

CITY OF BATON ROUGE
AND
PARISH OF EAST BATON ROUGE
DEPARTMENT OF TRANSPORTATION AND DRAINAGE
ENGINEERING DIVISION

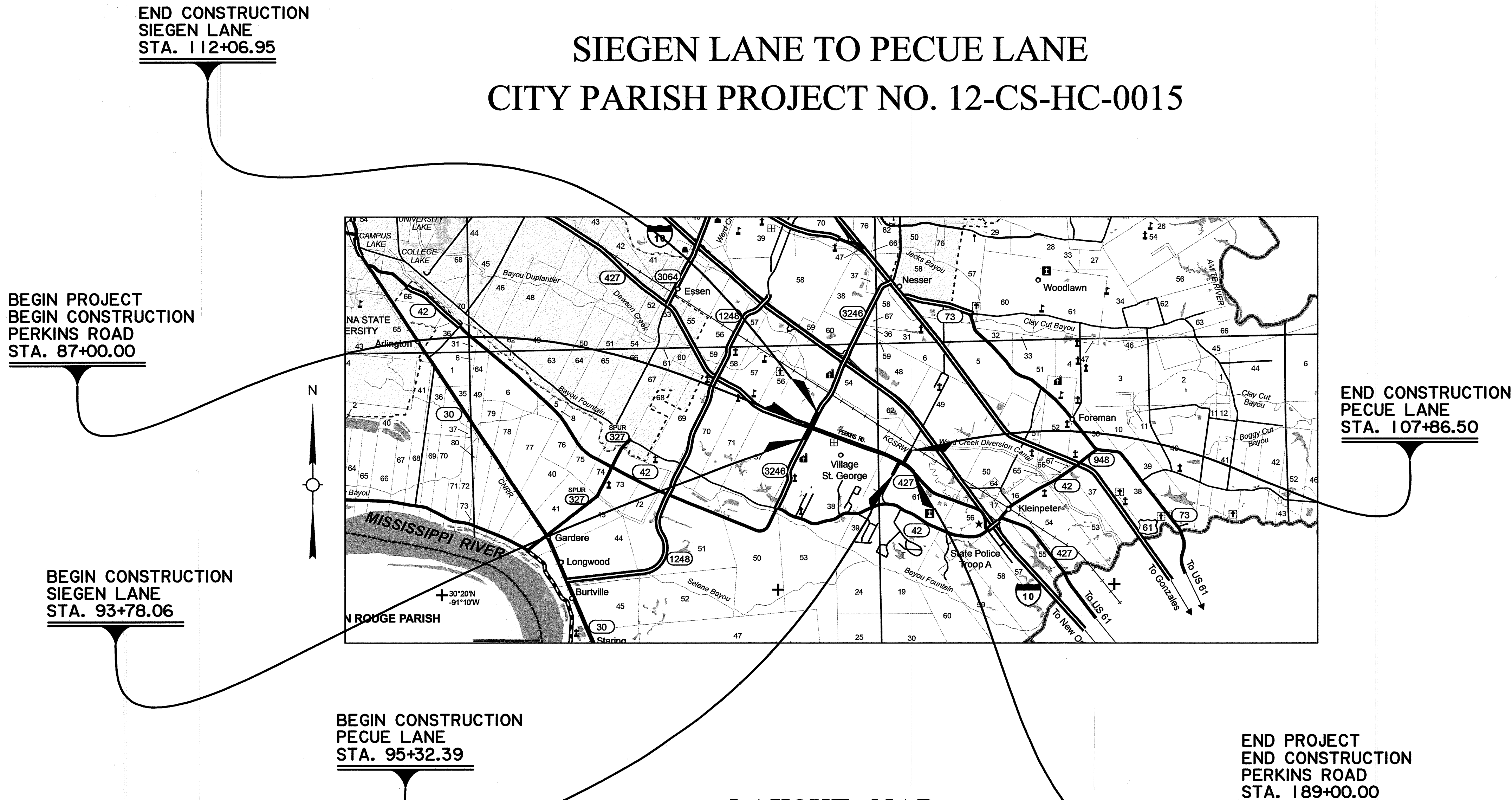
RIGHT OF WAY MAP OF
PROPOSED PERKINS ROAD

SIEGEN LANE TO PECUE LANE
CITY PARISH PROJECT NO. 12-CS-HC-0015

C.P. 12-CS-HC-0015



VICINITY MAP



LAYOUT MAP

SCALE: 1 INCH = 1 MILE



I HEREBY CERTIFY THAT I MADE A SURVEY ON THE GROUND OF THE
PROPERTY SHOWN AND THAT THIS MAP CONFORMS TO THE STANDARDS
OF PRACTICE FOR ROUTE SURVEYS AS ESTABLISHED BY THE LOUISIANA
STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND
LAND SURVEYORS.
GWS ENGINEERING, INC. (225) 769-1788
8170 HIGHLAND ROAD, BATON ROUGE, LA 70808

SHEET NUMBER	TITLE
1	RIGHT OF WAY MAP TITLE SHEET & LAYOUT MAP
PARISH	EAST BATON ROUGE PARISH
CITY	BATON ROUGE
PROJECT	12-CS-HC-0015
STATE PROJECT	1
DATE	02/02/2023
SHEET	1 OF 21
DESIGNED	MRS MSE
CHECKED	THI MSE
DATE	02/02/2023
BY	
NO.	
DATE	
REVISION DESCRIPTION	

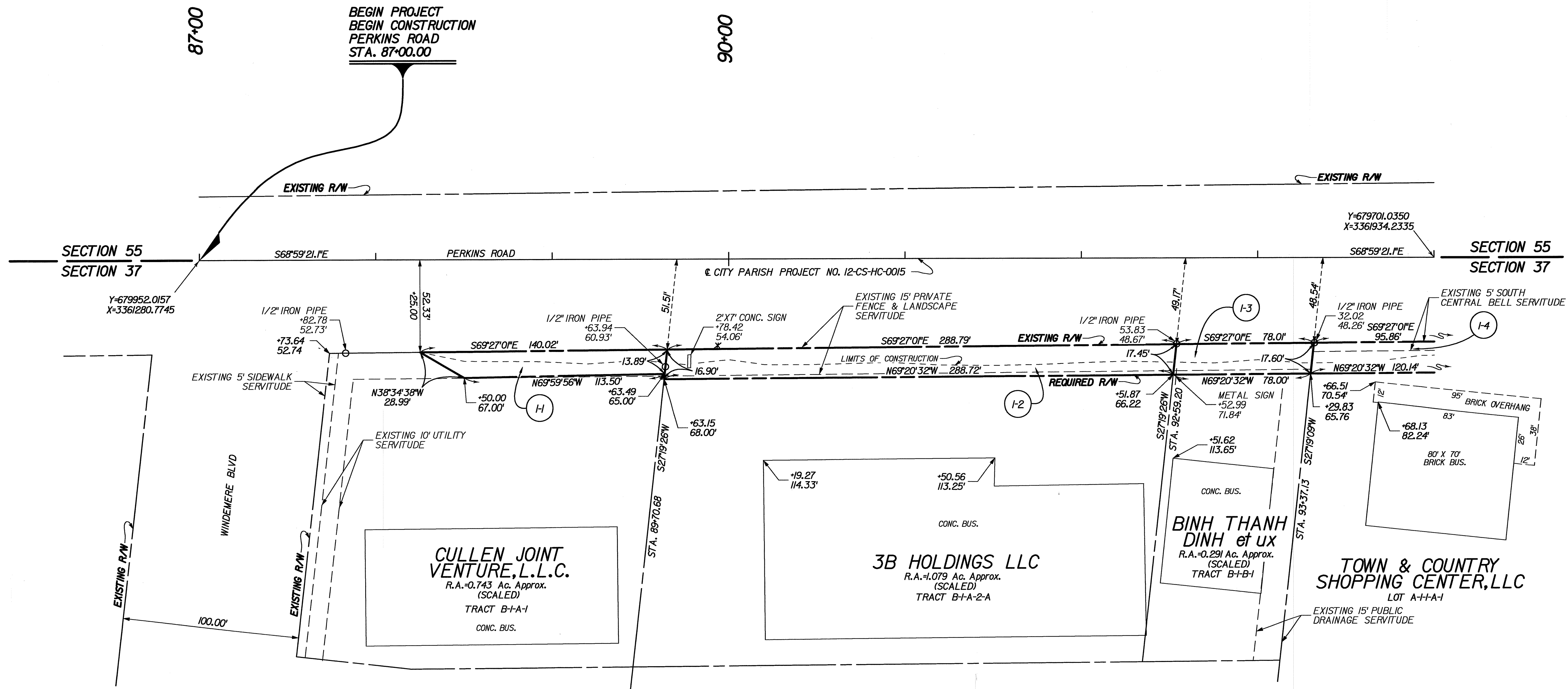


RIGHT OF WAY MAP
TITLE SHEET & LAYOUT MAP

PERKINS RD (SIEGEN LN TO PECUE LN)

- NOTES:
1. ALL PIPES AND MONUMENTS SHOWN HEREON WERE FOUND.
 2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM, 1702 SOUTH ZONE (NAD 83 (2011) EPOCH 2010.00) TO CONVERT FROM GRID BEARINGS TO TRUE BEARINGS USE: 00°07'39.2" ± ± ±
BASE STATIONS:
DSTR, DH9596, DESTREHAN H.S. CORP ARP
LAT=N29°57'52.39499"
LONG=W90°22'56.00600"
Y=533851.99
X=3581993.35
ILSU, DF5754, LOUISIANA STATE U CORP ARP
LAT=N30°24'26.70946"
LONG=W91°10'48.91474"
Y=693693.12
X=3329089.84
SJB, DF8160, SJB GROUP COOP CORP ARP
LAT=N30°23'45.83106"
LONG=W91°06'25.85461"
Y=689601.48
X=3352133.18
 3. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES, USE SCALE FACTOR: 0.99994636

GREENSBURG LAND DISTRICT
T8S - R1E
SECTIONS 55 & 37



LEGEND

EXISTING R/W	REQUIRED R/W	RIGHT OF WAY LINE
EXISTING C. of A.	REQUIRED C. of A.	CONTROL OF ACCESS
EXIST R/W & EXIST. C. of A.	REQ'D R/W & REQ'D C. of A.	RIGHT OF WAY & CONTROL OF ACCESS
		LIMITS OF CONSTRUCTION
		LOT LINE
		APPARENT PROPERTY LINE
		EXISTING SERVITUDE LINE
		SECTION LINE

I-4	TOWN & COUNTRY SHOPPING CENTER, LLC	ORIG 572 BNDL 11954	MAY 30, 2007	0.129 Ac.	5631.7 SF
I-3	BINH THANH DINH et ux.	ORIG 542 BNDL 10829	OCTOBER 2, 1997	0.031 Ac.	1357.7 SF
I-2	3B HOLDINGS LLC	ORIG 628 BNDL 12860	DECEMBER 22, 2017	0.113 Ac.	4926.0 SF
I-1	CULLEN JOINT VENTURE, LLC	ORIG 893 BNDL 11695	FEBRUARY 22, 2005	0.042 Ac.	1823.0 SF
PARCEL	OWNER	ACQUISITION		AREA	AREA



I HEREBY CERTIFY THAT I MADE A SURVEY ON THE GROUND OF THE PROPERTY SHOWN AND THAT THIS MAP CONFORMS TO THE STANDARDS OF PRACTICE FOR ROUTE SURVEYS AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
GWS ENGINEERING, INC. (225) 769-1788
8170 HIGHLAND ROAD, BATON ROUGE, LA 70808

SHEET NUMBER	1
PARISH	EAST BATON ROUGE PARISH
CITY PROJECT	12-CS-HC-0015
STATE PROJECT	-
DESIGNED	MRS MSE
CHECKED	THI MSE
DATE	02/02/2023
SHEET	2 OF 21
NO.	
DATE	
REVISION DESCRIPTION	
BY	

RIGHT OF WAY MAP
PLAN SHEET

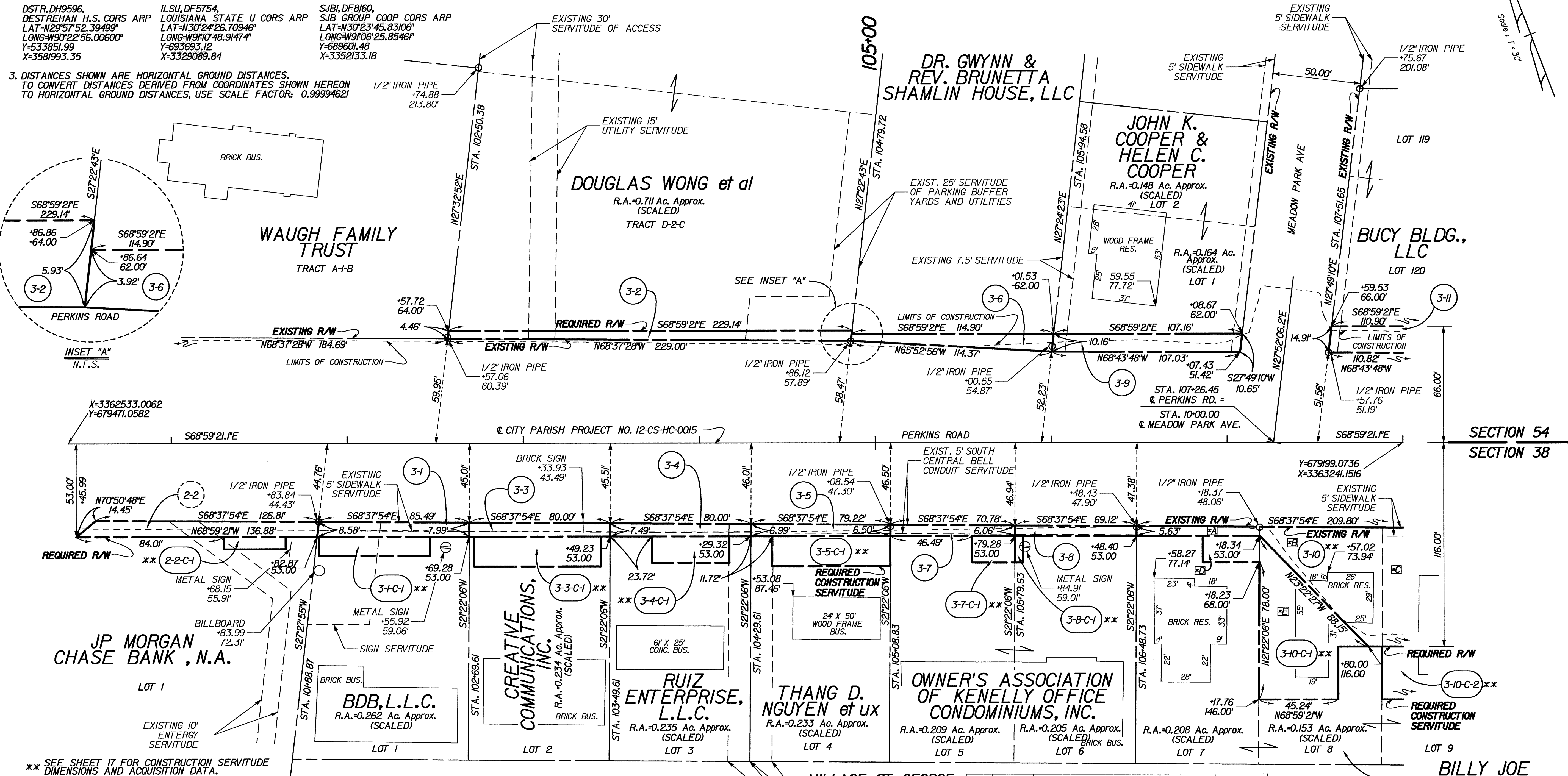
PERKINS RD (SIEGEN LN TO PECUE LN)

