LJG Land Company

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Ascension Commerce Center

An Ongoing Industrial Development

Commercial and Industrial Properties

325 Acres on Hwy. 30 and Hwy. 73 in Gonzales, LA

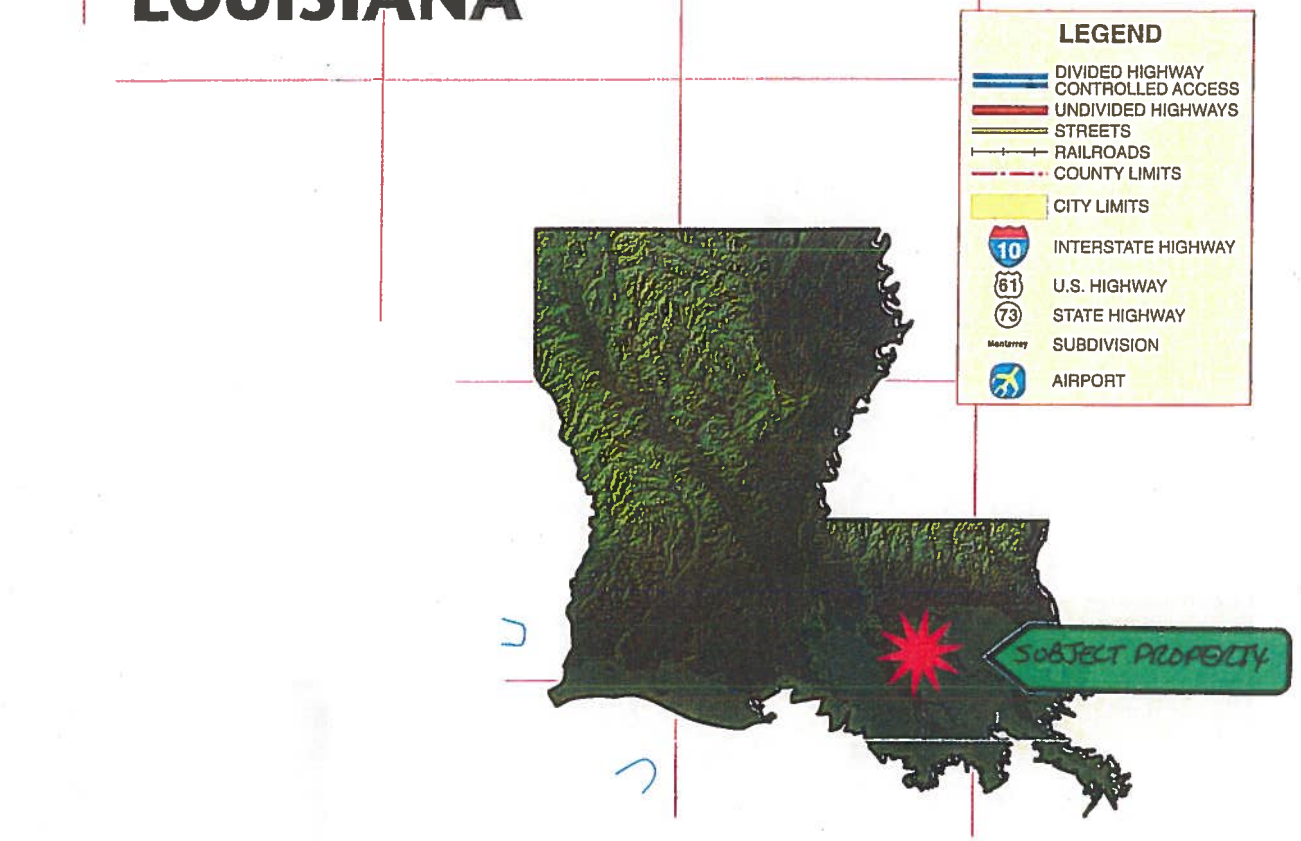
Located approximately 1.8 miles west of Interstate 10 and the Gonzales, La. city limits, this represents a large percentage of the property available for commercial, light industrial, and industrial use and development in the area.

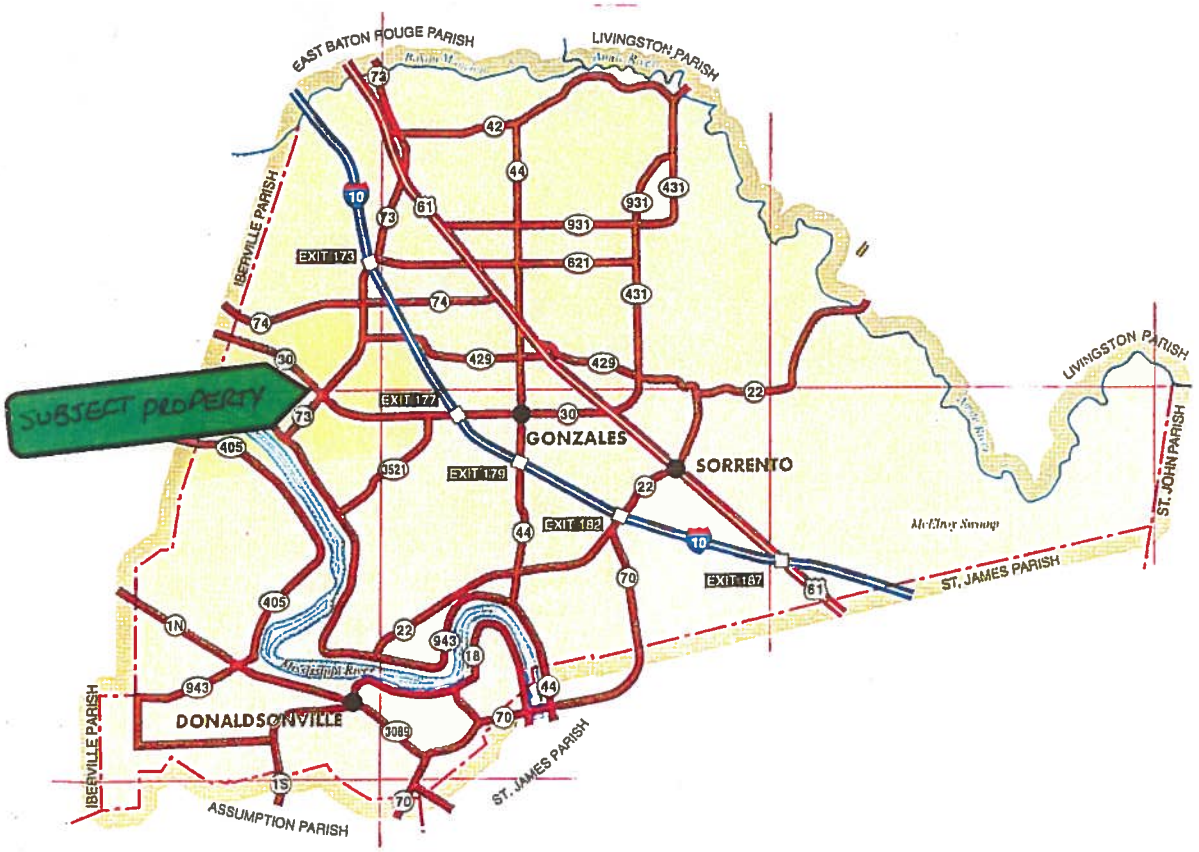
Contact us with any questions you may have.

For more information about LJG Land Company or any of our properties, please contact us:

