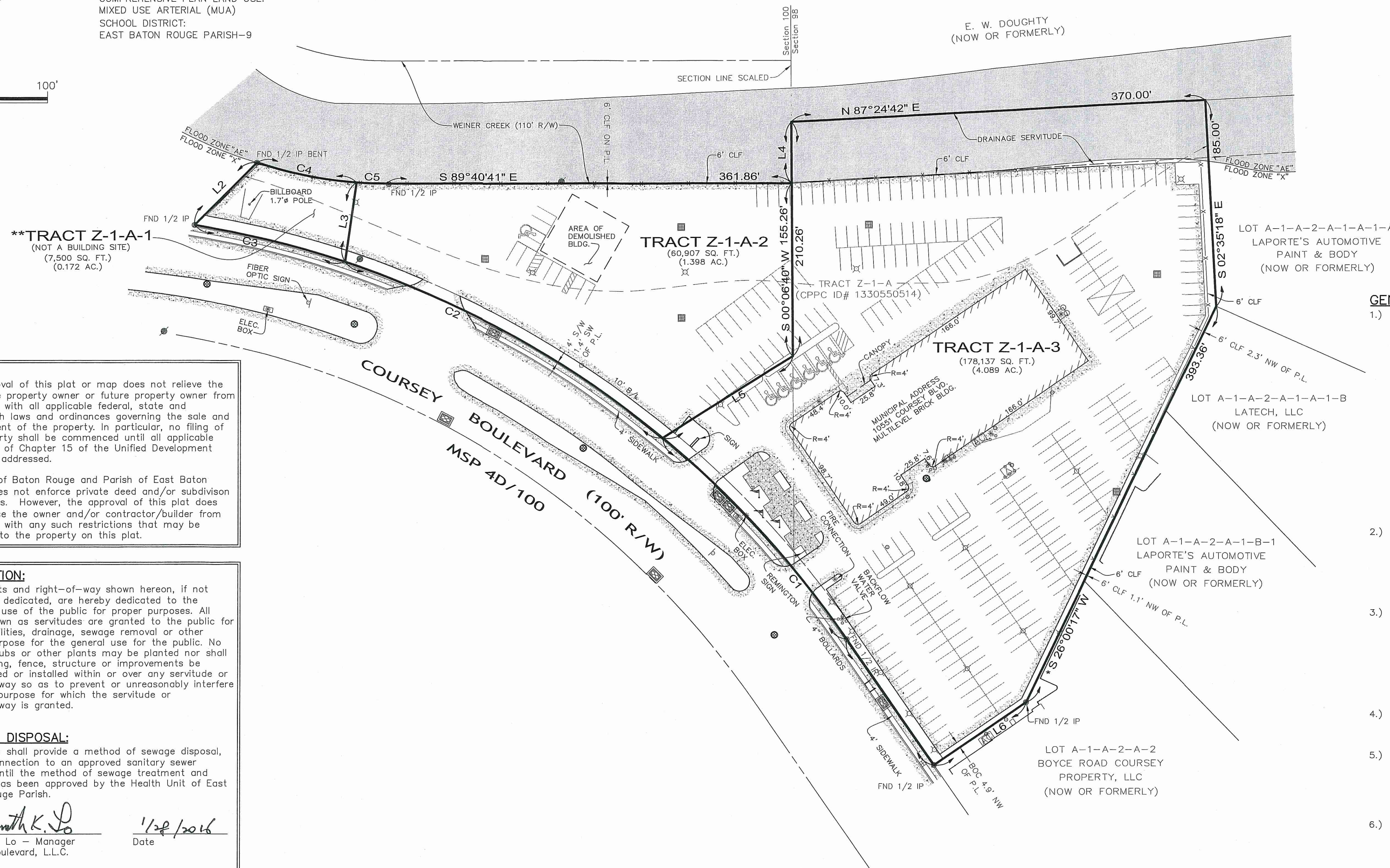
**NOTES:**  
 WATER: BATON ROUGE WATER CO.  
 FIRE: BATON ROUGE CITY  
 ELECTRIC: ENTERGY  
 SEWER: W.S.T.N.  
 GAS: ENTERGY  
 EXISTING LAND USE:  
 COMMERCIAL (C)  
 COMPREHENSIVE PLAN LAND USE:  
 MIXED USE ARTERIAL (MUA)  
 SCHOOL DISTRICT:  
 EAST BATON ROUGE PARISH-9