BR
CITY OF BATON ROUGE
MADE BY EAST BATON ROUGE

GWS Engineering, Inc.
Professional Surveying & Engineering

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 3. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES, USE SCALE FACTOR: 0.99994621

GREENSBURG LAND DISTRICT
T8S - R1E
SECTIONS 54 & 38



PARCEL	OWNER	ACQUISITION	AREA	AREA
3-11	BUCY BLDG., LLC	ORIG 844 BNDL 12498 MAY 16, 2013	0.038 Ac.	1669.5 SF
3-10	BILLY JOE SMITH, II et ux	ORIG 999 BNDL 10183 OCTOBER 26, 1990 ORIG 316 BNDL 10803 JUNE 30, 1997 ORIG 18 BNDL 12109 NOVEMBER 24, 2008	0.169 Ac.	7348.2 SF
3-9	JOHN K. COOPER & HELEN C. COOPER	ORIG 974 BNDL 12690 OCTOBER 26, 2015	0.025 Ac.	1107.1 SF
3-8	OWNER'S ASSOCIATION OF KENELLY OFFICE CONDOMINIUMS, INC.	ORIG 176 BNDL 12024 JANUARY 9, 2008 ORIG 605 BNDL 11723 MAY 13, 2005	0.009 Ac. 0.010 Ac.	403.8 SF 444.4 SF
3-6	DR. GWYNN & REV. BRUNETTA SHAMLIN HOUSE, L.L.C.	ORIG 106 BNDL 13115 JUNE 10, 2021	0.018 Ac.	803.5 SF
3-5	THANG D. NGUYEN et ux	ORIG 347 BNDL 11352 MAY 31, 2002	0.012 Ac.	534.4 SF
3-4	RUIZ ENTERPRISE, L.L.C.	ORIG 405 BNDL 11915 JANUARY 18, 2007	0.013 Ac.	579.4 SF
3-3	CREATIVE COMMUNICATIONS, INC.	ORIG 90 BNDL 11928 MARCH 02, 2007	0.014 Ac.	619.4 SF
3-2	DOUGLAS WONG et al	ORIG 104 BNDL 12379 JANUARY 3, 2012 ORIG 869 BNDL 10781 APRIL 16, 1997	0.027 Ac.	1183.5 SF
3-1	BDB, L.L.C.	ORIG 530 BNDL 11302 JANUARY 2, 2002	0.016 Ac.	709.9 SF

VILLAGE ST. GEORGE

EXISTING 12.5' SERVITUDE
EXISTING 12.5' SERVITUDE

LEGEND

- EXISTING R/W
- REQUIRED R/W
- EXIST C. of A.
- REQUIRED C. of A.
- EXIST R/W & EXIST C. of A.
- REQD R/W & REQD C. of A.
- RIGHT OF WAY LINE
- CONTROL OF ACCESS
- RIGHT OF WAY & CONTROL OF ACCESS
- LIMITS OF CONSTRUCTION
- LOT LINE
- APPARENT PROPERTY LINE
- EXISTING SERVITUDE LINE
- SECTION LINE

	PARCEL	OWNER	LOT NO.	AREA
A	3-10	BILLY JOE SMITH, et ux	LOT 7	378.2 SF
B	3-10		LOT 8	2803.3 SF
C	3-10		LOT 9	4166.7 SF
D	3-10-C-1		LOT 7	484.4 SF
E	3-10-C-1		LOT 8	3309.2 SF

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GWS ENGINEERING, INC. (225) 769-1788
8170 HIGHLAND ROAD, BATON ROUGE, LA 70808



SHEET NUMBER 3

PARISH EAST BATON ROUGE PARISH

CITY PROJECT 12-CS-HC-0015

DESIGNED MRS. MBE

CHECKED MBE

DATE 02/02/2023

DATE 4 OF 21

REVISION DESCRIPTION

1 03/11/2022 DATE

NO. BY

RIGHT OF WAY MAP
PLAN SHEET

PERKINS RD (SIEGEN LN TO PECUE LN)

BR CITY OF BATON ROUGE

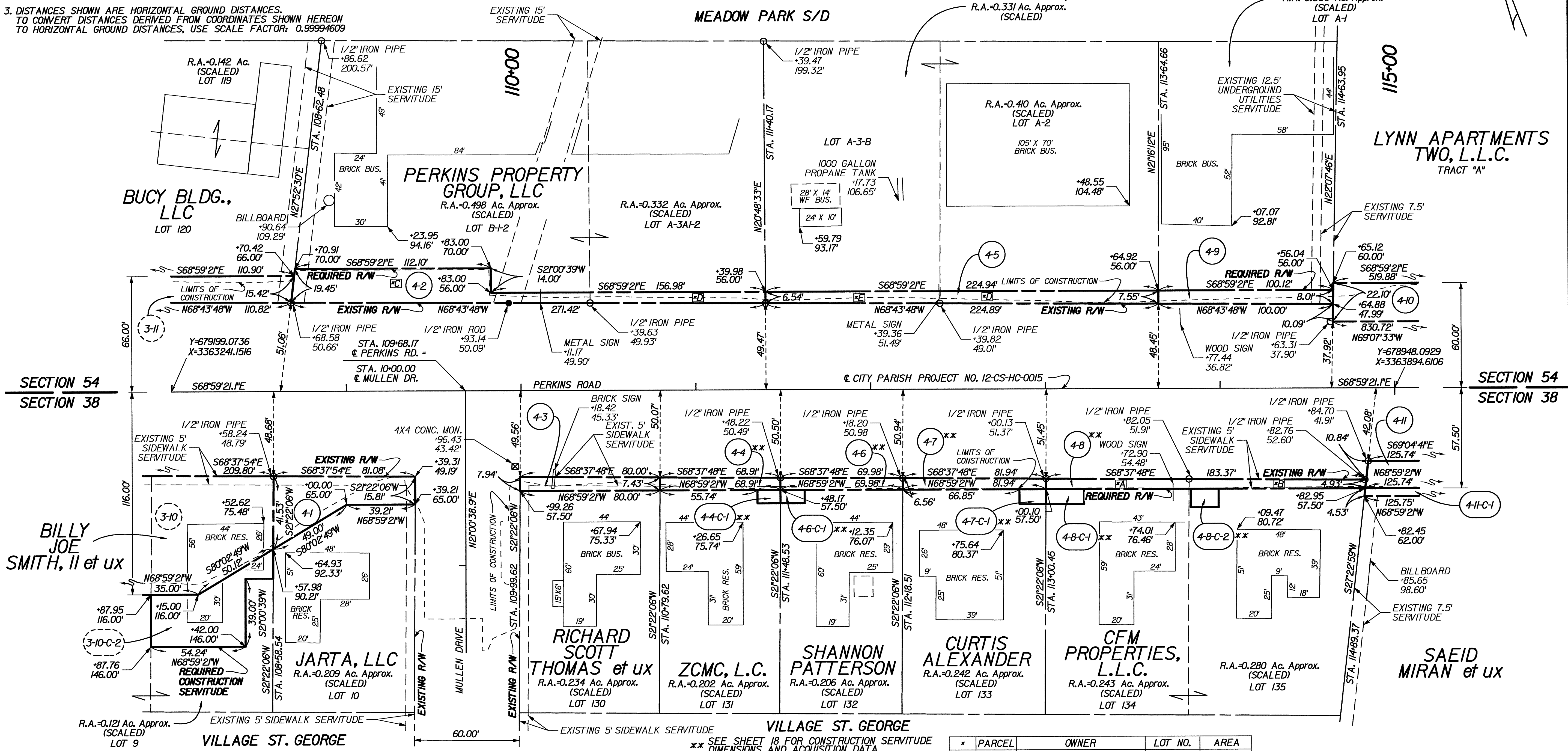
GWS Engineering, Inc.

Final Right of Way Map
S:\surveyproj\Inroads Survey\31694 GWS\Phase 20153 LA 427 PERKINS RD Drawings\ROW sheet 04.dgn
2/2/2023 10:23

NOTES:
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Y=689601.48
X=3352133.18

GREENSBURG LAND DISTRICT
T8S - R1E
SECTIONS 54 & 38

*	PARCEL	OWNER	LOT NO.	AREA
C	4-2	PERKINS PROPERTY GROUP, LLC	LOT B-1-2	2553.4 SF
D	4-2	PERKINS PROPERTY GROUP, LLC	LOT A-3A-2	633.0 SF
E	4-5	RONALD STEPHEN CHENEVERT	LOT A-3-B	675.5 SF
F	4-5	RONALD STEPHEN CHENEVERT	LOT A-2	908.8 SF

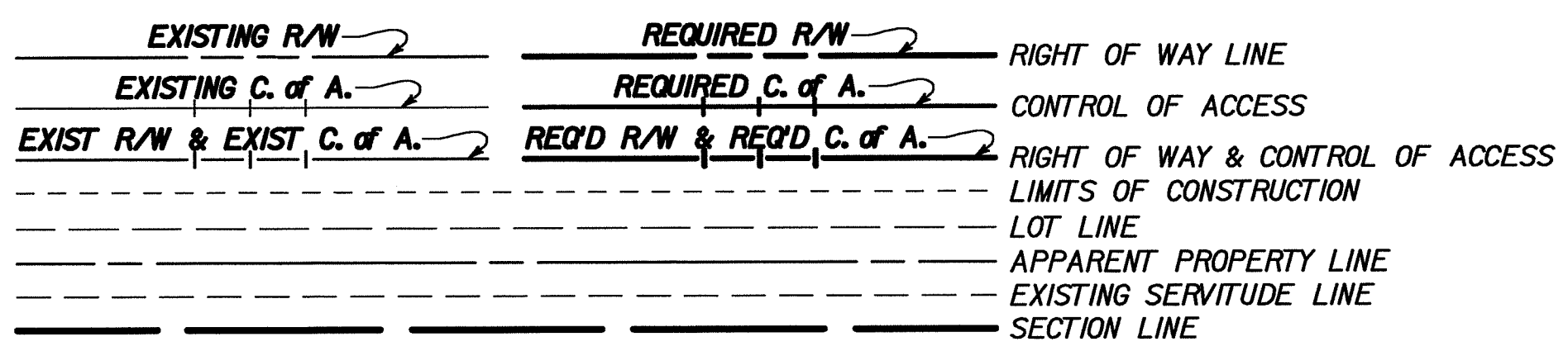


PARCEL	OWNER	ACQUISITION	AREA	AREA
4-II-C-1	SAEID MIRAN et ux	ORIG 458 BNDL 10394	APRIL 14, 1993	0.013 Ac. 565.8 SF
4-II	SAEID MIRAN et ux	ORIG 426 BNDL 11854	JUNE 28, 2006	0.046 Ac. 1983.4 SF
4-10	LYNN APARTMENTS TWO, L.L.C.	ORIG 45 BNDL 12862	JANUARY 3, 2018	0.522 Ac. 22718.8 SF
4-9	OAKLAINE DEVELOPMENTS, LLC	ORIG 756 BNDL 12125	FEBRUARY 17, 2009	0.018 Ac. 778.4 SF
4-8	CFM PROPERTIES, L.L.C.	ORIG 33 BNDL 12900	JULY 11, 2018	0.023 Ac. 1002.9 SF
4-7	CURTIS ALEXANDER	ORIG 412 BNDL 11456	MARCH 27, 2003	0.012 Ac. 516.8 SF
4-6	SHANNON PATTERSON	ORIG 716 BNDL 13212	SEPTEMBER 7, 2022	0.011 Ac. 474.7 SF
4-5	VIVIDAVIS DEVELOPMENT, LLC	ORIG 302 BNDL 12923	NOVEMBER 2, 2018	0.036 Ac. 1584.3 SF
4-4	ZCMC, L.C.	ORIG 197 BNDL 11074	DECEMBER 1, 1999	0.011 Ac. 497.4 SF
4-3	RICHARD SCOTT THOMAS et ux	ORIG 630 BNDL 12607	SEPTEMBER 25, 2014	0.014 Ac. 614.8 SF
4-2	PERKINS PROPERTY GROUP, LLC	ORIG 452 BNDL 12309	MARCH 16, 2011	0.073 Ac. 3186.4 SF
4-1	JARTA, LLC			0.042 Ac. 1830.1 SF

SEE SHEET 18 FOR CONSTRUCTION SERVITUDE DIMENSIONS AND ACQUISITION DATA.