Phone: 225-638-9015
Fax: 225-638-9016
Email: info@ljglandcompany.com

Ascension Parish
LOUISIANA





ASCENSION
COMMERCE CENTER

LA Highway 30

Geismar, Louisiana

L. J. G. Land Co.
P. O. Box 692
New Roads, Louisiana 70760

Area Code (225)
638-9015

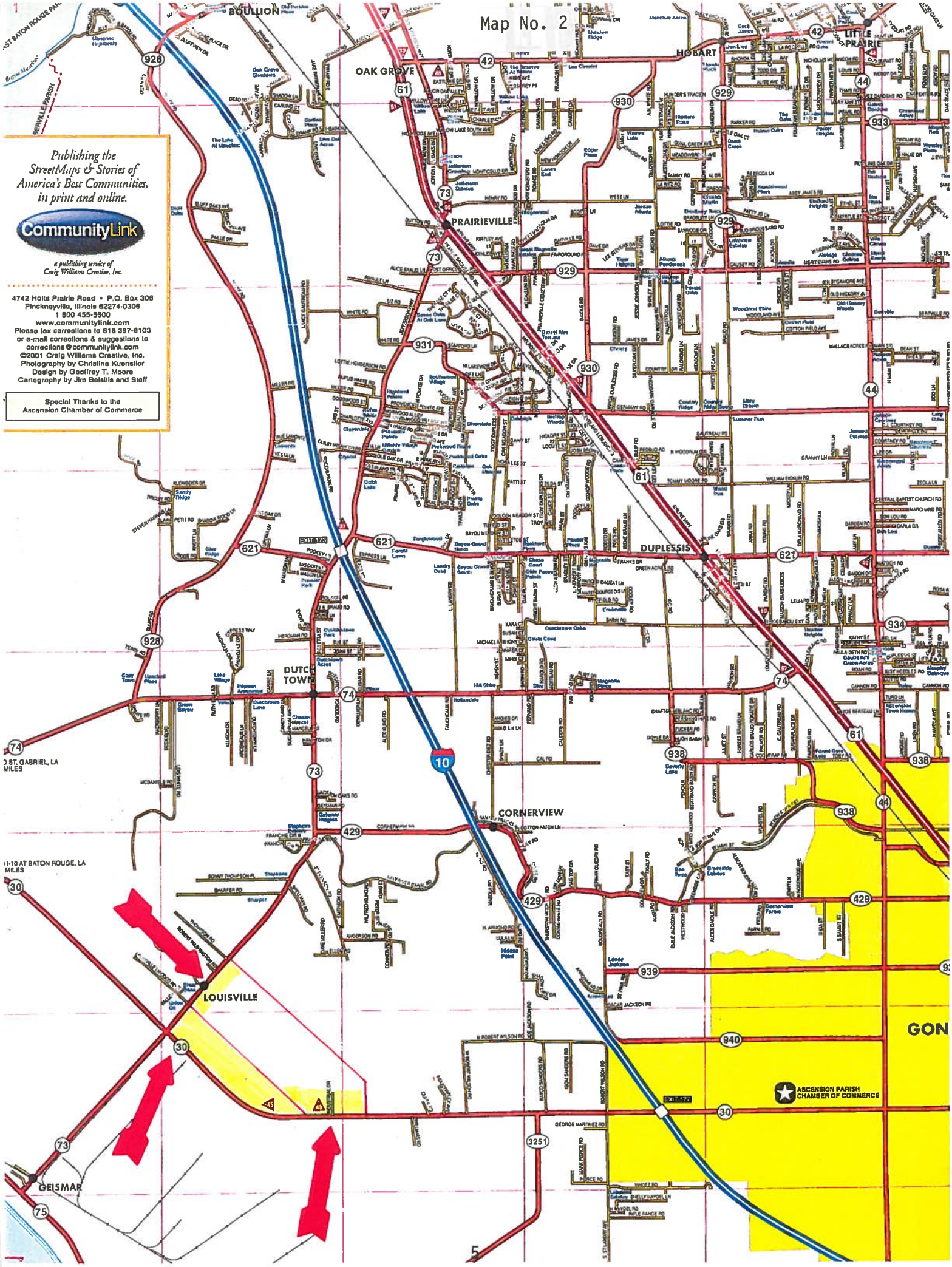
Please find enclosed information on **Ascension Commerce Center: An Ongoing Industrial and Commercial Development**. It is located in Ascension Parish on Hwy. 30 and Hwy. 73, approximately 1.8 miles west of Interstate 10 and the Gonzales, LA city limits. It is zoned "industry" (Heavy Industrial) for parish zoning identification. This 300 acre tract represents a large percentage of the property available for commercial, light industrial and heavy industrial use; this is one of the only properties zoned heavy industrial that does not belong to the chemical plants in this area.

The immediate location is on the north/northeast side of Hwy. 30 across from BASF, Air Products, Air Liquide, and West Lake Chemicals, just to name a few of the major industries. This property is only 15 minutes southeast of Baton Rouge and approximately 45 minutes northwest of New Orleans.

You will find enclosed a location map (topographical) marked as Map No. 1, a local road map showing its' relationship to Interstate 10 marked as Map No. 2, an aerial map showing the entire development and its' relationship to the surrounding chemical or petro-chemical industry plant corridor marked as Map No. 3; and a lot layout map of the entire Ascension Industrial Park showing how each lot is laid out, which are preliminarily marked, as Map No. 4. Also on Map No. 4 is the new road connecting Hwy. 30 to Hwy. 73; the dark grey colored road of Industrial Drive is complete and the light colored road is in the beginning stages of construction. Along with the new road layout is a 12 inch water line, Atmos gas line and Entergy power lines.

Acreage Tracts For Sale All or Part, Call for Prices.

Map No. 2



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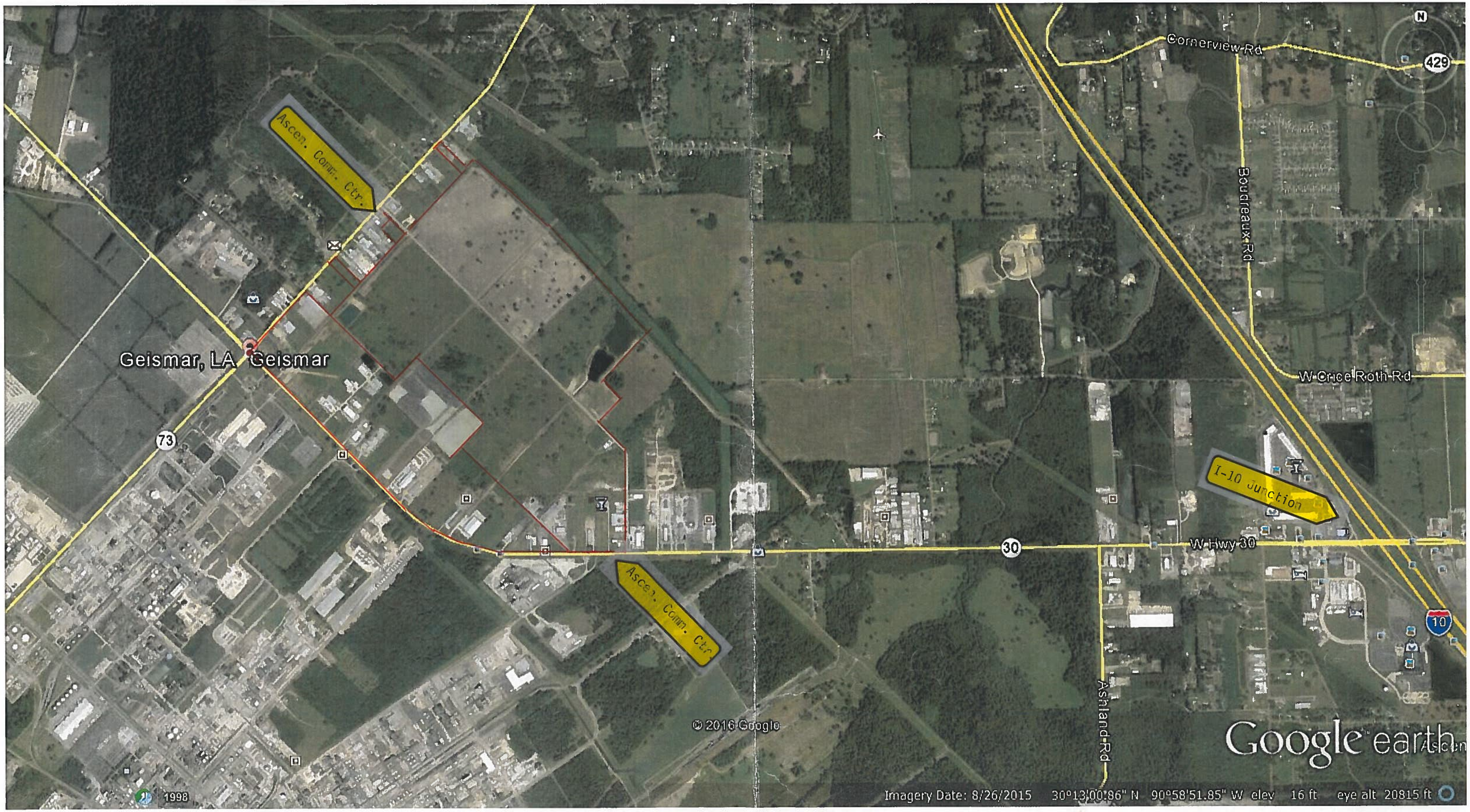
Photography by Christina Kuensiler
Design by Geoffrey T. Moore
Cartography by Jim Balsitis and Staff

Special Thanks to the Ascension Chamber of Commerce

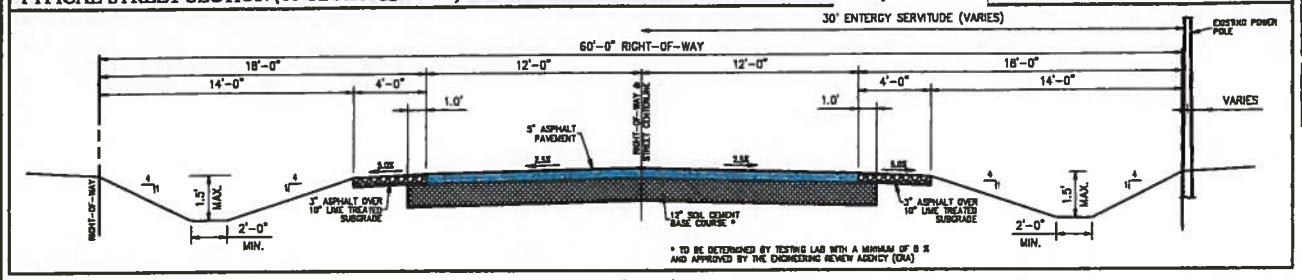
Map No.3


Ascen. Comm. Ctr.
Geismar, LA Geismar
73
30
Cornerview Rd
429
Boudreaux Rd
W Orice Roth Rd
I-10 Junction
W Hwy 30
Ascen. Comm. Ctr.
Ashland Rd
10
© 2016 Google
Google earth
1998
Imagery Date: 8/26/2015 30°13'00.86" N 90°58'51.85" W elev 16 ft eye alt 20815 ft

Map No.4

TYPICAL STREET SECTION (60' RIGHT-OF-WAY):

N.T.S.