**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.

NO.	ARC LENGTH	CHORD LENGTH	RADIUS	CHORD DIRECTION	NO.	DIRECTION	DISTANCE
C1	244.26'	243.49'	883.00'	N 41°58'21" W	L1	N 34°02'52" W	137.50'
C2	326.07'	324.22'	883.00'	N 60°28'35" W	L2	N 45°21'09" E	78.76'
C3	138.41'	138.27'	883.00'	N 75°32'45" W	L3	S 08°39'48" W	71.91'
C4	90.90'	90.85'	355.00'	S 78°02'51" E	L4	N 00°06'40" E	55.00'
C5	26.53'	26.52'	355.00'	S 87°31'26" E	L5	S 58°11'34" W	137.40'
					L6	S 55°57'08" W	100.00'



**LANDSOURCE**  
 INCORPORATED  
 A Professional Surveying and Land Information Company  
 6740 Eschwege Drive  
 Baton Rouge, LA 70809  
 website: www.landsource.com  
 Ph: (225) 752-0995  
 Fax: (225) 752-0997  
 email: ls@landsorce.com



**VICINITY MAP**  
 1" = 2000'

**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 filing of the property shall be commenced until all applicable provisions of Chapter 15 of the Unified Development Code are addressed.

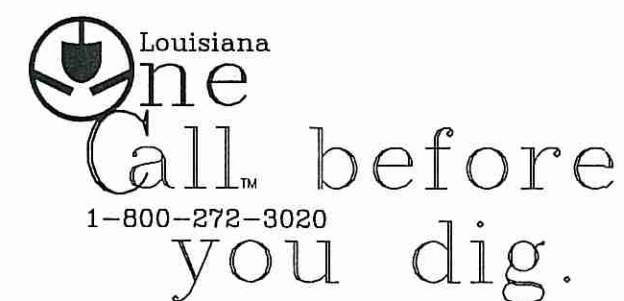
The City of Baton Rouge and Parish of East Baton Rouge does not enforce private deed and/or subdivision restrictions. However, the approval of this plat does not release the owner and/or contractor/builder from complying with any such restrictions that may be attached to the property on this plat.

**DEDICATION:**  
 The streets and right-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 for 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.

*Kenneth K. Lo*  
 Kenneth K. Lo - Manager  
 Coursey Boulevard, L.L.C.  
 1/28/2016  
 Date

**\*\*PROPOSED SEWER INSTALLATION DEDICATION\*\*:**  
 No building permits shall be issued for Tract Z-1-A-1 until the following requirements have been completed: (1) Sanitary sewer plans shall be designed by a qualified licensed engineer; (2) Plans shall be reviewed and approved by the Department of Public Works; (3) The required sanitary sewer improvements shall be constructed and bonded by the owner/contractor; (4) Department of Public Works shall inspect and approve sanitary sewer improvements; (5) Upon acceptance of the work by the Department of Public Works or the posting of a bond by the owner/contractor, a revision to this plat removing this stipulation (See Proposed Sewer Installation Dedication) shall be submitted to the Department of Public Works and the Planning Commission for approval; and (6) The revised plat shall then be recorded in the Clerk of Court Conveyance Records and the required certified copies submitted to the Planning Commission for distribution.



**MAP SHOWING SUBDIVISION SURVEY**  
 OF  
**TRACT Z-1-A**  
 INTO  
**TRACT Z-1-A-1, TRACT Z-1-A-2 & TRACT Z-1-A-3**  
 BEING THE RESUBDIVISION OF THE  
 GERTRUDE A. DUHE, et al PROPERTY  
 AND THE E. W. DOUGHTY PROPERTY AND THE TESSIER TRACT  
 LOCATED IN SECTIONS 98 & 100, T-7-S, R-1-E,  
 GREENSBURG LAND DISTRICT,  
 EAST BATON ROUGE PARISH, LOUISIANA  
 FOR  
**Coursey Boulevard, L.L.C.**

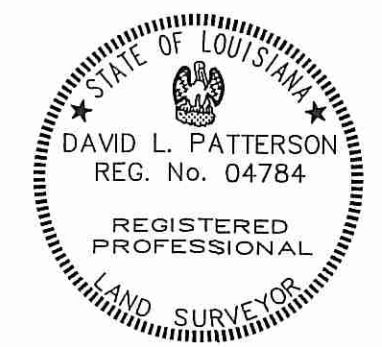
**APPROVED**

*Frank Duke*  
 FRANK DUKE, FAICP, PLANNING DIRECTOR  
 OR HIS DESIGNEE  
 CITY-PARISH PLANNING COMMISSION

1/28/2016 P-48997  
 DATE 55-3-16

**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".



*David L. Patterson*  
 David L. Patterson, P.L.S.  
 La. Registration No. 04784

10/21/15  
 Date

**ORIG.: 410 BNDL.: 12709**