*	PARCEL	OWNER	LOT NO.	AREA
A	4-8	CFM PROPERTIES, L.L.C.	LOT 134	474.7 SF
B	4-8	CFM PROPERTIES, L.L.C.	LOT 135	528.2 SF

LEGEND



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GWS ENGINEERING, INC. (225) 769-1788
8170 HIGHLAND ROAD, BATON ROUGE, LA 70808



SHEET NUMBER4

EAST BATON ROUGE PARISH

12-CS-HC-0015

02/02/2023

5 OF 21

DESIGNED

CHECKED

THI

CHECKED

MSE

DATE

SHEET

REVISION DESCRIPTION

BY

NO.

RIGHT OF WAY MAP

PLAN SHEET

PERKINS RD (SIEGEN LN TO PECUE LN)

BR

CITY OF BATON ROUGE

MADE BY FOR ROAD PROJECT

GWS Engineering, Inc.

225.769.1788

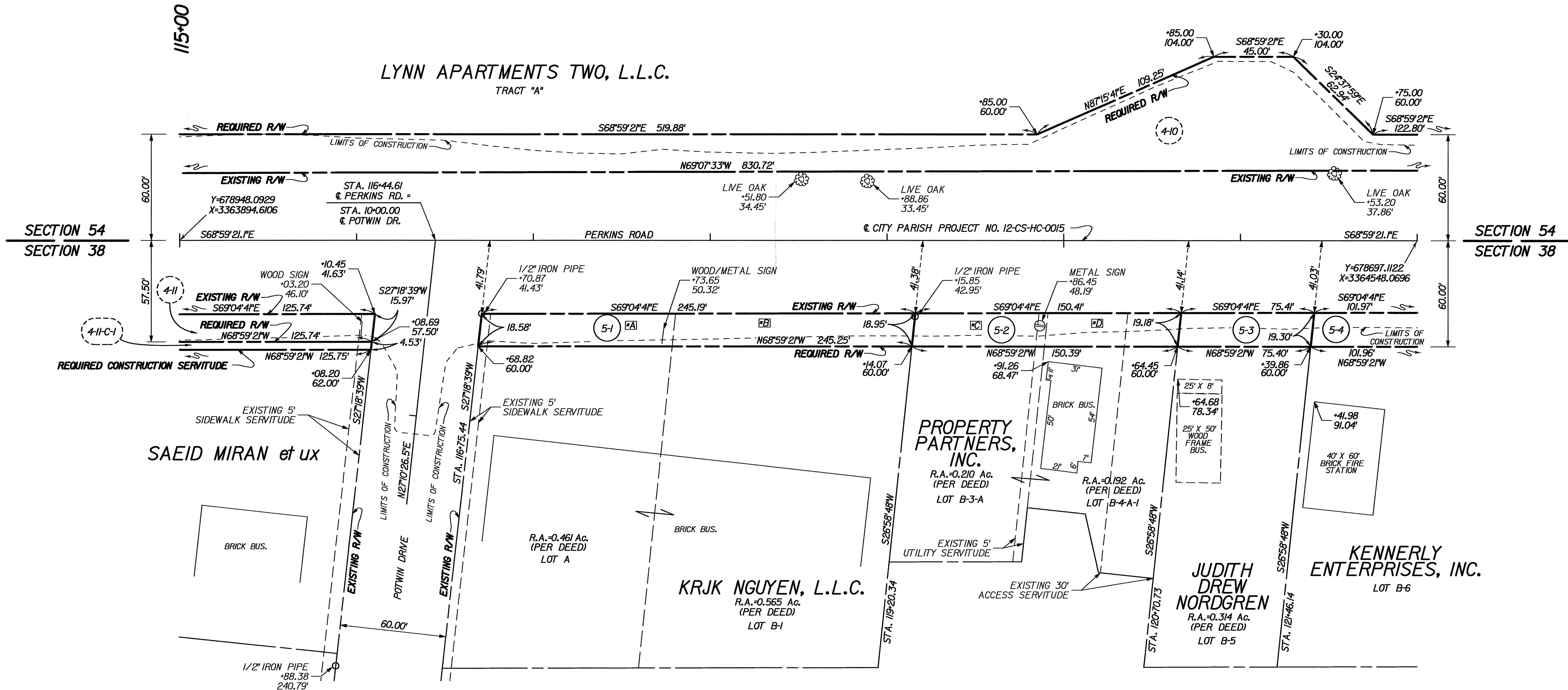
8170 HIGHLAND ROAD, BATON ROUGE, LA 70808

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 3. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES, USE SCALE FACTOR: 0.99994601

BASE STATIONS:

DSTR, DH9596, DESTREHAN H.S. CORS ARP LAT=N29°57'52.39499" LONG=W90°22'56.00600" Y=533851.99 X=3581993.35	ILSU, DF5754, LOUISIANA STATE U CORS ARP LAT=N30°24'26.70946" LONG=W91°10'48.91474" Y=693693.12 X=3329089.84	SJBI, DF8160, SJB GROUP COOP CORS ARP LAT=N30°23'45.83106" LONG=W91°06'25.85460" Y=689601.48 X=3352133.18
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GREENSBURG LAND DISTRICT
T8S - R1E
SECTIONS 54 & 38

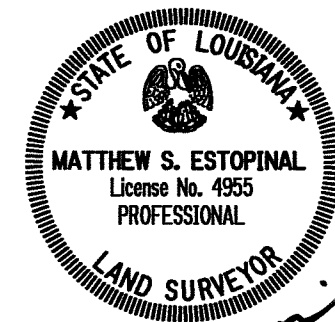


* PARCEL	OWNER	LOT NO.	AREA
A 5-1	KRJK NGUYEN, L.L.C.	LOT A	2033.7 SF
B 5-1		LOT B-1	2540.9 SF
C 5-2	PROPERTY PARTNERS, INC.	LOT B-3-A	1417.6 SF
D 5-2		LOT B-4-A-1	1434.3 SF

PARCEL	OWNER	ACQUISITION	AREA	AREA
5-4	KENNERLY ENTERPRISES, INC.	ORIG 667 BNDL 11931 MARCH 15, 2007	0.045 Ac.	1965.3 SF
5-3	JUDITH DREW NORDGREN	ORIG 365 BNDL 9568 APRIL 27, 1983	0.033 Ac.	1443.1 SF
5-2	PROPERTY PARTNERS, INC.	ORIG 17 BNDL 10878 MARCH 31, 1998	0.065 Ac.	2851.9 SF
5-1	KRJK NGUYEN, L.L.C.	ORIG 971 BNDL 12268 SEPTEMBER 15, 2010	0.105 Ac.	4574.6 SF

LEGEND

EXISTING R/W	REQUIRED R/W	RIGHT OF WAY LINE
EXISTING C. of A.	REQUIRED C. of A.	CONTROL OF ACCESS
EXIST R/W & EXIST. C. of A.	REQ'D R/W & REQ'D C. of A.	RIGHT OF WAY & CONTROL OF ACCESS
		LIMITS OF CONSTRUCTION
		LOT LINE
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GWS ENGINEERING, INC. (225) 769-1788
8170 HIGHLAND ROAD, BATON ROUGE, LA 70808

SHEET NUMBER	5
PARISH	EAST BATON ROUGE PARISH
CITY PROJECT	12-CS-HC-0015
STATE PROJECT	-
DESIGNED	MRS MSE
CHECKED	THI MSE
DATE	02/02/2023
SHEET	6 OF 21
BY	
REVISION DESCRIPTION	
DATE	
NO.	

RIGHT OF WAY MAP
PLAN SHEET

PERKINS RD (SIEGEN LN TO PECUE LN)

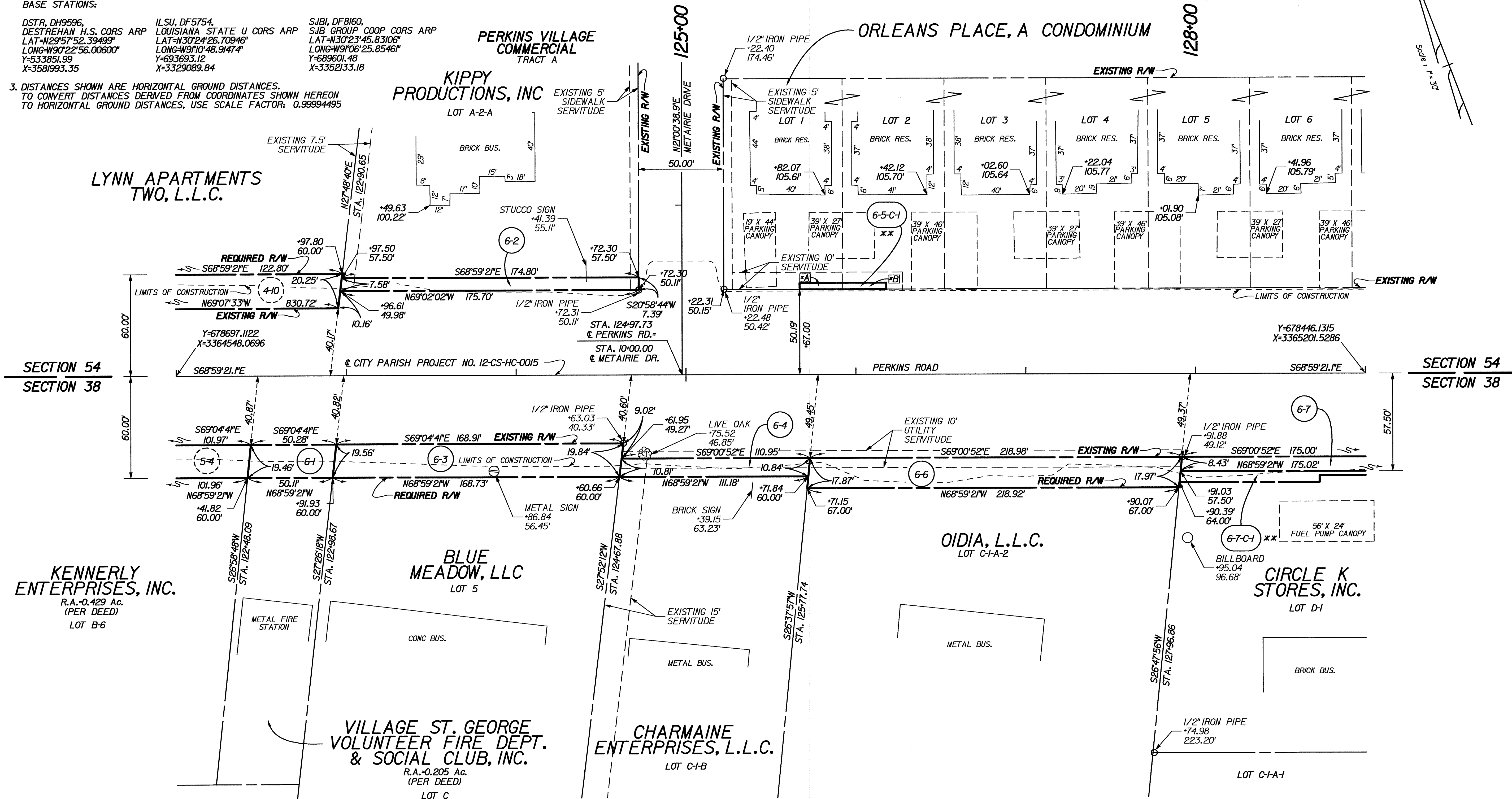
BR
CITY OF BATON ROUGE
OFFICE OF EAST BATON ROUGE

GWS Engineering, Inc.
Land Surveying, Planning, Civil Engineering

NOTES:

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- BASE STATIONS:
- | | | |
|--|---|--|
| DSTR, DH9596,
DESTREHAN H.S. CORP ARP
LAT=N29°57'52.39499"
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GREENSBURG LAND DISTRICT
T8S - R1E
SECTIONS 54 & 38



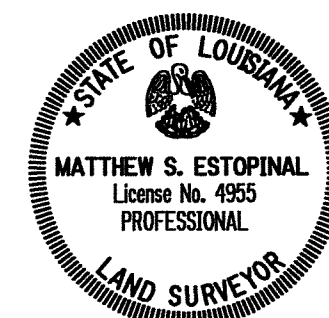
** SEE SHEET 18 FOR CONSTRUCTION SERVITUDE DIMENSIONS AND ACQUISITION DATA.

*	PARCEL	OWNER	LOT NO.	AREA
A	6-5-C-1	ORLEANS PLACE, A CONDOMINIUM	LOT 1	96.2 SF
B	6-5-C-1	ORLEANS PLACE, A CONDOMINIUM	LOT 2	97.2 SF

6-7	CIRCLE K STORES, INC.	ORIG 046 BNDL 12704	DECEMBER 30, 2015	0.034 Ac.	1473.7 SF
6-6	OIDIA, L.L.C.	ORIG 189 BNDL 12946	MARCH 14, 2019	0.090 Ac.	3904.7 SF
6-4	CHARMAINE ENTERPRISES, L.L.C.	ORIG 361 BNDL 12009	NOVEMBER 7, 2007	0.027 Ac.	1195.2 SF
6-3	BLUE MEADOW, LLC	ORIG 233 BNDL 12857	DECEMBER 6, 2017	0.076 Ac.	3302.5 SF
6-2	KIPPY PRODUCTIONS, INC	ORIG 868 BNDL 12650	MAY 4, 2015	0.030 Ac.	1306.2 SF
6-1	VILLAGE ST. GEORGE VOLUNTEER FIRE DEPT. & SOCIAL CLUB, INC.	ORIG 44 BNDL 7336	JUNE 30, 1970	0.022 Ac.	973.4 SF
PARCEL		OWNER	ACQUISITION	AREA	AREA

LEGEND

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EXISTING C. of A.	REQUIRED C. of A.	CONTROL OF ACCESS
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GWS ENGINEERING, INC. (225) 769-1788
8170 HIGHLAND ROAD, BATON ROUGE, LA 70808

SHEET NUMBER	6
PARISH	EAST BATON ROUGE PARISH
CITY PROJECT	12-CS-HC-0015
STATE PROJECT	-
DESIGNED	MRS. MSE
CHECKED	THI. MSE
DATE	02/02/2023
NO.	7 OF 21
REVISION DESCRIPTION	
DATE	
BY	
RIGHT OF WAY MAP PLAN SHEET	
PERKINS RD (SIEGEN LN TO PECUE LN)	
BR	CITY OF BATON ROUGE
GWS Engineering, Inc.	