REVISION 1 JULY 25, 2017

REVISED TO ADJUST BOUNDARY OF 5HTH AND 6TH FILING; ADJUST SIZE AND ACREAGE FOR LOTS 42, 48, 51, 52, 57, AND 58.

REVISION 2 OCTOBER 19, 2017

REVISED TO ADJUST ACREAGE TABLE

REVISION 3 OCTOBER 26, 2017

REVISED TO ADJUST ACRES ON TABLE TO THE THIRD DECIMAL PLACE.

REVISION 4 FEBRUARY 20, 2018

REVISED TO DIVIDE LOTS 18, 17 2B & 29 INTO 16-A, 18-B, 17-A, 28-A THROUGH 28-H, AND 29-A THROUGH 29-G; RE-ADJUSTED 5TH FILING-6TH FILING BOUNDARY LINES; ADJUST BOUNDARY FOR LOTS 42 & 51 ACCORDINGLY

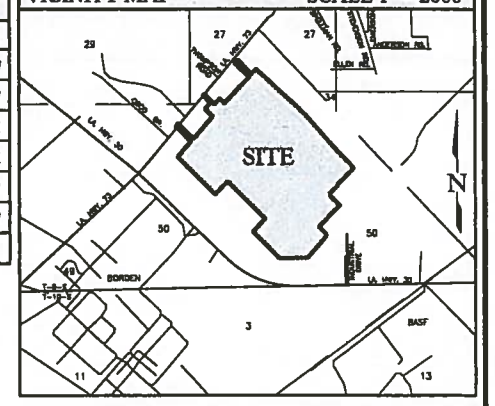
LINE TABLE		
LINE	LENGTH	BEARING
L1	315.61'	N45°22'51"W
L2	242.65'	N42°07'36"E
L3	303.82'	N45°19'03"W
L4	60.08'	N42°46'59"E
L5	420.69'	S45°19'32"E
L6	193.97'	S45°18'22"E
L8	203.61'	N44°31'10"E

LINE TABLE		
LINE	LENGTH	BEARING
L9	240.70'	S43°08'58"W
L10	179.16'	S43°09'09"W
L11	419.90'	S43°09'08"W
L12	581.06'	S45°57'35"E
L13	150.24'	N44°10'06"E
L14	579.81'	N42°44'06"W
L15	204.19'	S43°09'08"W

LINE TABLE		
LINE	LENGTH	BEARING
L16	18.74'	N45°45'34"W
L17	77.75'	N05°03'41"W
L18	60.00'	N44°45'22"E
L19	316.27'	N44°53'58"E
L20	299.91'	N45°11'56"W
L21	58.13'	N09°41'50"W

VICINITY MAP

SCALE 1" = 2000'



WAIVER REQUESTS

(SEC. 17-4034) RE: TYPICAL STREET SECTION

O/B/S IS REQUESTING A WAIVER TO ALLOW INDUSTRIAL DRIVE EXTENSION TO BE CONSTRUCTED AS AN OPEN DITCH ASPHALT ROADWAY SECTION TO ASSIST WITH DRAINAGE EQUALIZATION AND ROADWAY MAINTENANCE. ALSO DUE TO THE 100' MINIMUM LOT FRONTAGE, 4' IMPROVED SHOULDER, AND 4:1 MAXIMUM SLOPE ON SWALES.

(SEC. 17-4020 E, G, H, I) REQUESTING A WAIVER DUE TO THE FACT THAT NO LOT SHALL EVER HAVE A RESIDENTIAL USE.

(SEC. 17-5012.A.1) REQUESTING WAIVER TO ALLOW NEW OPEN DITCH STORM WATER CONVEYANCE.

GENERAL NOTES

1. NO ATTEMPT HAS BEEN MADE BY QUALITY ENGINEERING & SURVEYING, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES THAT MAY EXIST ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

2. LOT AREAS AND LOT FRONTAGE MEET OR EXCEED THE MINIMUM REQUIREMENTS OF ZONING DISTRICT ESTABLISHED BY THE DEVELOPMENT PLAN FOR THE ZONING.

3. BASIS OF BEARING: ALL BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAVD '88 AND WERE ESTABLISHED USING GLOBAL POSITIONING SYSTEMS.

4. ADJACENT PROPERTY OWNER INFORMATION AS SHOWN HEREON WAS TAKEN FROM THE LATEST TAX ASSESSORS PROPERTY OWNERS MAP WHEN THIS PLAT WAS PREPARED.

5. THE WATER BODY SHOWN HEREON AS "EXISTING DETENTION POND" HAS BEEN DESIGNED AS A DETENTION POND IN CONJUNCTION WITH THE OVERALL APPROVED DRAINAGE PLAN OF THIS SUBDIVISION. THE POND, SHORELINES AND/OR LEVEES SHALL BE PRIVATELY OWNED AND MAINTAINED. THE PARISH OF ASCENSION SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE THEREOF. NO FILLING OR ALTERING OF ANY POND AREA SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ASCENSION PARISH DEPARTMENT OF PUBLIC WORKS.

7. THE SECTION & TOWNSHIP LINES SHOWN HEREON WERE TAKEN FROM REFERENCES AND WERE NOT FIELD VERIFIED THIS SURVEY.

8. ANY CHANGE IN THE LAYOUT OF THE PLAT THAT CREATES ADDITIONAL LOTS WILL REQUIRE AN ADDITIONAL TRAFFIC IMPACT STUDY AND DRAINAGE IMPACT STUDY.