NOTES:

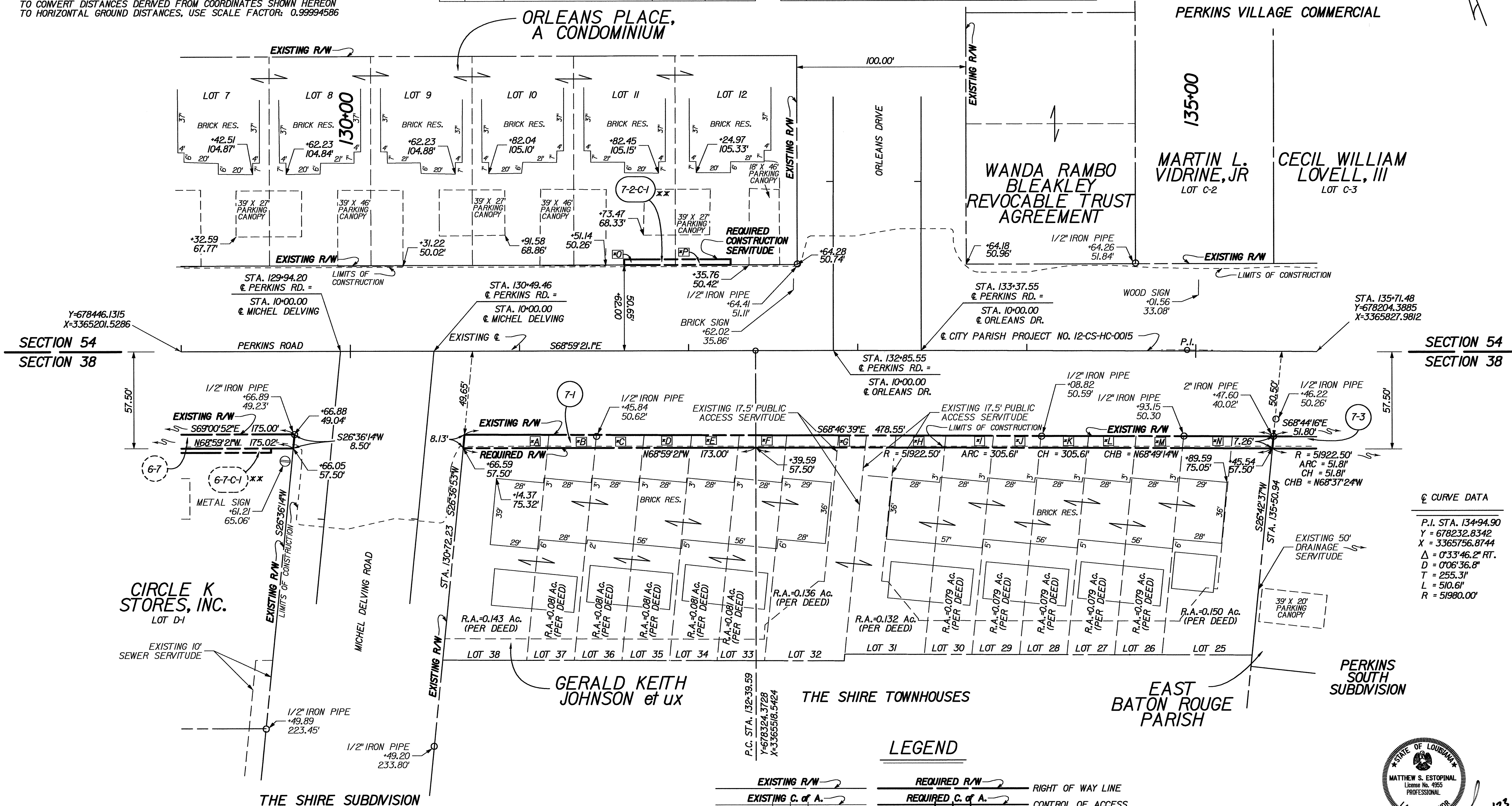
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GREENSBURG LAND DISTRICT
T8S - R1E
SECTIONS 54 & 38

* PARCEL	OWNER	LOT NO.	AREA
A 7-1	GERALD KEITH JOHNSON, et ux	LOT 38	398.9 SF
B 7-1		LOT 37	221.0 SF
C 7-1		LOT 36	218.0 SF
D 7-1		LOT 35	215.1 SF
E 7-1		LOT 34	212.2 SF
F 7-1		LOT 33	209.3 SF
G 7-1		LOT 32	344.4 SF

* PARCEL	OWNER	LOT NO.	AREA
H 7-1	GERALD KEITH JOHNSON, et ux	LOT 31	339.0 SF
I 7-1		LOT 30	200.9 SF
J 7-1		LOT 29	200.1 SF
K 7-1		LOT 28	199.7 SF
L 7-1		LOT 27	199.8 SF
M 7-1		LOT 26	200.3 SF
N 7-1		LOT 25	382.0 SF

* PARCEL	OWNER	LOT NO.	AREA
O 7-2-C-1	ORLEANS PLACE, A CONDOMINIUM	LOT 11	101.1 SF
P 7-2-C-1		LOT 12	108.2 SF



§ CURVE DATA

P.I. STA. 134+94.90
Y = 678232.8342
X = 3365756.8744
 Δ = 0°33'46.2" RT.
D = 0°08'36.8"
T = 255.31'
L = 510.61'
R = 51980.00'

** SEE SHEET 18 FOR CONSTRUCTION SERVITUDE DIMENSIONS AND ACQUISITION DATA.

7-3	EAST BATON ROUGE PARISH	ORIG 74 BNDL 6924	DECEMBER 5, 1968	0.009 Ac	376.7 SF
7-1	GERALD KEITH JOHNSON, et ux	ORIG 909 BNDL 10065	MARCH 13, 1989	0.081 Ac	3540.7 SF
PARCEL	OWNER	ACQUISITION		AREA	AREA



I HEREBY CERTIFY THAT I MADE A SURVEY ON THE GROUND OF THE PROPERTY SHOWN AND THAT THIS MAP CONFORMS TO THE STANDARDS OF PRACTICE FOR ROUTE SURVEYS AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

GWS ENGINEERING, INC. (225) 769-1788
8170 HIGHLAND ROAD, BATON ROUGE, LA 70808

SHEET NUMBER7

EAST BATON ROUGE PARISH

12-CS-HC-0015

02/02/2023

8 OF 21

RIGHT OF WAY MAP

PLAN SHEET

PERKINS RD (SIEGEN LN TO PECUE LN)

BR

CITY OF BATON ROUGE

PARISH OF EAST BATON ROUGE

GWS Engineering, Inc.

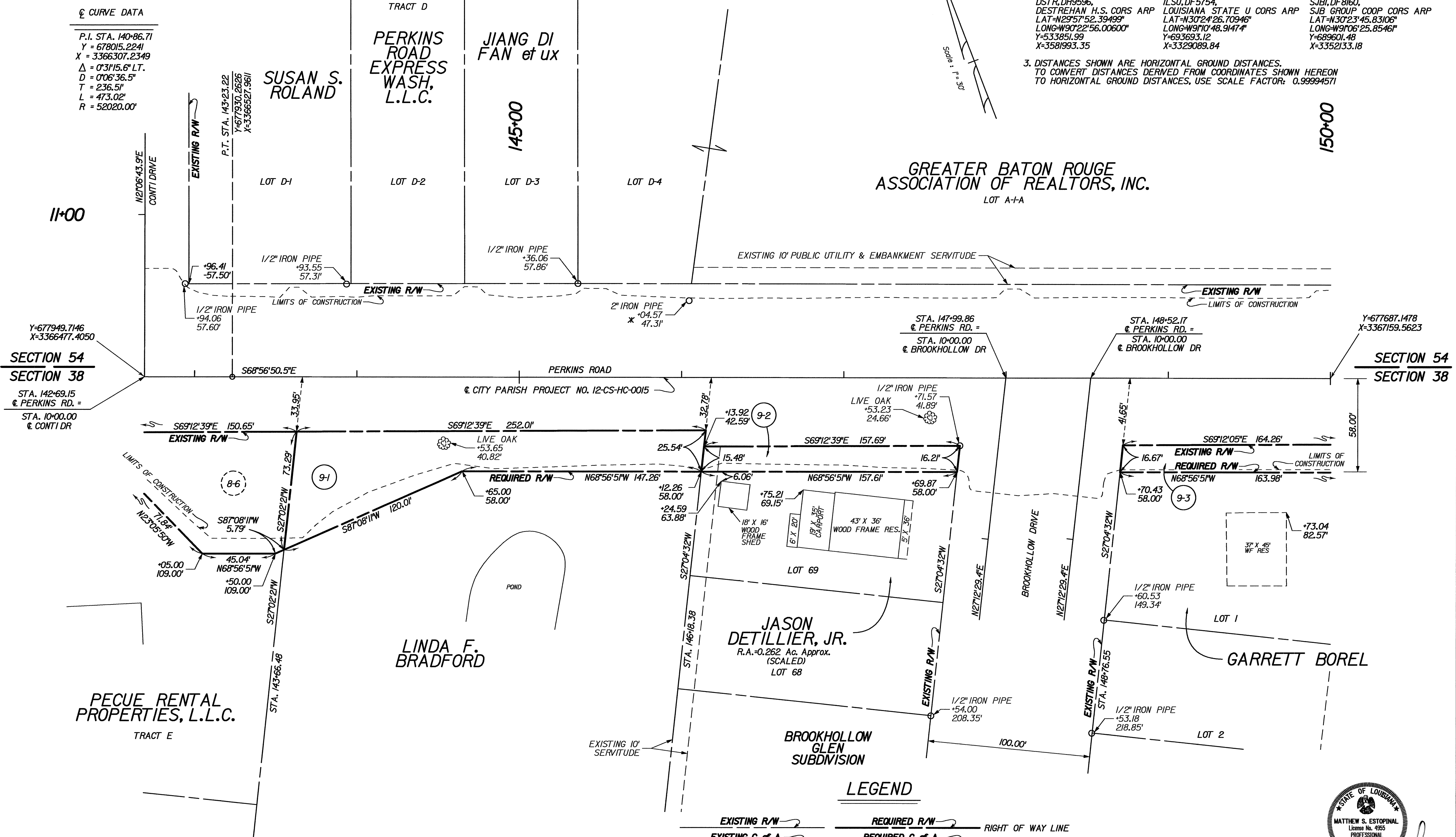
Engineering Surveying

3. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOWN HEREON
TO HORIZONTAL GROUND DISTANCES, USE SCALE FACTOR: 0.99994579

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PROPERTY SHOWN AND THAT THIS MAP CONFORMS TO THE STANDARDS
OF PRACTICE FOR ROUTE SURVEYS AS ESTABLISHED BY THE LOUISIANA
STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND
LAND SURVEYORS.
GWS ENGINEERING, INC. (225) 769-1788
8170 HIGHLAND ROAD, BATON ROUGE, LA 70808

GREENSBURG LAND DISTRICT
T8S - R1E
SECTIONS 54 & 38

NOTES:
1. ALL PIPES AND MONUMENTS SHOWN HEREON WERE FOUND.
2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM, 1702 SOUTH ZONE (NAD 83 (2011) EPOCH 2010.00) TO CONVERT FROM GRID BEARINGS TO TRUE BEARINGS USE: 00708'10.8"
BASE STATIONS:
DSTR, DH9596, DESTREHAN H.S. CORRS ARP LAT=N29°57'52.39499" LONG=W90°22'56.00600" Y=533851.99 X=3581993.35
ILSU, DF5754, LOUISIANA STATE U CORRS ARP LAT=N30°24'26.70946" LONG=W91°10'48.91474" Y=693693.12 X=3329089.84
SJB1, DF8160, SJB GROUP COOP CORRS ARP LAT=N30°23'45.83106" LONG=W91°06'25.85461" Y=689601.48 X=3352133.18
3. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES, USE SCALE FACTOR: 0.99994571



9-3	GARRETT BOREL	ORIG 059 BNDL 12896	JUNE 20, 2018	0.064 Ac.	2780.0 SF
9-2	JASON DETILLIER, JR.	ORIG 525 BNDL 13199	JULY 7, 2022	0.057 Ac.	2483.0 SF
9-1	LINDA F. BRADFORD	ORIG 018 BNDL 12510	JUNE 28, 2013		
		ORIG 016 BNDL 12510	JUNE 28, 2013	0.202 Ac.	8795.3 SF
PARCEL	OWNER	ACQUISITION		AREA	AREA

LEGEND

EXISTING R/W	REQUIRED R/W	RIGHT OF WAY LINE
EXISTING C. of A.	REQUIRED C. of A.	CONTROL OF ACCESS
EXIST R/W & EXIST C. of A.	REQD R/W & REQD C. of A.	RIGHT OF WAY & CONTROL OF ACCESS
		LIMITS OF CONSTRUCTION
		LOT LINE
		APPARENT PROPERTY LINE
		EXISTING SERVITUDE LINE
		SECTION LINE

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GWS ENGINEERING, INC. (225) 769-1788
8170 HIGHLAND ROAD, BATON ROUGE, LA 70808



SHEET NUMBER	9
PARISH	EAST BATON ROUGE PARISH
CITY PROJECT	12-CS-HC-0015
STATE PROJECT	-
DESIGNED	MRS MSE
CHECKED	THI MSE
DATE	02/02/2023
SHEET	10 OF 21
BY	
DATE	
NO.	
REVISION DESCRIPTION	

RIGHT OF WAY MAP
PLAN SHEET

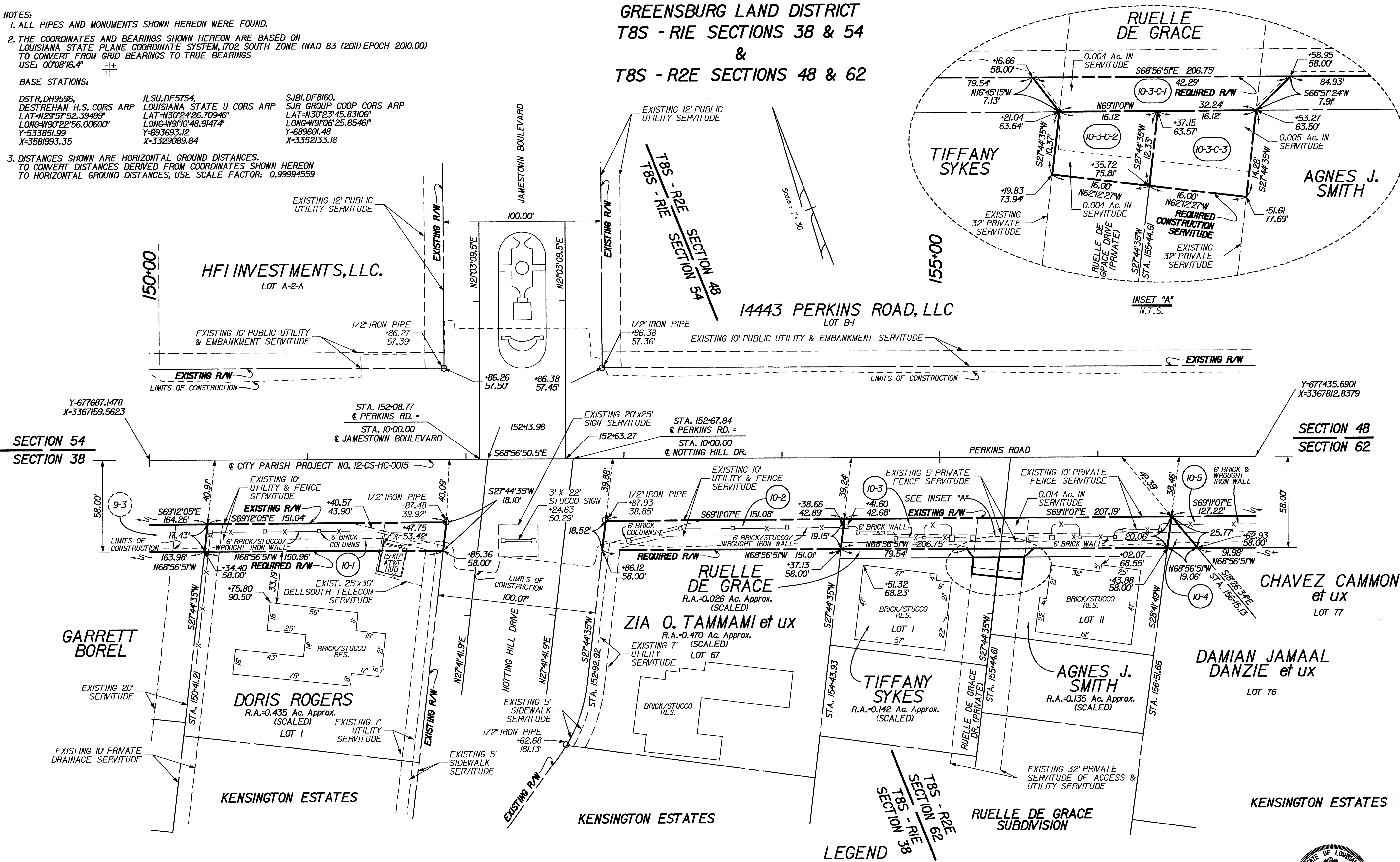
PERKINS RD (SIEGEN LN TO PECUE LN)

BR
CITY OF BATON ROUGE
OFFICE OF EAST BATON ROUGE

GWS Engineering, Inc.
Land Surveying, Planning, Civil Engineering

NOTES:
1. ALL PIPES AND MONUMENTS SHOWN HEREON WERE FOUND.
2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM, 1702 SOUTH ZONE (NAD 83 (2011) EPOCH 2010.00) TO CONVERT FROM GRID BEARINGS TO TRUE BEARINGS USE: 00°08'16.4" $\pm$
BASE STATIONS:
DSTR,DH9596, DESTREHAN H.S. CORS ARP
LAT=N29°57'52.39499"
LONG=W90°22'56.00600"
Y=533851.99
X=3581993.35
ILSU,DF5754, LOUISIANA STATE U CORS ARP
LAT=N30°24'26.70946"
LONG=W90°10'48.91474"
Y=693693.12
X=3329089.84
SJB,DF8160, SJB GROUP COOP CORS ARP
LAT=N30°23'45.83106"
LONG=W90°06'25.85461"
Y=689601.48
X=3352133.18
3. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES, USE SCALE FACTOR: 0.99994559

GREENSBURG LAND DISTRICT
T8S - R1E SECTIONS 38 & 54
&
T8S - R2E SECTIONS 48 & 62



10-5	CHAVEZ CAMMON et ux	ORIG 614 BNDL 13130	AUGUST 18, 2021	0.102 Ac.	4433.1 SF
10-4	DAMIAN JAMAAL DANZIE et ux	ORIG 713 BNDL 12966	JULY 1, 2019	0.004 Ac.	189.5 SF
10-3-C-3	AGNES J. SMITH	ORIG 462 BNDL 11892	OCTOBER 30, 2006	0.005 Ac.	212.9 SF
10-3-C-2	TIFFANY SYKES	ORIG 600 BNDL 13134	SEPTEMBER 13, 2021	0.004 Ac.	181.6 SF
10-3-C-1	RUELLE DE GRACE	ORIG 855 BNDL 12158	JUNE 17, 2009	0.005 Ac.	207.5 SF
10-3				0.092 Ac.	4025.2 SF
10-2	ZIA O. TAMMAMI et ux	ORIG 166 BNDL 10752	DECEMBER 23, 1996	0.065 Ac.	2825.2 SF
10-1	DORIS ROGERS	ORIG 902 BNDL 11329	MARCH 25, 2002	0.061 Ac.	2663.3 SF
PARCEL	OWNER	ACQUISITION		AREA	AREA

EXISTING R/W	REQUIRED R/W	RIGHT OF WAY LINE
EXISTING C. of A.	REQUIRED C. of A.	CONTROL OF ACCESS
EXIST R/W & EXIST. C. of A.	REQ'D R/W & REQ'D C. of A.	RIGHT OF WAY & CONTROL OF ACCESS
		LIMITS OF CONSTRUCTION
		LOT LINE
		APPARENT PROPERTY LINE
		EXISTING SERVITUDE LINE
		SECTION LINE

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GWS ENGINEERING, INC. (225) 769-1788
8170 HIGHLAND ROAD, BATON ROUGE, LA 70808



SHEET NUMBER10

PARISH EAST BATON ROUGE PARISH

CITY PROJECT12-CS-HC-0015

DESIGNED MRS. MSE

CHECKED MRS. MSE

DATE 02/02/2023

STATE PROJECT

BY

REVISION DESCRIPTION

NO.

DATE

RIGHT OF WAY MAP

PLAN SHEET

PERKINS RD (SIEGEN LN TO PECUE LN)

BR

CITY OF BATON ROUGE

OFFICE OF THE CITY ENGINEER

BR

CITY OF BATON ROUGE

OFFICE OF THE CITY ENGINEER

GREENSBURG LAND DISTRICT

T8S - R2E

SECTIONS 48, 49, 61 & 62

PARCEL	OWNER	LOT NO.	AREA
A	I-I	LOT B-1	1339.9 SF
B	I-I	LOT B-2	1205.2 SF

ALLTEL COMMUNICATIONS, L.L.C.
R.A.=0.300 Ac. Approx. (SCALED)
LOT A-1
BRICK BUS.

TIO VENTURES, L.L.C.

JAMESTOWN SQUARE HOMEOWNERS ASSOC.

14443 PERKINS ROAD, LLC

LEBAS PROPERTIES, L.L.C.
R.A.=0.302 Ac. Approx. (SCALED)

NOTES:

1. ALL PIPES AND MONUMENTS SHOWN HEREON WERE FOUND.
2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM, 1702 SOUTH ZONE (NAD 83 (2011) EPOCH 2010.00). TO CONVERT FROM GRID BEARINGS TO TRUE BEARINGS USE: 00°08'20.1" $\pm$
3. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES, USE SCALE FACTOR: 0.99994551

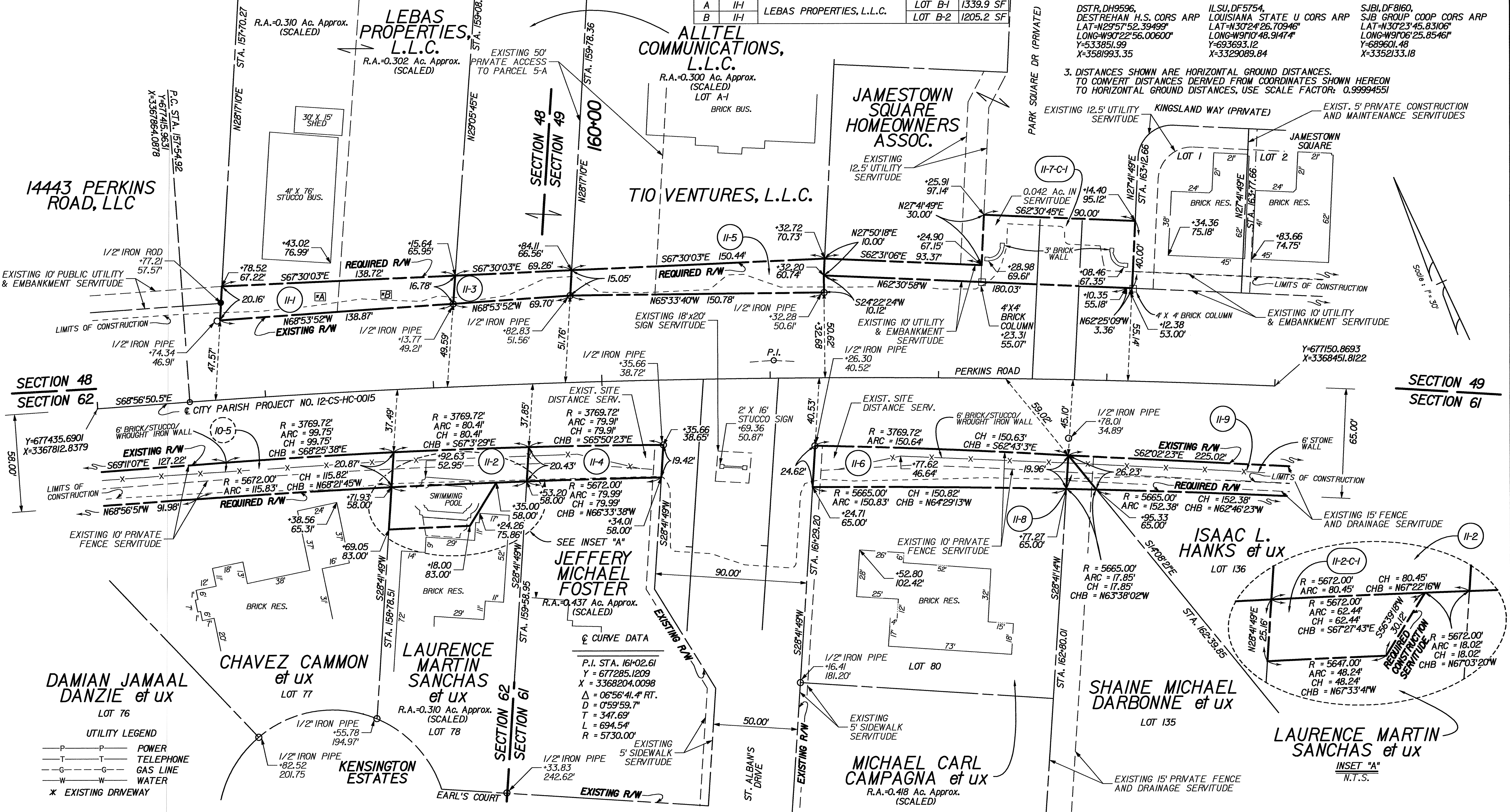
BASE STATIONS:

DSTR, DH9596, DESTREHAN H.S. CORRS ARP
LAT=N29°57'52.39499"
LONG=W90°22'56.00600"
Y=533851.99
X=3581993.35

ILSU, DF5754, LOUISIANA STATE U CORRS ARP
LAT=N30°24'26.70946"
LONG=W91°0'48.91474"
Y=693693.12
X=3329089.84

SJBI, DF8160, SJB GROUP COOP CORRS ARP
LAT=N30°23'45.83106"
LONG=W91°06'25.85461"
Y=689601.48
X=3352133.18

EXISTING 12.5' UTILITY SERVITUDE
KINGSLAND WAY (PRIVATE)
EXIST. 5' PRIVATE CONSTRUCTION AND MAINTENANCE SERVITUDES



UTILITY LEGEND

P	POWER
T	TELEPHONE
G	GAS LINE
W	WATER
*	EXISTING DRIVEWAY

II-9	ISAAC L. HANKS et ux	ORIG 676 BNDL 12234	MAY 4, 2010	0.090 Ac.	3899.2 SF
II-8	SHAINE MICHAEL DARBONNE et ux	ORIG 254 BNDL 13097	MARCH 29, 2021	0.004 Ac.	177.9 SF
II-7-C-1	JAMESTOWN SQUARE HOMEOWNERS ASSOC.	ORIG 849 BNDL 12661	JUNE 22, 2015	0.104 Ac.	4533.7 SF
II-6	MICHAEL CARL CAMPAGNA et ux	ORIG 821 BNDL 13072	DECEMBER 4, 2020	0.078 Ac.	3381.7 SF
II-5	TIO VENTURES, L.L.C.	ORIG 511 BNDL 12288	DECEMBER 7, 2010	0.061 Ac.	2639.0 SF
II-4	JEFFERY MICHAEL FOSTER	ORIG 795 BNDL 13015	MARCH 11, 2020	0.037 Ac.	1591.1 SF
II-3	ALLTEL COMMUNICATIONS, L.L.C.	ORIG 162 BNDL 12390	FEBRUARY 23, 2012	0.025 Ac.	1097.7 SF
II-2-C-1	LAURENCE MARTIN SANCHAS et ux	ORIG 14 BNDL 11118	MAY 8, 2000	0.032 Ac.	1383.6 SF
II-2				0.038 Ac.	1656.1 SF
II-1				0.058 Ac.	2545.1 SF
PARCEL	OWNER	ACQUISITION		AREA	AREA