9. NO CURVES EXIST ON PUBLIC STREETS WITHIN 1/4 MILE OF THE PROPOSED SUBDIVISION ENTRANCE.

GENERAL NOTES

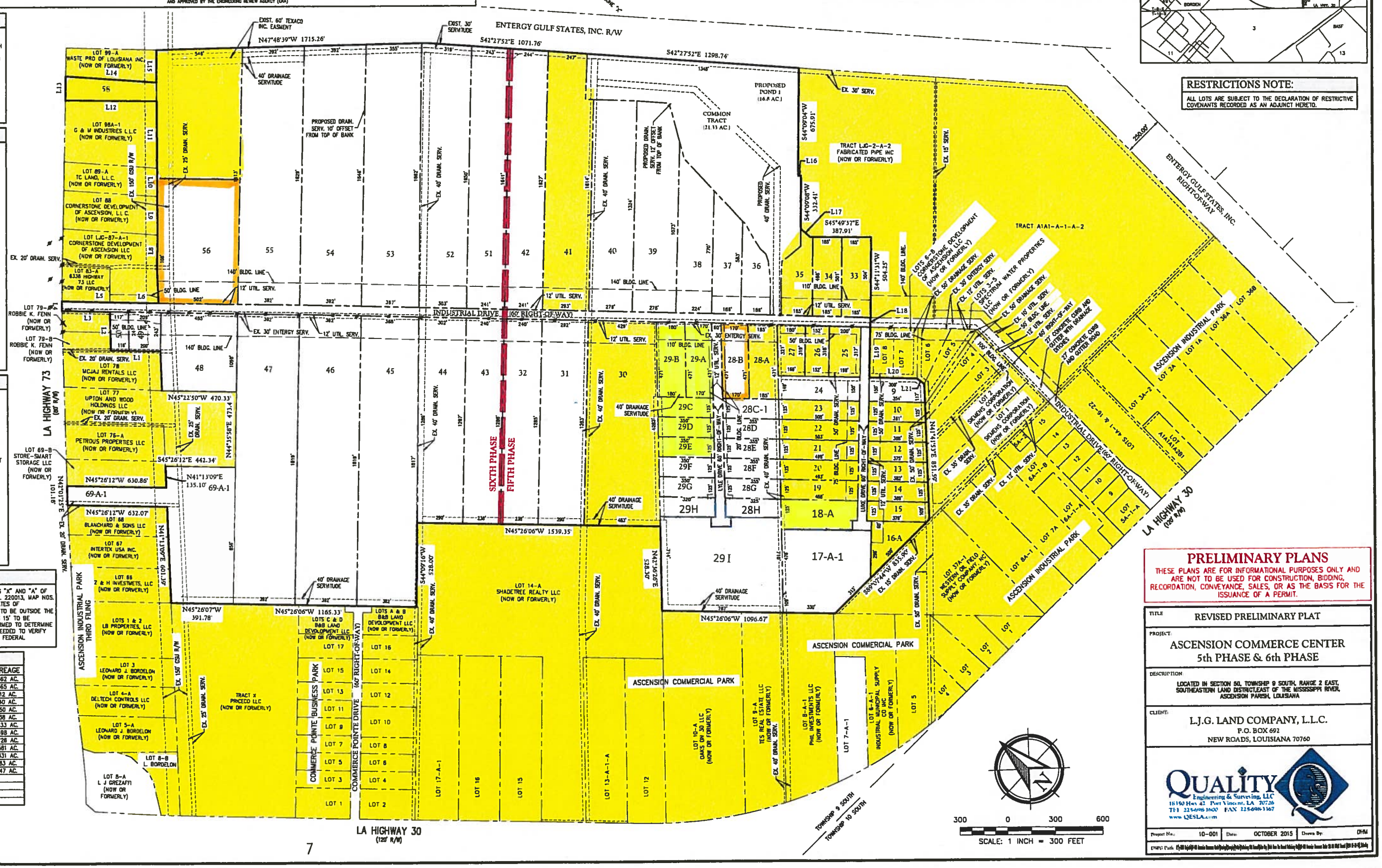
ZONING:	HI (HEAVY INDUSTRY) & U (LIGHT INDUSTRIAL) AS PER ASCENSION PARISH ZONING MAP DATED 2/19/2015
LAND USE:	INDUSTRIAL
ACREAGE:	345.3 ACRES
NO. OF LOTS:	64 LOTS
STREETS:	STREETS TWENTY-FOUR (24') FEET WIDE WITH (3") INCHES OF ASPHALT OVER 10" LIME TREATED SUBGRADE
SEWER:	PRIVATE WOOAD SYSTEM
WATER:	ASCENSION WATER COMPANY
ELECTRIC/GAS:	ENTERGY/ATMOS
TELEPHONE:	EATEL
CABLE:	EATEL
FLOOD ZONE:	A & X-PER FIRM 22005C0105E
100 YR. B.F.E.:	15' TO BE CONFIRMED BY PARISH
BUILDING SETBACKS:	FRONT – NONE (H) 55' (L) REAR – NONE (H) 20' (L) SIDE – NONE (H) 10' (L)

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES "X" AND "A" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 220013, MAP NOS. 22005C0100E & 22005C0105E WHICH BEAR EFFECTIVE DATES OF 08/18/2007. ZONE "X" INDICATES AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD. BASE FLOOD INDICATED AS 15' TO BE CONFIRMED BY PARISH. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THESE ZONES AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LOT ACREAGE:

LOT	ACREAGE	LOT	ACREAGE	LOT	ACREAGE
9	1.189 AC.	29B	1.944 AC.	46	16.362 AC.
16B	4.005 AC.	29C	1.000 AC.	47	16.365 AC.
17A	2.768 AC.	29D	1.005 AC.	48	5.412 AC.
18	1.392 AC.	29E	1.005 AC.	49	1.140 AC.
19	1.406 AC.	29F	1.005 AC.	50	0.650 AC.
20	1.421 AC.	29G	1.006 AC.	51	9.138 AC.
22	1.451 AC.	31	8.589 AC.	52	11.833 AC.
24	1.771 AC.	32	7.063 AC.	53	13.698 AC.
28B	1.837 AC.	36	1.698 AC.	54	14.728 AC.
28C	1.017 AC.	37	2.891 AC.	55	14.581 AC.
28D	1.020 AC.	38	4.583 AC.	56	19.331 AC.
28E	1.020 AC.	39	8.152 AC.	58	1.783 AC.
28F	1.020 AC.	40	8.400 AC.	69-A-1	9.947 AC.
28G	1.020 AC.	42	9.074 AC.		
28H	1.020 AC.	43	7.070 AC.		
28I	5.096 AC.	44	8.764 AC.		
29A	1.830 AC.	45	15.838 AC.		


ENTERGY GULF STATES, INC. R/W
EXIST. 60' TEXACO INC. EASEMENT
EXIST. 30' SERVITUDE
N47°48'39"W 1715.26'
S42°27'52"E 1071.76'
S42°27'52"E 1298.74'
40' DRAINAGE SERVITUDE
PROPOSED DRAIN. SERV. 10' OFFSET FROM TOP OF BANK
PROPOSED POND 1 (16.8 AC.)
COMMON TRACT (21.13 AC.)
PROPOSED DRAIN. SERV. 12' OFFSET FROM TOP OF BANK
FLOOD ZONE "A"
FLOOD ZONE "X"
EX. 30' SERV.
EX. 15' SERV.
TRACT L1C-2-A-2 FABRICATED PIPE INC (NOW OR FORMERLY)
S44°09'04"W 675.91'
S44°09'08"W 332.41'
S44°11'31"W 504.25'
S45°49'37"E 387.91'
TRACT A1A1-A-1-A-2
LOTS 6-B CORNERSTONE DEVELOPMENT OF ASCENSION LLC (NOW OR FORMERLY)
LOTS 3-B SPECTRUM WATER PROPERTIES LLC (NOW OR FORMERLY)
LOT 99-A WASTE PRO OF LOUISIANA INC (NOW OR FORMERLY)
LOT 98A-1 G & M INDUSTRIES L.L.C (NOW OR FORMERLY)
LOT 89-A TC LAND, L.L.C. (NOW OR FORMERLY)
LOT 88 CORNERSTONE DEVELOPMENT OF ASCENSION, L.L.C. (NOW OR FORMERLY)
LOT L1C-87-A-1 CORNERSTONE DEVELOPMENT OF ASCENSION LLC (NOW OR FORMERLY)
LOT 83-A 63318 HIGHWAY 73 LLC (NOW OR FORMERLY)
LOT 79-A ROBBIE K. FENN (NOW OR FORMERLY)
LOT 79-B ROBBIE K. FENN (NOW OR FORMERLY)
LOT 78 MCJAJ RENTALS LLC (NOW OR FORMERLY)
LOT 77 UPTON AND WOOD HOLDINGS LLC (NOW OR FORMERLY)
LOT 76-A PETROUS PROPERTIES LLC (NOW OR FORMERLY)
LOT 69-B STORE-SMART STORAGE LLC (NOW OR FORMERLY)
69-A-1
LOT 68 BLANCHARD & SONS LLC (NOW OR FORMERLY)
LOT 67 INTERTEK USA INC. (NOW OR FORMERLY)
LOT 66 Z & H INVESTMETS, LLC (NOW OR FORMERLY)
LOTS 1 & 2 LB PROPERTIES, LLC (NOW OR FORMERLY)
LOT 3 LEONARD J. BORDELON (NOW OR FORMERLY)
LOT 4-A DELTECH CONTROLS LLC (NOW OR FORMERLY)
LOT 5-A LEONARD J. BORDELON (NOW OR FORMERLY)
LOT 8-B L. BORDELON
LOT 8-A L J GREZAFFI (NOW OR FORMERLY)
TRACT X PRICECO LLC (NOW OR FORMERLY)
LOTS A & B B&B LAND DEVELOPMENT LLC (NOW OR FORMERLY)
LOTS C & D B&B LAND DEVELOPMENT LLC (NOW OR FORMERLY)
LOT 14-A SHADETREE REALTY LLC (NOW OR FORMERLY)
LOT 10-A OAKS ON 30 LLC (NOW OR FORMERLY)
LOT 9-A TES REAL ESTATE LLC (NOW OR FORMERLY)
LOT 8-A-1 PHIL INVESTMENTS, LLC (NOW OR FORMERLY)
LOT 8-A-1 INDUSTRIAL MUNICIPAL SUPPLY CO INC (NOW OR FORMERLY)
LOT 37-A-1 WESTERN OIL FIELD SUPPLY COMPANY INC (NOW OR FORMERLY)
INDUSTRIAL DRIVE
60' RIGHT-OF-WAY
COMMERCE POINTE DRIVE
60' RIGHT-OF-WAY
COMMERCE POINTE BUSINESS PARK
ASCENSION INDUSTRIAL PARK THIRD FILING
ASCENSION COMMERCIAL PARK
ASCENSION INDUSTRIAL PARK
SIXTH PHASE
FIFTH PHASE
LA HIGHWAY 73 (80' R/W)
LA HIGHWAY 30 (120' R/W)
TOWNSHIP 9 SOUTH
TOWNSHIP 10 SOUTH
ENTERGY GULF STATES, INC. RIGHT-OF-WAY
250.00'
N45°26'07"W 391.78'
N45°26'06"W 1165.33'
N45°26'06"W 1539.35'
N45°26'06"W 1096.67'
N45°22'50"W 470.33'
S45°26'12"E 442.34'
N45°26'12"W 630.86'
N41°13'09"E 135.10'
N45°26'12"W 632.07'
S44°09'16"W 528.00'
S69°07'44"W 835.90'
N24°56'53"E 53.20'
EX. 20' DRAIN. SERV.
EX. 25' DRAIN. SERV.
EX. 40' DRAIN. SERV.
EX. 50' DRAIN. SERV.
EX. 35' DRAIN. SERV.
EX. 30' ENTERGY SERV.
EX. 50' DRAINAGE SERV.
EX. 12' UTIL. SERV.
EX. 10' UTIL. SERV.
140' BLDG. LINE
110' BLDG. LINE
75' BLDG. LINE
50' BLDG. LINE
20' BLDG. LINE
60' RIGHT-OF-WAY
12' CONCRETE CURB AND GUTTER WITH DRAINAGE DITCHES
12' CONCRETE CURB AND GUTTER ROAD
ASCENSION INDUSTRIAL PARK LOT 3A-2
LOT 3A-1-A
LOT 7A-1-A
LOT 8A-1-1
LOT 8A-1-B
LOT 8A-1-A
LOT 3A-1-A
LOT 3A-1-B
LOT 3A-1-C
LOT 3A-1-D
LOT 3A-1-E
LOT 3A-1-F
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LOT 3A-1-ABN
LOT 3A-1