LEGEND

EXISTING R/W	REQUIRED R/W	RIGHT OF WAY LINE
EXISTING C. of A.	REQUIRED C. of A.	CONTROL OF ACCESS
EXIST R/W & EXIST. C. of A.	REQ'D R/W & REQ'D C. of A.	RIGHT OF WAY & CONTROL OF ACCESS
		LIMITS OF CONSTRUCTION
		LOT LINE
		APPARENT PROPERTY LINE
		EXISTING SERVITUDE LINE
		SECTION LINE



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GWS ENGINEERING, INC. (225) 769-1788
8170 HIGHLAND ROAD, BATON ROUGE, LA 70808

SHEET NUMBER 11

PARISH EAST BATON ROUGE PARISH

CITY PROJECT 12-CS-HC-0015

DESIGNED MRS. THAI M. MBE

CHECKED THAI M. MBE

DATE 02/02/2023

BY

RIGHT OF WAY MAP

PLAN SHEET

PERKINS RD (SIEGEN LN TO PECUE LN)

BR

CITY OF BATON ROUGE

PARISH OF EAST BATON ROUGE

10:53

7/29/2024

S:\surveyproj\Inroads Survey\31694 GWS\Phase 20153 IA 427 PERKINS RD\Drawings\ROW sheet_13r.dgn

Final Right of Way Map

NOTES:
1. ALL PIPES AND MONUMENTS SHOWN HEREON WERE FOUND.
2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON
LOUISIANA STATE PLANE COORDINATE SYSTEM, 1702 SOUTH ZONE (NAD 83 (2011) EPOCH 2010.00)
TO CONVERT FROM GRID BEARINGS TO TRUE BEARINGS
USE: 00°08'27.1"

BASE STATIONS:

DSTR,DH9596,
DESTREHAN H.S. CORP ARP
LAT=N29°57'52.39499"
LONG=W90°22'56.00600"
Y=533851.99
X=3581993.35

ILSU,DF5754,
LOUISIANA STATE U CORP ARP
LAT=N30°24'26.70946"
LONG=W91°10'48.91474"
Y=693693.12
X=3329089.84

SJBI,DF8160,
SJB GROUP COOP CORP ARP
LAT=N30°23'45.83106"
LONG=W91°06'25.85461"
Y=689601.48
X=3352133.18

3. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOWN HEREON
TO HORIZONTAL GROUND DISTANCES, USE SCALE FACTOR: 0.99994531

GREENSBURG LAND DISTRICT
T8S - R2E
SECTIONS 49 & 61

PARCEL	OWNER	LOT NO.	AREA
A	13-7	TRACT 1-A-1	1161.6 SF
B	13-7	TRACT 1-C-1	2039.7 SF
C	13-7	TRACT 3-A-1	2709.2 SF

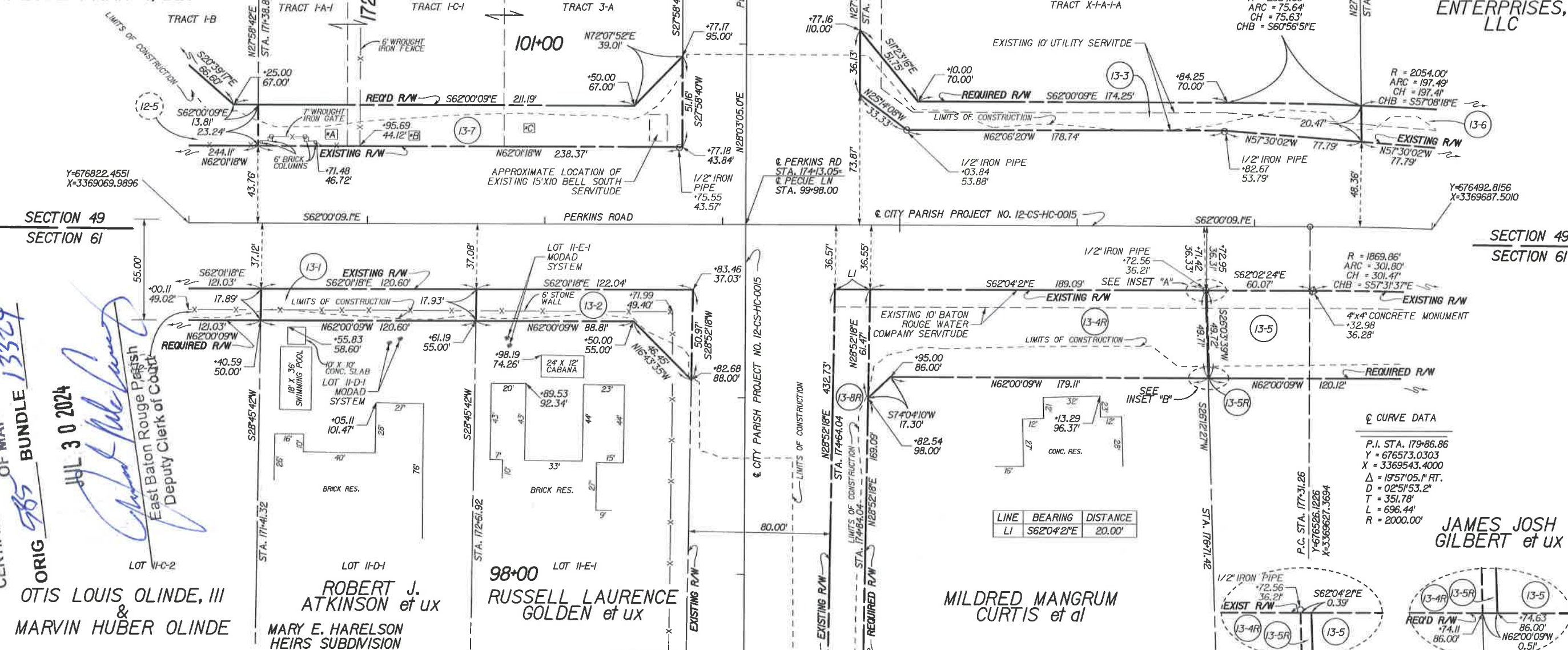
PECUE PARK I, LLC

SUBDIVISION OF C.H.
HAYNES PROPERTY

COASTAL INVESTMENT
ENTERPRISES, L.L.C.

PECUE
ENTERPRISES,
LLC

PECUE PARK 4, LLC



Q CURVE DATA
P.I. STA. 179+86.86
Y = 676573.0303
X = 3369543.4000
Δ = 19°57'05.1" RT.
D = 02°51'53.2"
T = 351.78'
L = 696.44'
R = 2000.00'

JAMES JOSH
GILBERT et ux

MILDRED MANGRUM
CURTIS et al

98+00
RUSSELL LAURENCE
GOLDEN et ux

ROBERT J.
ATKINSON et ux
MARY E. HARELSON
HEIRS SUBDIVISION

OTIS LOUIS OLINDE, III
&
MARVIN HUBER OLINDE

PARCEL	OWNER	ACQUISITION	AREA	AREA
13-8R	MILDRED MANGRUM CURTIS et al	ORIG 117 BNDL 10571 ORIG 43 BNDL 5465	JANUARY 31,1995 OCTOBER 15,1963	0.168 Ac. 7313.8 SF
13-7	PECUE PARK I, LLC	ORIG 760 BNDL 13314	MAY 30, 2024	0.136 Ac. 5910.5 SF
13-6	PECUE ENTERPRISES, LLC	ORIG 733 BNDL 11250 ORIG 854 BNDL 12642 ORIG 441 BNDL 12636	JULY 20,2001 MARCH 26,2015 FEBRUARY 24,2015	0.090 Ac. 3901.2 SF
13-5R	JAMES JOSH GILBERT et ux	ORIG 795 BNDL 10622	AUGUST 29,1995	0.001 Ac. 22.4 SF
13-5				0.385 Ac. 16755.8 SF
13-4R	MILDRED MANGRUM CURTIS et al	ORIG 117 BNDL 10571 ORIG 43 BNDL 5465	JANUARY 31,1995 OCTOBER 15,1963	0.218 Ac. 9504.3 SF
13-3	COASTAL INVESTMENT ENTERPRISES, LLC	ORIG 169 BNDL 12572	APRIL 15,2014	0.117 Ac. 5083.9 SF
13-2	RUSSELL LAURENCE GOLDEN et ux	ORIG 621 BNDL 12351	SEPTEMBER 7,2011	0.063 Ac. 2737.5 SF
13-1	ROBERT J. ATKINSON et ux	ORIG 186 BNDL 12569	APRIL 1,2014	0.050 Ac. 2159.5 SF

LEGEND

EXISTING R/W	REQUIRED R/W	RIGHT OF WAY LINE
EXISTING C. of A.	REQUIRED C. of A.	CONTROL OF ACCESS
EXIST R/W & EXIST C. of A.	REQD R/W & REQD C. of A.	RIGHT OF WAY & CONTROL OF ACCESS
		LIMITS OF CONSTRUCTION
		LOT LINE
		APPARENT PROPERTY LINE
		EXISTING SERVITUDE LINE
		SECTION LINE



I HEREBY CERTIFY THAT I MADE A SURVEY ON THE GROUND OF THE
PROPERTY SHOWN AND THAT THIS MAP CONFORMS TO THE STANDARDS
OF PRACTICE FOR ROUTE SURVEYS AS ESTABLISHED BY THE LOUISIANA
STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND
LAND SURVEYORS.
GWS ENGINEERING, INC. (225) 769-1788
8170 HIGHLAND ROAD, BATON ROUGE, LA 70808

SHEET NUMBER13

EAST BATON ROUGE PARISH

12-CS-HC-0015

06/07/2024

14 OF 22

DESIGNED

CHECKED

THI

CHECKED

DATE

BY

REVISION

DESCRIPTION

NO.

DATE

RIGHT OF WAY MAP

PLAN SHEET

PERKINS RD (SIEGEN LN TO PECUE LN)

BR

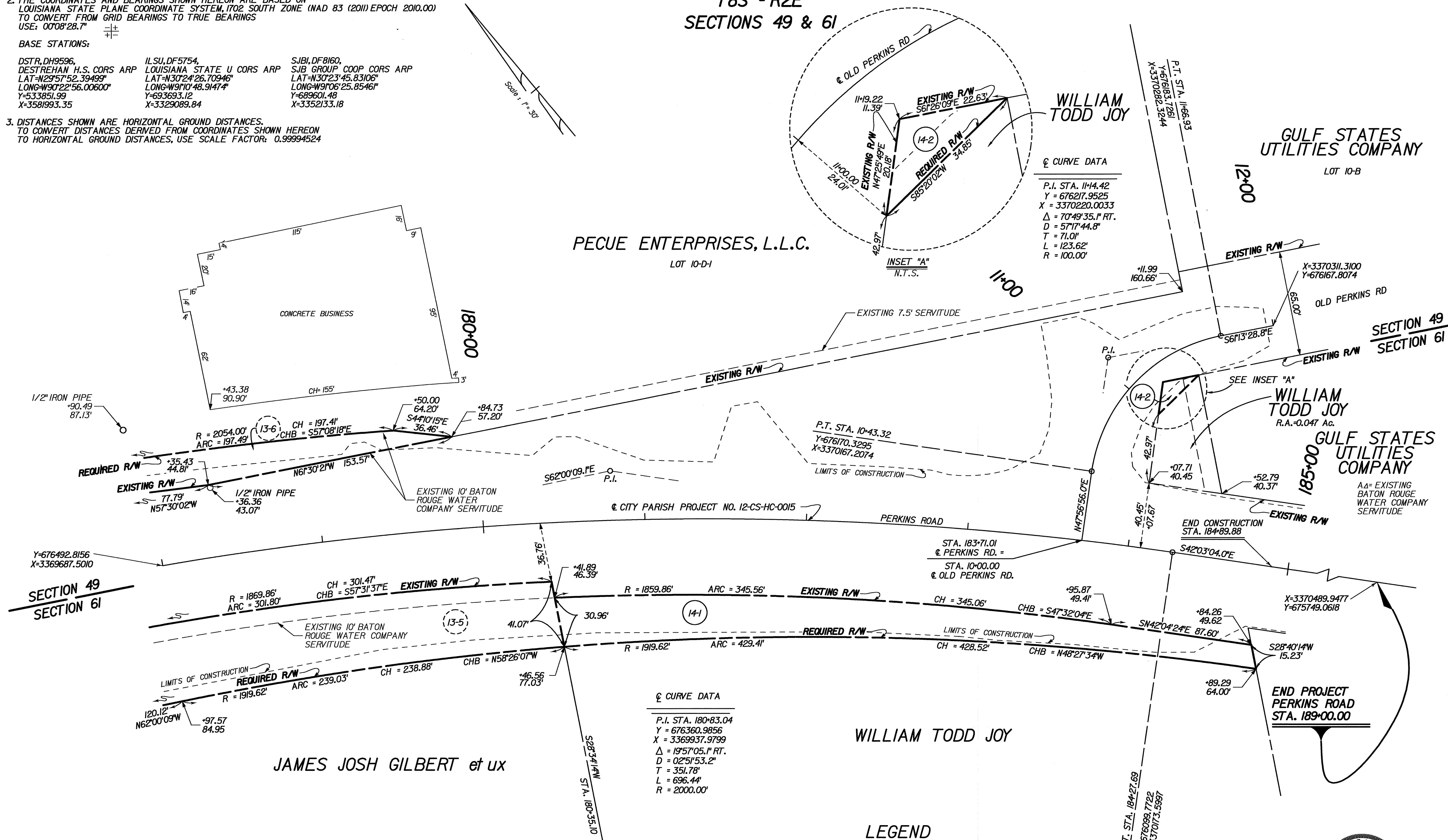
CITY OF BATON ROUGE

GWS Engineering, Inc.