INC. EASEMENT
N47°48'39"W 1715.26'
EXIST. 30' SERVITUDE
ENTERGY GULF STATES, INC. R/W
S42°27'52"E 1071.76'
S42°27'52"E 1298.74'
40' DRAINAGE SERVITUDE
PROPOSED POND 1 (16.8 AC.)
COMMON TRACT (21.33 AC.)
EX. 30' SERV.
EX. 15' SERV.
TRACT LJC-2-A-2 FABRICATED PIPE INC (NOW OR FORMERLY)
S44°09'04"W 675.91'
S44°09'08"W 332.41'
S45°49'37"E 387.91'
S44°11'31"W 504.25'
250.00'
ENTERGY GULF STATES, INC. RIGHT-OF-WAY
TRACT A1A1-A-1-A-2
LOTS 6-B CORNERSTONE DEVELOPMENT OF ASCENSION LLC (NOW OR FORMERLY)
LOTS 3-5 SPECTRUM WATER PROPERTIES LLC (NOW OR FORMERLY)
EX. 50' DRAINAGE SERV.
EX. 30' ENTERGY SERV.
EX. 12' UTIL. SERV.
EX. 10' UTIL. SERV.
50' BLDG. LINE
60' RIGHT-OF-WAY
27' CONCRETE CURB AND GUTTER WITH DRAINAGE DITCHES
27' CONCRETE CURB AND GUTTER ROAD
ASCENSION INDUSTRIAL PARK
LOT 1A
LOT 2A
LOT 36A
LOT 36B
LOT 3A-2
LOT A1A1A28
LOT 5A-1-A
LOT 6A-1-A
LOT 6A-1-B
LOT 7A
LOT 8A-1
LOT 9A-1
LOT 10A-1
INDUSTRIAL DRIVE (60' RIGHT-OF-WAY)
S01°41'15"E 851.55'
N44°15'45"E 16.22'
EX. 35' DRAIN. SERV.
EX. 12' UTIL. SERV.
EX. 50' DRAIN. SERV.
EX. 15' DRAIN. SERV.
S69°07'44"W 835.50'
LOT 37A-1 WESTERN OIL FIELD SUPPLY COMPANY, INC. (NOW OR FORMERLY)
LA HIGHWAY 30 (120' R/W)
TOWNSHIP 9 SOUTH
TOWNSHIP 10 SOUTH
ASCENSION COMMERCIAL PARK
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
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LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18-A
LOT 16-A
LOT 17-A-1
LOT 7-A-1
LOT 8-A-1
LOT 9-A
LOT 10-A
LOT 13-A-1-A
LOT 17-A-1
PHIL INVESTMENTS LLC (NOW OR FORMERLY)
INDUSTRIAL MUNICIPAL SUPPLY CO INC (NOW OR FORMERLY)
OAKS ON 30 LLC (NOW OR FORMERLY)
TES REAL ESTATE LLC (NOW OR FORMERLY)
SIEMENS CORPORATION (NOW OR FORMERLY)
LOT 1 SIEMENS CORPORATION (NOW OR FORMERLY)
LOT 2 SIEMENS CORPORATION (NOW OR FORMERLY)
LOT 3A-1 SIEMENS CORPORATION (NOW OR FORMERLY)
LOT 99-A WASTE PRO OF LOUISIANA INC (NOW OR FORMERLY)
LOT 98A-1 G & M INDUSTRIES LLC (NOW OR FORMERLY)
LOT 89-A TC LAND, LLC (NOW OR FORMERLY)
LOT 88 CORNERSTONE DEVELOPMENT OF ASCENSION, LLC (NOW OR FORMERLY)
LOT LJC-87-A-1 CORNERSTONE DEVELOPMENT OF ASCENSION LLC (NOW OR FORMERLY)
LOT 83-A 6338 HIGHWAY 73 LLC (NOW OR FORMERLY)
LOT 79-A ROBBIE K. FENN (NOW OR FORMERLY)
LOT 79-B ROBBIE K. FENN (NOW OR FORMERLY)
LOT 78 MCJAJ RENTALS LLC (NOW OR FORMERLY)
LOT 77 UPTON AND WOOD HOLDINGS LLC (NOW OR FORMERLY)
LOT 76-A PETROUS PROPERTIES LLC (NOW OR FORMERLY)
LOT 69-B STORE-SMART STORAGE LLC (NOW OR FORMERLY)
LA HIGHWAY 73 (80' R/W)
EX. 150' GSU R/W
EX. 20' DRAIN. SERV.
EX. 25' DRAIN. SERV.
140' BLDG. LINE
50' BLDG. LINE
12' UTIL. SERV.
N45°22'50"W 470.33'
N44°35'58"E 473.4'
S45°26'12"E 442.34'
N45°26'12"W 630.86'
N41°13'09"E 135.10'
69-A-1
N45°26'12"W 632.07'
LOT 68 BLANCHARD & SONS LLC (NOW OR FORMERLY)
LOT 67 INTERTEX USA INC. (NOW OR FORMERLY)
LOT 66 Z & H INVESTMETS, LLC (NOW OR FORMERLY)
LOTS 1 & 2 LB PROPERTIES, LLC (NOW OR FORMERLY)
LOT 3 LEONARD J BORDELON (NOW OR FORMERLY)
LOT 4-A DELTECH CONTROLS LLC (NOW OR FORMERLY)
LOT 5-A LEONARD J BORDELON (NOW OR FORMERLY)
LOT 6-B L BORDELON
LOT 8-A L J GREZAFFI (NOW OR FORMERLY)
ASCENSION INDUSTRIAL PARK THIRD FILING
EX. 150' GSU R/W
EX. 25' DRAIN. SERV.
N45°26'07"W 391.78'
N45°26'06"W 1165.33'
TRACT X PRICECO LLC (NOW OR FORMERLY)
LOTS C & D B&B LAND DEVOLOPMENT LLC (NOW OR FORMERLY)
LOTS A & B B&B LAND DEVOLOPMENT LLC (NOW OR FORMERLY)
COMMERCE POINTE BUSINESS PARK
COMMERCE POINTE DRIVE (60' RIGHT-OF-WAY)
LOT 14-A SHADETREE REALTY LLC (NOW OR FORMERLY)
S44°09'16"W 528.00'
S42°36'02"E 528.30'
N45°26'06"W 1539.35'
N45°26'06"W 1096.67'
40' DRAINAGE SERVITUDE
EX. 40' DRAIN. SERV.
SIXTH PHASE
FIFTH PHASE
LA HIGHWAY 30 (120' R/W)
PROPOSED DRAIN. SERV. 10' OFFSET FROM TOP OF BANK
PROPOSED DRAIN. SERV. 12' OFFSET FROM TOP OF BANK
PROPOSED 40' DRAIN. SERV.
EX. 40' DRAIN. SERV.
INDUSTRIAL DRIVE 60' RIGHT-OF-WAY
EX. 30' ENTERGY SERV.
12' UTIL. SERV.
140' BLDG. LINE
110' BLDG. LINE
75' BLDG. LINE
50' BLDG. LINE
20' BLDG. LINE
EX. 50' DRAIN. SERV.
EX. 15' DRAIN. SERV.
LUKE DRIVE 60' RIGHT-OF-WAY
29-A
29-B
28-A
28-B
28C-1
29C
29D
28D
29E
28E
29F
28F
29G
28G
29H
28H
29 I
17-A-1
18-A
16-A
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N45°22'50"W 470.33'
N44°35'58"E 473.4'
S45°26'12"E 442.34'
N45°26'12"W 630.86'
N41°13'09"E 135.10'
N45°26'12"W 632.07'
N41°13'09"E 601.39'
N45°26'07"W 391.78'
N45°26'06"W 1165.33'
S44°09'16"W 528.00'
S42°36'02"E 528.30'
N45°26'06"W 1539.35'
N45°26'06"W 1096.67'
S69°07'44"W 835.50'
S01°41'15"E 851.55'
N44°15'45"E 16.22'
S44°09'04"W 675.91'
S44°09'08"W 332.41'
S45°49'37"E 387.91'
S44°11'31"W 504.25'
S42°27'52"E 1071.76'
S42°27'52"E 1298.74'
N47°48'39"W 1715.26'
250.00'

RESTRICTIONS NOTE:
ALL LOTS ARE SUBJECT TO THE DECLARAT
COVENANTS RECORDED AS AN ADJUNCT H

PRELIMINARY PLA
THESE PLANS ARE FOR INFORMATIONAL PURPO
ARE NOT TO BE USED FOR CONSTRUCTIO
RECORDATION, CONVEYANCE, SALES, OR AS THE
ISSUANCE OF A PERMIT.

TITLE: REVISED PRELIMINARY PL
PROJECT: ASCENSION COMMERCE CI
5th PHASE & 6th PHAS
DESCRIPTION: LOCATED IN SECTION 50, TOWNSHIP 9 SOUTH, RANG
SOUTHEASTERN LAND DISTRICT,EAST OF THE MISSIS
ASCENSION PARISH, LOUISIANA
CLIENT: L.J.G. LAND COMPANY, L.I
P.O. BOX 692
NEW ROADS, LOUISIANA 70760

QUALITY Engineering & Surveying, LLC
18150 Hwy 42 Port Vincent, LA 70726
PH 225-698-1600 FAX 225-698-1367
www.QESLA.com

Project No.: 10-001 Date: OCTOBER 2015 Drawn

N
300 0 300 600
SCALE: 1 INCH = 300 FEET

7

Map No.5 Enlargement of Lot 7-A-1

REFERENCE MAPS:

1. "FINAL PLAT OF LOTS 1-17 & TRACT "X" & TRACT "Y" ASCENSION COMMERCIAL PARK.", DATED 10/8/2003, BY WILFRED J. FONTENOT, P.L.S. OF ALVIN FAIRBURN & ASSOCIATES, LLC AS RECORDED IN THE OFFICIAL RECORDS OF THE ASCENSION PARISH CLERK OF COURT AS ENTRY NUMBER 562318.

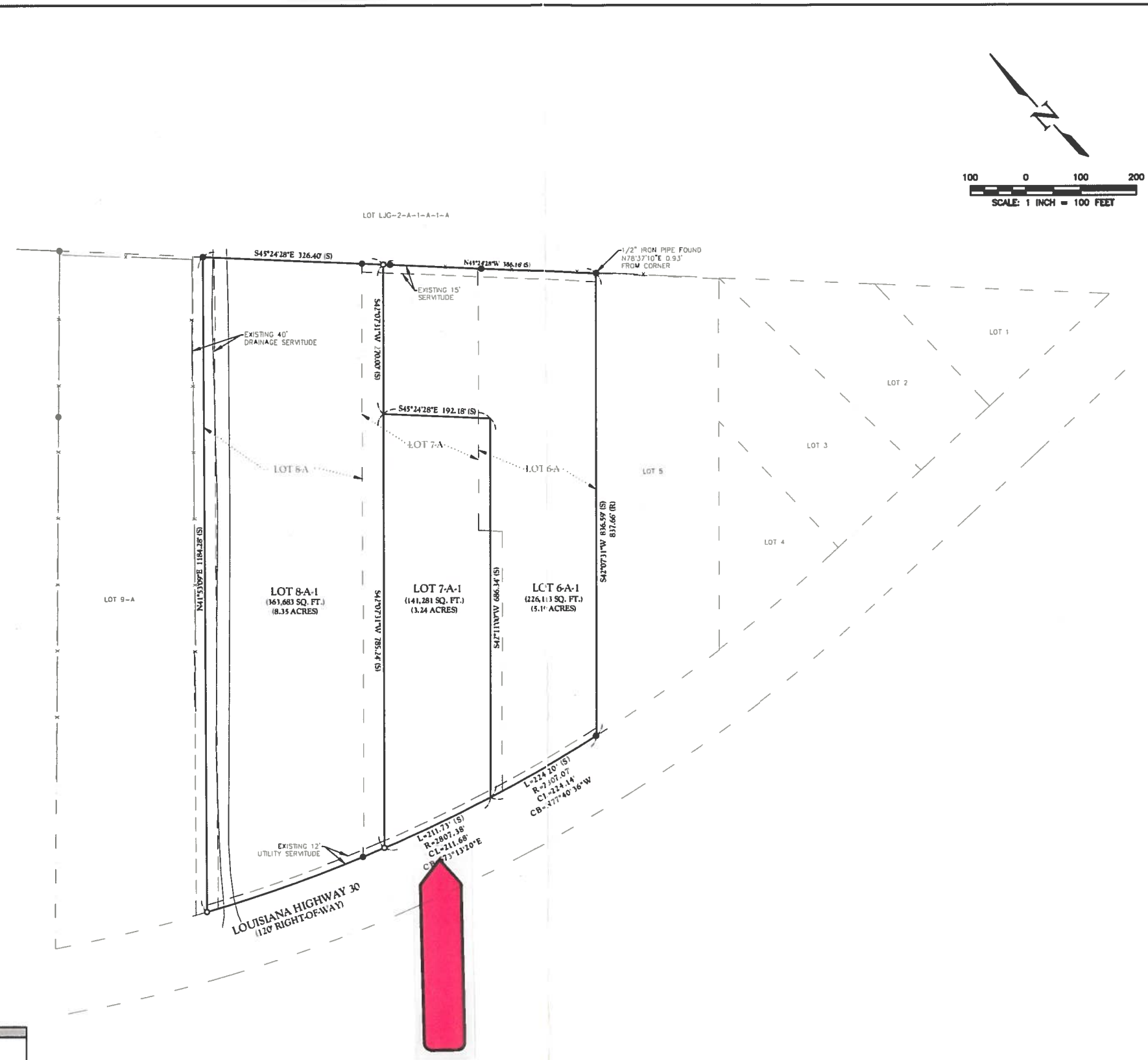
2. "MAP SHOWING RESUBDIVISION OF TRACT Y-2, LOTS 8, 9 & 17-A, OF ASCENSION COMMERCIAL PARK, INTO TRACT Y-2-A, LOTS 8-A, 9-A & 17-A-1.", DATED 7/03/2007, BY ALVIN FAIRBURN JR., P.L.S. OF ALVIN FAIRBURN & ASSOCIATES, LLC AS RECORDED IN THE OFFICIAL RECORDS OF THE ASCENSION PARISH CLERK OF COURT AS ENTRY NUMBER 675146.

BASIS OF BEARING [2]

THE BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1702), NAD 1983, AS DETERMINED BY GPS OBSERVATIONS.
CONVERGENCE ANGLE = 00°10'10"

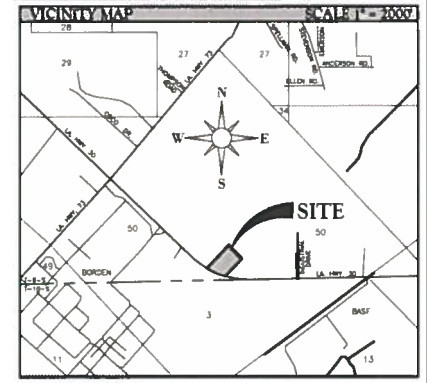
LEGEND

- ● FOUND 1/2" IRON PIPE
- ○ SET 1/2" IRON ROD



100 0 100 200
SCALE: 1 INCH = 100 FEET

VICINITY MAP SCALE 1" = 2000'



GENERAL NOTES:

THIS SURVEY WAS BASED ON INFORMATION PROVIDED BY THE CLIENT, AND/OR CURRENT TITLE INFORMATION FROM PUBLIC RECORDS SOURCES, AND IS SUBJECT TO THOSE FACTS AND PRE-EXISTING ENCUMBRANCES SUCH AS SERVITUDES, RIGHTS OF WAY, BUILDING SETBACKS, AND OTHER COVENANTS AND/OR RESTRICTIONS, WHICH COULD BE DISCLOSED BY A COMPLETE TITLE SEARCH. A COMPREHENSIVE TITLE ABSTRACT WAS NOT REQUESTED BY THE CLIENT NOR WAS WITHIN THE SCOPE OF THIS SURVEY.

WETLAND DELINEATION OR ENVIRONMENTAL ASSESSMENTS WERE NOT PERFORMED NOR WERE WITHIN THE SCOPE OF THIS SURVEY.

UNDERGROUND UTILITIES SHOWN HEREON ARE FOR EXHIBIT ONLY AND REPRESENT PAINTED LINES AND MARKS PROVIDED ONSITE BY UTILITY OWNER REPRESENTATIVES THROUGH THE LA ONE CALL SERVICE. NO ATTEMPT WAS MADE BY QUALITY ENGINEERING AND SURVEYING, LLC. TO VERIFY THE ACCURACY OF THE LOCATION, TYPE, AND DEPTH OF ANY UNDERGROUND UTILITY NOT VISIBLE OR READILY ACCESSIBLE TO THE SURVEY PARTY. LA ONE CALL SHOULD BE NOTIFIED WITHIN 48 HOURS PRIOR TO ANY CONSTRUCTION ONSITE.

THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTEE OR GUARANTEE, EXPRESSED OR IMPLIED.

FLOOD CERTIFICATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 220013, MAP NO 22005C0105E WHICH BEARS AN EFFECTIVE DATE OF 8/18/2007. ZONE "X" INDICATES AN AREA DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD ZONE INUNDATED BY THE 100-YEAR FLOOD. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SITE DATA

ZONING: HEAVY INDUSTRY (HI)

TOTAL AREA BEING SUBDIVIDED	16.78 ACRES
TOTAL NO. OF LOTS	3
STREETS	120' PUBLIC RIGHT-OF-WAY
UTILITIES AND DISTRICTS	
ELECTRICITY:	ENTERGY
WATER:	ASCENSION WATER COMPANY
TELEPHONE:	EATEL
GAS:	ATMOS
CABLE:	EATEL
BUILDING SETBACKS:	ZONNING HI FRONT – NONE REAR – NONE SIDE – NONE

LANDOWNER/OFFICER CERTIFICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OR LEGAL OFFICER OF THE PROPERTY PLATTED HEREON ON THE DATE SIGNED.

SEWAGE DISPOSAL NOTE

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 LOCAL HEALTH AUTHORITY.

DRAINAGE NOTE

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

WATER SUPPLY NOTE

SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.

PUBLIC DEDICATION

THE PUBLIC 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 PUBLIC 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 PUBLIC 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.

_____ DATE
L.J. GREZAFFI
L.J.G. LAND COMPANY
LOT 6-A, LOT 7-A & LOT 8-A-1

APPROVED

ASCENSION PARISH PLANNING COMMISSION

FILE NO _____

_____ DATE
CHAIRMAN
ASCENSION PARISH PLANNING COMMISSION

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS FOR CLASS B SURVEY AND IT WAS THE INTENT TO SUBDIVIDE THIS SURVEYED TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR HIS REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT THE SAME.

PRELIMINARY DOCUMENT FOR REVIEW ONLY
This document is not to be used for construction, bidding, recordation, conveyance, sales, or as the basis for the issuance of a permit.

STATE OF LOUISIANA
JAMIE M. BORDELON
REG. No. 4977
REGISTERED PROFESSIONAL
LAND SURVEYOR

_____ DATE
JAMIE M. BORDELON
PROFESSIONAL LAND SURVEYOR #4977

TITLE:
MAP SHOWING RESUBDIVISION OF

PROJECT:
LOT 6-A & LOT 7-A INTO
LOT 6-A-1 & LOT 7-A-1
ASCENSION COMMERCIAL PARK

LOCATION:
SECTION 50, TOWNSHIP 9 SOUTH, RANGE 2 EAST,
SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER,
ASCENSION PARISH, LOUISIANA

CLIENT:
L.J.G. LAND COMPANY, L.L.C.

DATE OF SURVEY:	MARCH 27, 2014
PARTY CHIEF:	JP
PROJECT NO.:	14-044
FIELD BOOK:	BK-103
PAGE:	18
DRAWN BY:	JNF
CALC BY:	JMB
CHECKED BY:	JMB
SHEET:	1 OF 1

QUALITY Engineering & Surveying, LLC
18150 Hwy 61 Port Vincent, LA 70726
TEL 225-698-1600 FAX 225-698-1367
www.QUALITYLA.com

Map No.6

#883858

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1702), NAD 1983 AS DETERMINED BY GPS OBSERVATIONS.

REFERENCE MAPS:

1. "MAP SHOWING SURVEY OF LOT 8 OF THE BORDEN CHEMICAL AND PLASTICS LAND, LOCATED IN SECTION 50, T8S–R2E, SOUTHEAST LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA..." BY ALVIN FAIRBURN, JR., P.L.S. DATED 10/26/2004 AND RECORDED IN THE OFFICIAL RECORDS OF THE ASCENSION PARISH CLERK OF COURT AS ENTRY NUMBER 590696.

60 0 60 120

SCALE: 1 INCH = 60 FEET

LEGEND

- FOUND 1/2" IRON PIPE
- SET 1/2" IRON PIPE

GENERAL NOTES:

PROPERTY RESTRICTIONS, SERVITUDES, RIGHT-OF-WAYS, EASEMENTS AND/OR OTHER BURDENS, OTHER THAN THOSE NOTED, MAY EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD ALSO BE AWARE. ABSTRACTING FOR VERIFICATION OF TITLE AND/OR ACTUAL OWNERSHIP WAS NOT IN THE SCOPE OF THIS SURVEY MADE BY QUALITY ENGINEERING AND SURVEYING, L.L.C.

WETLAND DELINEATION OR DETERMINATION WAS NOT REQUESTED NOR INCLUDED IN THIS SURVEY.

THE UTILITY LINES SHOWN HEREON HAVE BEEN LOCATED THROUGH LA ONE CALL OR WITH THE CLIENT'S REPRESENTATIVE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES THAT HAVE NOT BEEN LOCATED

SITE DATA

ZONING:	LIGHT INDUSTRY (LI)
TOTAL AREA BEING SUBDIVIDED:	3.15 ACRES
TOTAL NUMBER OF LOTS:	3 INTO 2
STREETS:	LA HWY 30 LA HWY 73
(80' PUBLIC RIGHT-OF-WAY)	
BUILDING SETBACKS:	FRONT – 25' REAR – 20' SIDE – 10'

FLOOD CERTIFICATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL NO. 22005C0100E OF N.F.I.P. COMMUNITY NO. 220013 (ASCENSION PARISH) ALL OR A PORTION OF THIS PROPERTY LIES IN FLOOD HAZARD AREAS "A" & "X". FLOOD ZONE BOUNDARIES WERE DIGITIZED FROM F.E.M.A. FLOOD INSURANCE RATE MAP. THEY ARE SHOWN FOR REFERENCE ONLY AND WERE NOT FIELD VERIFIED AT THE TIME OF THIS SURVEY.

APPROVED

ASCENSION PARISH PLANNING COMMISSION

6143
FILE NO.

10/12/2015
DATE

CHAIRMAN
ASCENSION PARISH PLANNING COMMISSION

CERTIFICATION

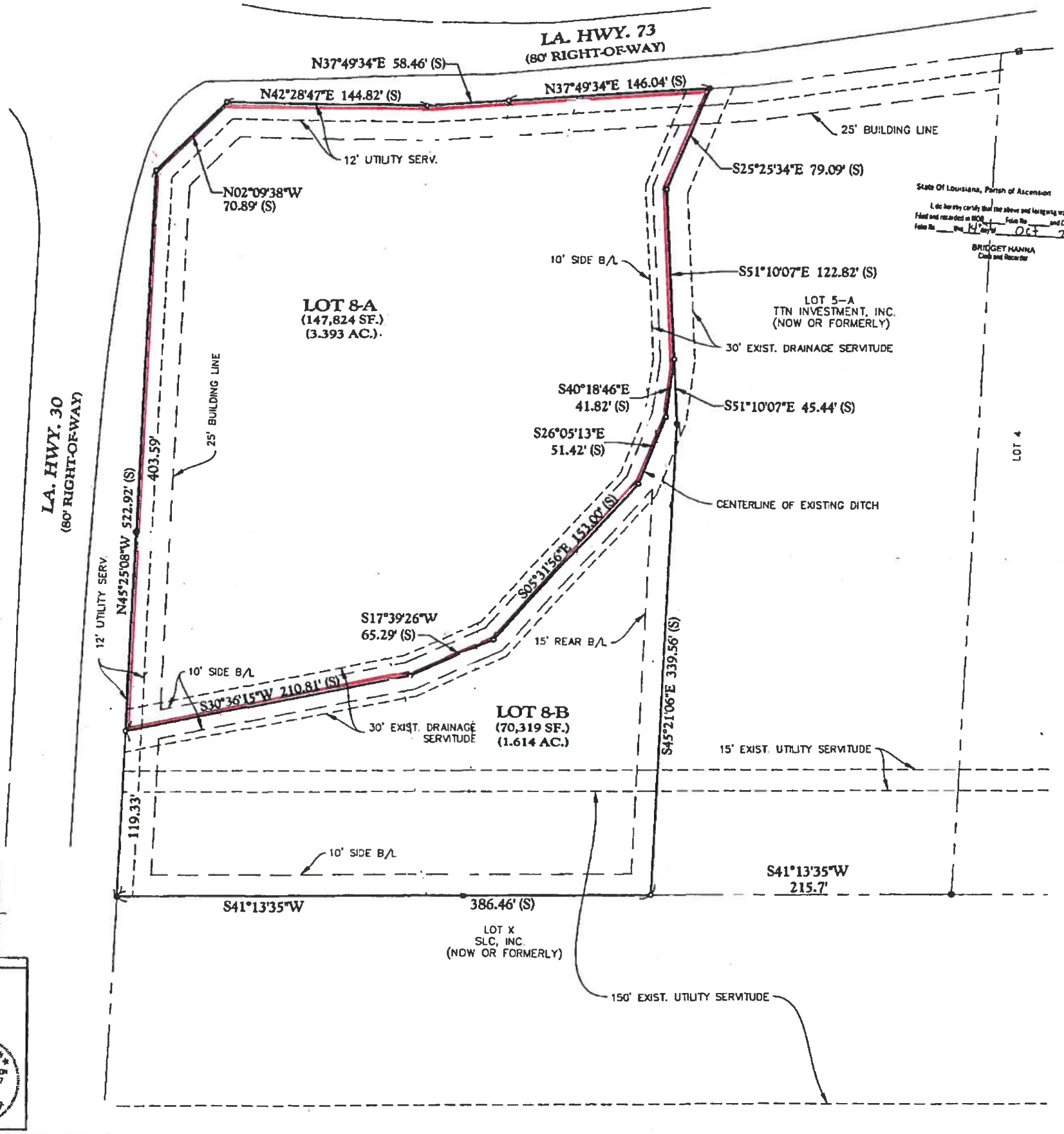
THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS FOR A CLASS C SURVEY AND IT WAS THE INTENT TO SUBDIVIDE THIS SURVEYED TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR HIS REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT THE SAME.

STATE OF LOUISIANA
JAMIE M. BORDELON
M.L.S. No. 4977
REGISTERED
PROFESSIONAL
LAND SURVEYOR

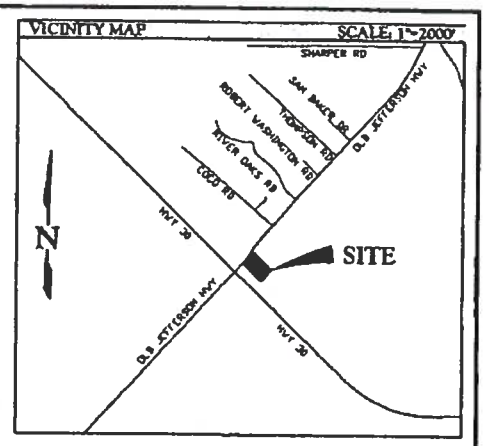
October 12, 2015

JAMIE M. BORDELON
PROFESSIONAL LAND SURVEYOR #4977

DATE



VICINITY MAP SCALE: 1"=2000'



LANDOWNER/OFFICER CERTIFICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OR LEGAL OFFICER OF THE PROPERTY PLATTED HEREON ON THE DATE SIGNED.

SEWAGE DISPOSAL NOTE

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DRAINAGE NOTE

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WATER SUPPLY NOTE

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PUBLIC DEDICATION

THE RIGHTS OF WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS PUBLIC 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 PUBLIC 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.

L.J. GREZAFFI – OWNER LOTS 7 & 8

10/12/15
DATE

Lemel Bordelon
LEN BORDELON – OWNER LOT 8

10-13-15
DATE

State Of Louisiana, Parish of Ascension

I do hereby certify that the above and foregoing was received/ Filed and recorded at 8:06 AM Folio No ____ and COB ____ Folio No ____ this 14th day of OCT 2015

BRIDGET HANNA
Clerk and Recorder

493959
INSTRUMENT # 493959
FILED AND RECORDED
ASCENSION CLERK OF COURT
2015 OCT 14 09:42:36 AM
COB ____ FOLIO ____
CLERK & RECORDER

CERTIFIED TRUE COPY BY

DEPUTY CLERK
SLIFFR1602

MAP SHOWING COMBINATION OF LOTS 6, 7 & 8 INTO LOTS 8-A & 8-B (ASCENSION COMMERCIAL PARK)

LOCATION: LOCATED IN SECTION 50, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SOUTHEAST LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA

CLIENT: LJ.G. LAND COMPANY, L.L.C.

DATE: OCTOBER 6, 2015

PARTY CHIEF: JP | PROJECT NO.: 15-201-02

FIELD BOOK: 108 | PAGE: 48

DRAWN BY: CDP | CALC BY: GRN

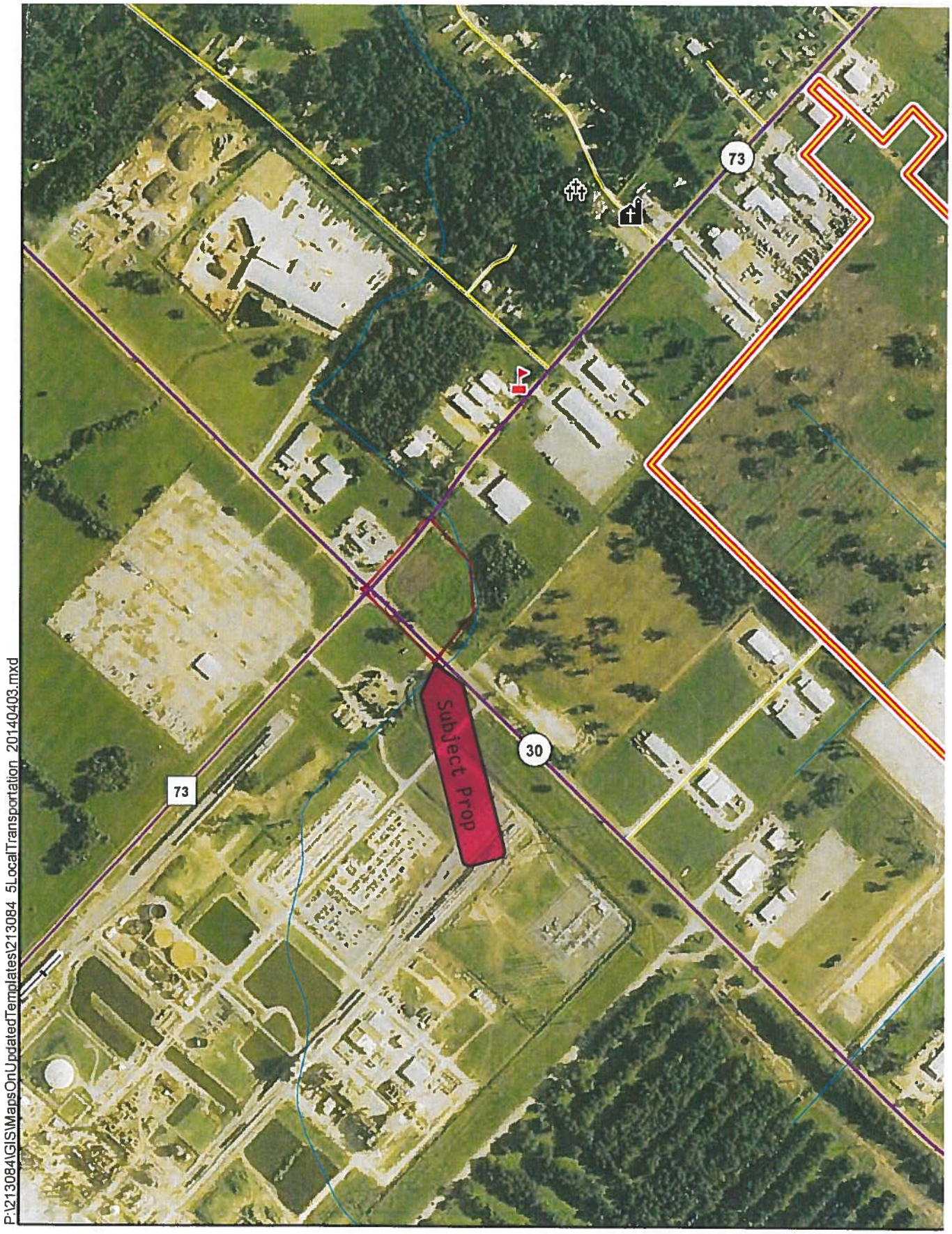
CHECKED BY: GRN

SHEET: 1 OF 1

QUALITY Engineering & Surveying, LLC
20180 Hwy 44 Port Vincent, LA 70726
TEL 225-686-6200 FAX 225-686-3397

END OF DOCUMENT APCC

Map No. 8



General Notes:

1. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitu
2. Transportation data from 2013 TIGER datasets via U.S. Census Bureau at ftp://ftp2.census.gov/geo/tiger/TIGER2013.