8170 Highland Road, Baton Rouge, LA 70808

NOTES:
1. ALL PIPES AND MONUMENTS SHOWN HEREON WERE FOUND.
2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM, 1702 SOUTH ZONE (NAD 83 (2011) EPOCH 2010.00) TO CONVERT FROM GRID BEARINGS TO TRUE BEARINGS USE: 00°08'28.7" $\pm$
BASE STATIONS:
DSTR, DH9596, DESTREHAN H.S. CORS ARP LAT=N29°57'52.39499" LONG=W90°22'56.00600" Y=533851.99 X=3581993.35
ILSU, DF5754, LOUISIANA STATE U CORS ARP LAT=N30°24'26.70946" LONG=W91°10'48.91474" Y=693693.12 X=3329089.84
SJB1, DF8160, SJB GROUP COOP CORS ARP LAT=N30°23'45.83106" LONG=W91°06'25.85461" Y=689601.48 X=3352133.18
3. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES, USE SCALE FACTOR: 0.99994524

GREENSBURG LAND DISTRICT
T8S - R2E
SECTIONS 49 & 61



¢ CURVE DATA
P.I. STA. 180+83.04
Y = 676360.9856
X = 3369937.9799
Δ = 19°57'05.1" RT.
D = 02°51'53.2"
T = 351.78'
L = 696.44'
R = 2000.00'

LEGEND

- EXISTING R/W
- EXISTING C. of A.
- EXIST R/W & EXIST. C. of A.
- REQUIRED R/W
- REQUIRED C. of A.
- REQ'D R/W & REQ'D C. of A.
- RIGHT OF WAY LINE
- CONTROL OF ACCESS
- RIGHT OF WAY & CONTROL OF ACCESS
- LIMITS OF CONSTRUCTION
- LOT LINE
- APPARENT PROPERTY LINE
- EXISTING SERVITUDE LINE
- SECTION LINE

14-2	WILLIAM TODD JOY	ORIG 980 BNDL 11322	MARCH 5, 2002	0.005 Ac.	216.1 SF
14-1				0.218 Ac.	9501.3 SF
PARCEL	OWNER	ACQUISITION		AREA	AREA



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GWS ENGINEERING, INC. (225) 769-1788
8170 HIGHLAND ROAD, BATON ROUGE, LA 70808

RIGHT OF WAY MAP
PLAN SHEET
PERKINS RD (SIEGEN LN TO PECUE LN)

DESIGNED: MRS. MBE
CHECKED: MBE
DATE: 02/02/2023
SHEET: 15 OF 21

PROJECT: 12-CS-HC-0015
CITY: EAST BATON ROUGE PARISH
STATE: LA

BR
CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE

GWS Engineering, Inc.
Land Surveying & Mapping Corporation

NOTES:

1. ALL PIPES AND MONUMENTS SHOWN HEREON WERE FOUND.

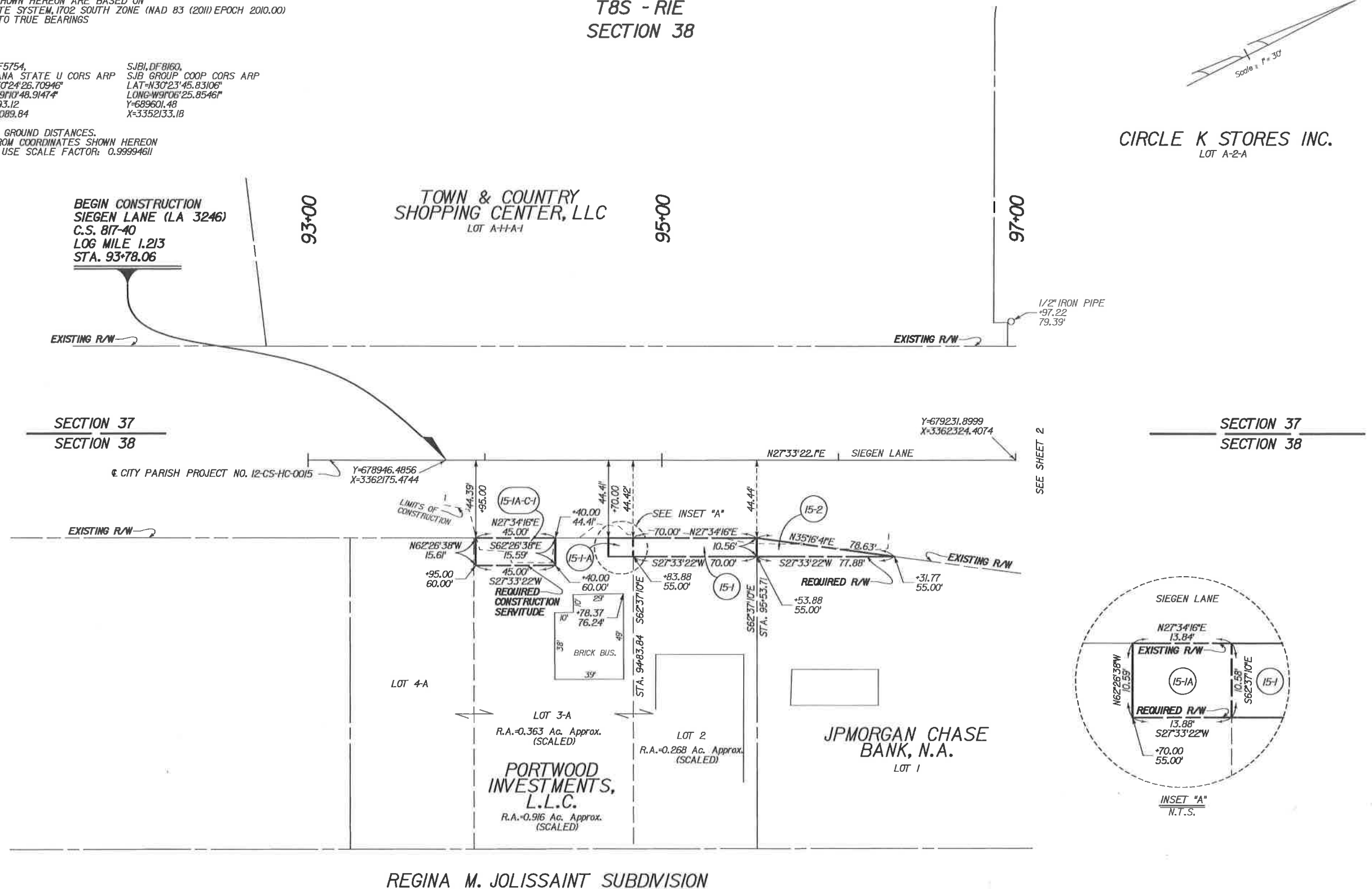
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LOUISIANA STATE PLANE COORDINATE SYSTEM, 1702 SOUTH ZONE (NAD 83 (2011) EPOCH 2010.00)
TO CONVERT FROM GRID BEARINGS TO TRUE BEARINGS
USE: $00^{\circ}07'44.8''$ ± 1

BASE STATIONS:

DSTR,DH9596, DESTREHAN H.S. CORS ARP LAT=N29°57'52.39499" LONG=W90°22'56.00600" Y=53.851.99 X=3581993.35	ILSU,DF5754, LOUISIANA STATE U CORS ARP LAT=N30°24'26.70946" LONG=W91°10'48.91474" Y=693693.12 X=3329089.84	SJB,DF8160, SJB GROUP COOP CORS ARP LAT=N30°23'45.83106" LONG=W90°25.85466" Y=689601.48 X=3352133.18
---	--	---

3. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOWN HEREON
TO HORIZONTAL GROUND DISTANCES, USE SCALE FACTOR: 0.99994611

GREENSBURG LAND DISTRICT
T8S - R1E
SECTION 38



LEGEND

EXISTING R/W → REQUIRED R/W → RIGHT OF WAY LINE

EXISTING C. of A. → REQUIRED C. of A. → CONTROL OF ACCESS

EXIST R/W & EXIST C. of A. → REQ'D R/W & REQ'D C. of A. → RIGHT OF WAY & CONTROL OF ACCESS

----- ----- LIMITS OF CONSTRUCTION

----- ----- LOT LINE

----- ----- APPARENT PROPERTY LINE

----- ----- EXISTING SERVITUDE LINE

----- ----- SECTION LINE

15-2	JPMORGAN CHASE BANK, N.A.	ORIG 244 BNDL 13030	JUNE 1, 2020	0.009 Ac.	411.4 SF
15-1A	PORTWOOD INVESTMENTS, L.L.C.	ORIG 485 BNDL 10894	MAY 26, 1998	0.003 Ac.	146.7 SF
15-1A-C-1				0.016 Ac.	702.0 SF
15-1				0.017 Ac.	740.2 SF
PARCEL	OWNER	ACQUISITION		AREA	AREA



I HEREBY CERTIFY THAT I MADE A SURVEY ON THE GROUND OF THE
PROPERTY SHOWN AND THAT THIS MAP CONFORMS TO THE STANDARDS
OF PRACTICE FOR ROUTE SURVEYS AS ESTABLISHED BY THE LOUISIANA
STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND
LAND SURVEYORS.
GWS ENGINEERING, INC. (225) 769-1788
8170 HIGHLAND ROAD, BATON ROUGE, LA 70808

RIGHT OF WAY MAP
PLAN SHEET

(continued)



NO.	DATE	REVISION DESCRIPTION
2	2/28/23	REVISE PARCEL NUMBERING
1	2/28/23	ADD PARCEL 15-1A-C-1

CHECKED	MSE
DETAILED CHECKED	THI MSE
DATE	02/02/2023
SHEET	16 OF 21

PARISH	EAST BATON ROUGE PARISH
CITY PROJECT	12-CS-HC-0015
STATE PROJECT	

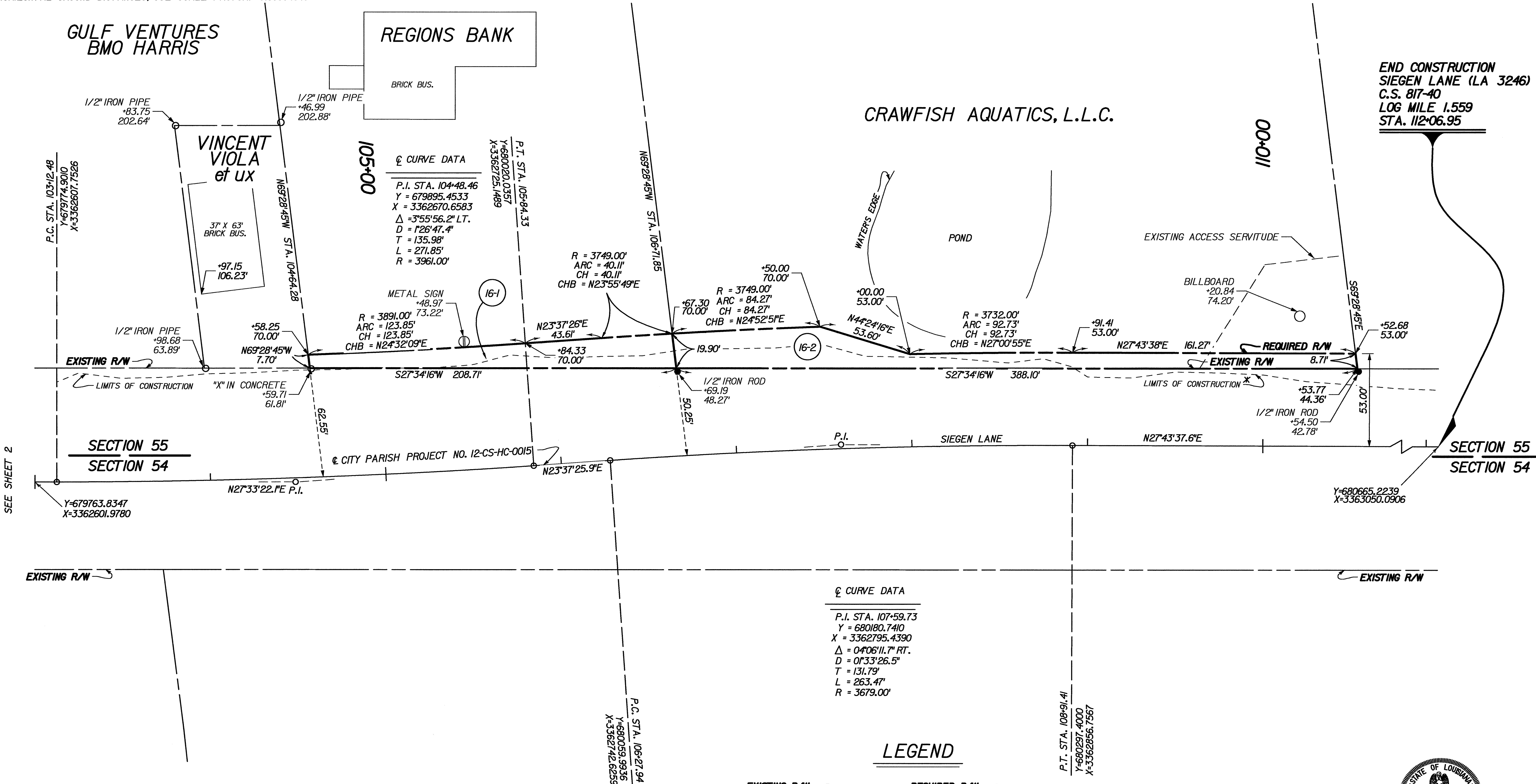
SHEET NUMBER	15
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- NOTES:
1. ALL PIPES AND MONUMENTS SHOWN HEREON WERE FOUND.
 2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM, 1702 SOUTH ZONE (NAD 83 (2011) EPOCH 2010.00) TO CONVERT FROM GRID BEARINGS TO TRUE BEARINGS USE: $00^{\circ}07'47.8''$
 3. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES, USE SCALE FACTOR: 0.99994643

BASE STATIONS:

DSTR, DH9596, DESTREHAN H.S. CORS ARP LAT = $N29^{\circ}57'52.39499''$ LONG = $W90^{\circ}22'56.00600''$ Y = 533851.99 X = 3581993.35	ILSU, DF5754, LOUISIANA STATE U CORS ARP LAT = $N30^{\circ}24'26.70946''$ LONG = $W91^{\circ}0'48.91474''$ Y = 693693.12 X = 3329089.84	SJBL, DF8160, SJB GROUP COOP CORS ARP LAT = $N30^{\circ}23'45.83106''$ LONG = $W90^{\circ}25.85461''$ Y = 689601.48 X = 3352133.18
--	--	---

GREENSBURG LAND DISTRICT
T8S - R1E
SECTION 55



EXISTING R/W	REQUIRED R/W	RIGHT OF WAY LINE
EXISTING C. of A.	REQUIRED C. of A.	CONTROL OF ACCESS
EXIST R/W & EXIST C. of A.	REQ'D R/W & REQ'D C. of A.	RIGHT OF WAY & CONTROL OF ACCESS
		LIMITS OF CONSTRUCTION
		LOT LINE
		APPARENT PROPERTY LINE
		EXISTING SERVITUDE LINE
		SECTION LINE

16-2	CRAWFISH AQUATICS, L.L.C.	ORIG 937 BNDL 12546	DECEMBER 5, 2013	0.112 Ac.	4889.2 SF
16-1	REGIONS BANK	ORIG 934 BNDL 12546	DECEMBER 5, 2013	0.063 Ac.	2755.2 SF
16-1	REGIONS BANK	ORIG 464 BNDL 11747	JULY 19, 2005	0.063 Ac.	2755.2 SF
PARCEL	OWNER	ACQUISITION		AREA	AREA

I HEREBY CERTIFY THAT I MADE A SURVEY ON THE GROUND OF THE PROPERTY SHOWN AND THAT THIS MAP CONFORMS TO THE STANDARDS OF PRACTICE FOR ROUTE SURVEYS AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
GWS ENGINEERING, INC. (225) 769-1788
8170 HIGHLAND ROAD, BATON ROUGE, LA 70808

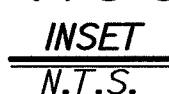


SHEET NUMBER	16
PARISH	EAST BATON ROUGE PARISH
CITY PROJECT	12-CS-HC-0015
STATE PROJECT	-
DESIGNED	MRS
CHECKED	MSE
DATE	02/02/2023
BY	
REVISION DESCRIPTION	
NO.	
DATE	
BY	

RIGHT OF WAY MAP
PLAN SHEET
PERKINS RD (SIEGEN LN TO PECUE LN)

BR
CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE

GWS Engineering, Inc.
Land Surveying & Engineering



3-10-C-2	BILLY JOE SMITH, II et ux	ORIG 999 BNDL 10183	OCTOBER 26, 1990	0.047 Ac.	2033.9 SF
3-10-C-1		ORIG 316 BNDL 10803	JUNE 30, 1997		
		ORIG 18 BNDL 12109	NOVEMBER 24, 2008	0.087 Ac.	3793.6 SF
3-8-C-1	OWNER'S ASSOCIATION OF	ORIG 176 BNDL 12024	JANUARY 9, 2008	0.002 Ac.	71.4 SF
3-7-C-1	KENELLY OFFICE CONDOMINIUMS, INC.	ORIG 605 BNDL 11723	MAY 13, 2005	0.008 Ac.	363.6 SF
3-5-C-1	THANG D. NGUYEN et ux	ORIG 347 BNDL 11352	MAY 30, 2002	0.026 Ac.	1146.7 SF
3-4-C-1	RUIZ ENTERPRISE, L.L.C.	ORIG 405 BNDL 11915	JANUARY 18, 2007	0.015 Ac.	659.9 SF
3-3-C-1	CREATIVE COMMUNICATIONS, INC.	ORIG 90 BNDL 11928	MARCH 02, 2007	0.028 Ac.	1224.0 SF
3-1-C-1	BDB, L.L.C.	ORIG 530 BNDL 11302	JANUARY 2, 2002	0.016 Ac.	693.0 SF
2-2-C-1	JPMORGAN CHASE BANK, N.A.	ORIG 244 BNDL 13030	JUNE 1, 2020	0.006 Ac.	245.0 SF
PARCEL	OWNER	ACQUISITION		AREA	AREA

EXISTING R/W →

EXISTING C. of A. →

EXIST R/W & EXIST C. of A. →

REQUIRED R/W →

REQUIRED C. of A. →

REQ'D R/W & REQ'D C. of A. →

RIGHT OF WAY LINE

CONTROL OF ACCESS

RIGHT OF WAY & CONTROL OF ACCESS

LIMITS OF CONSTRUCTION

LOT LINE

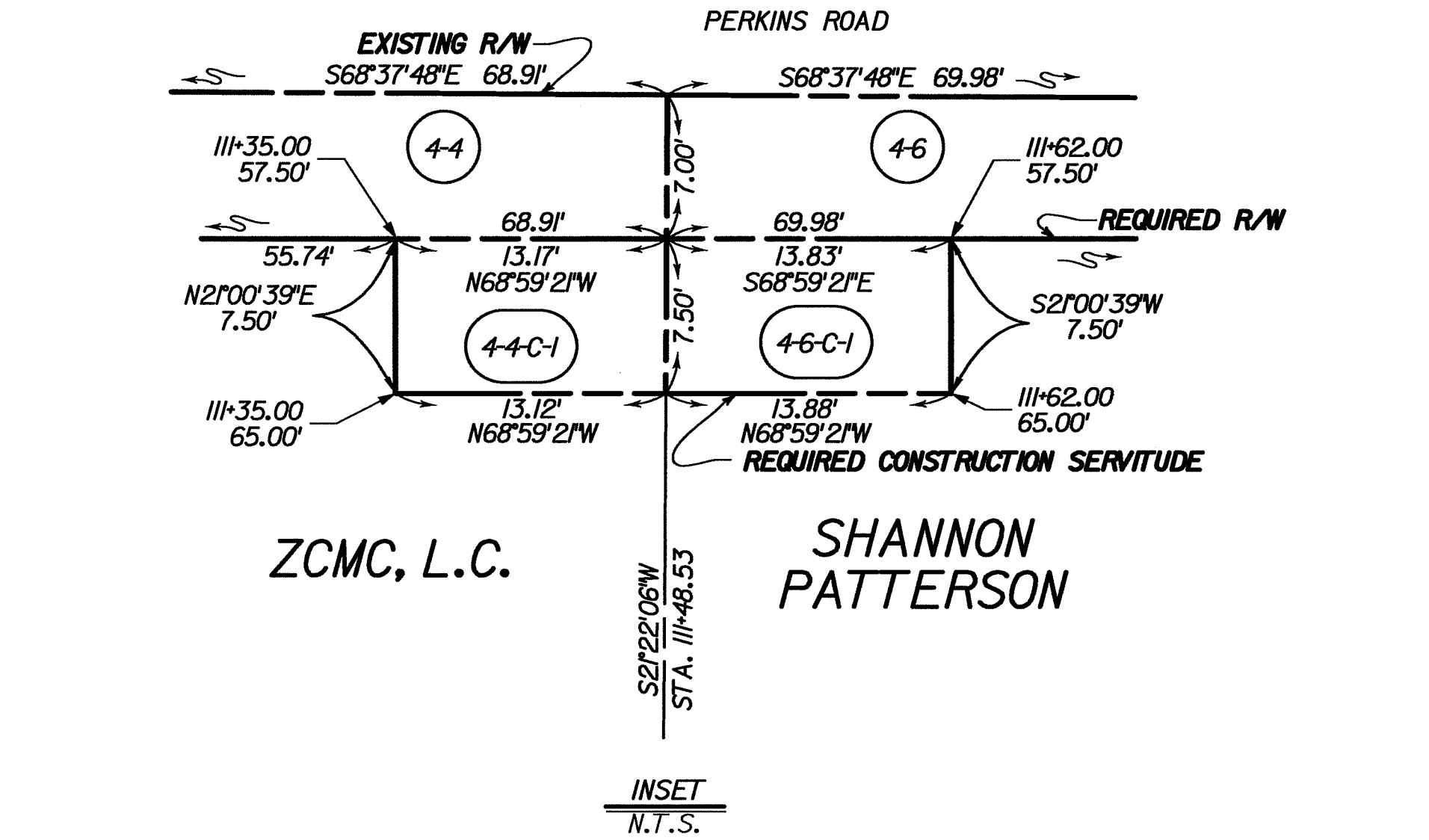
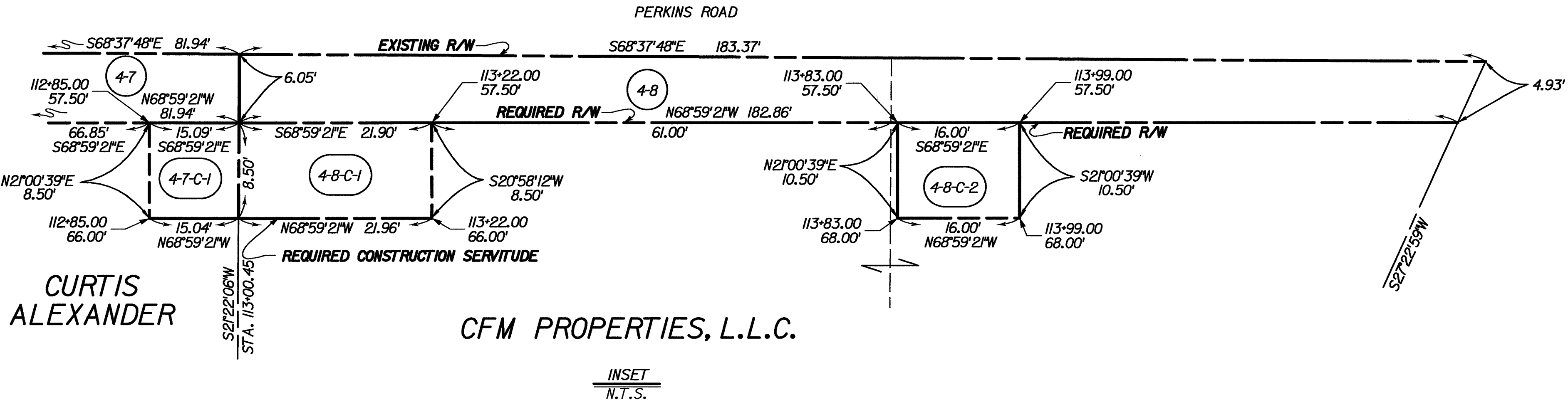
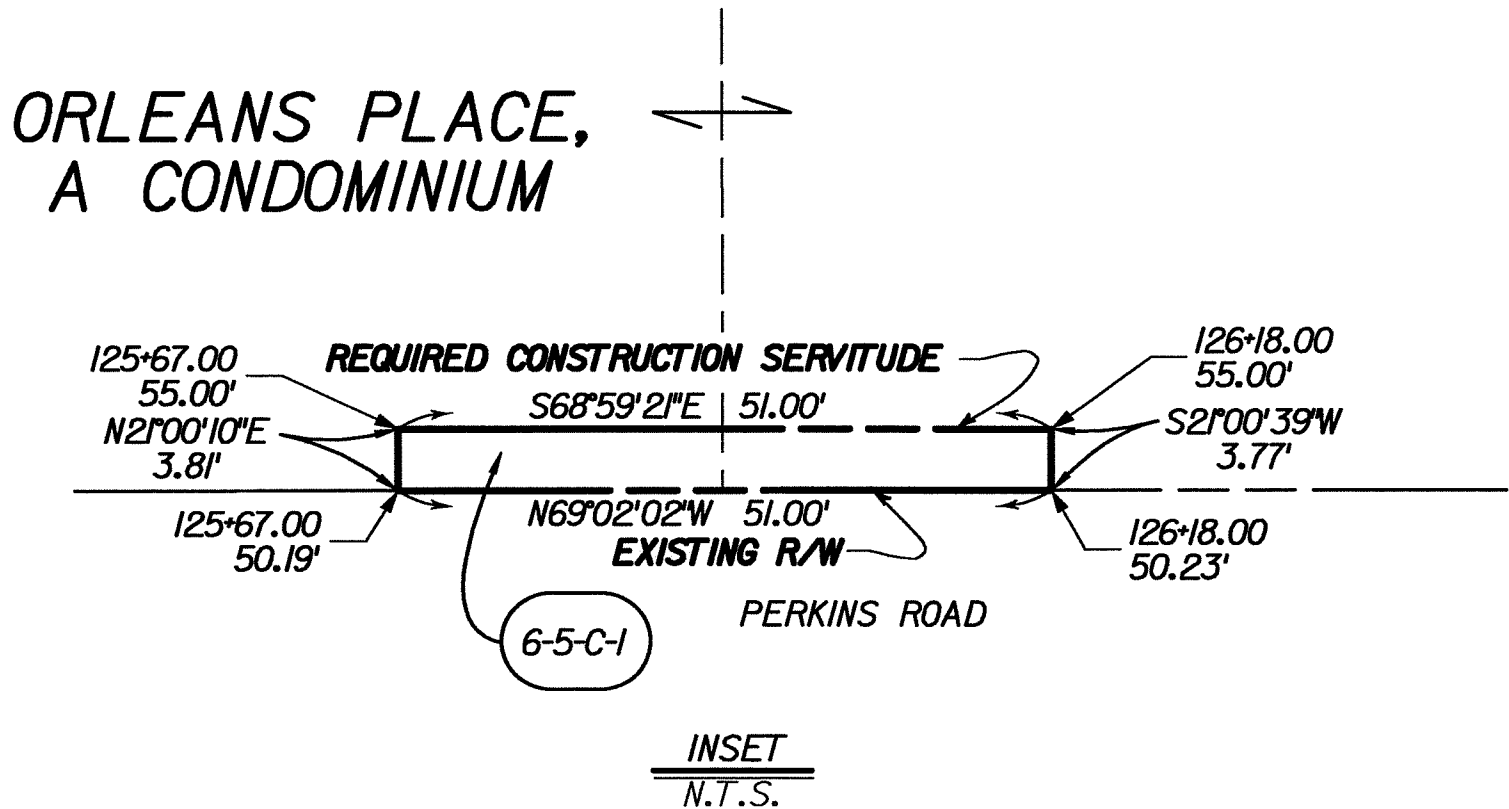
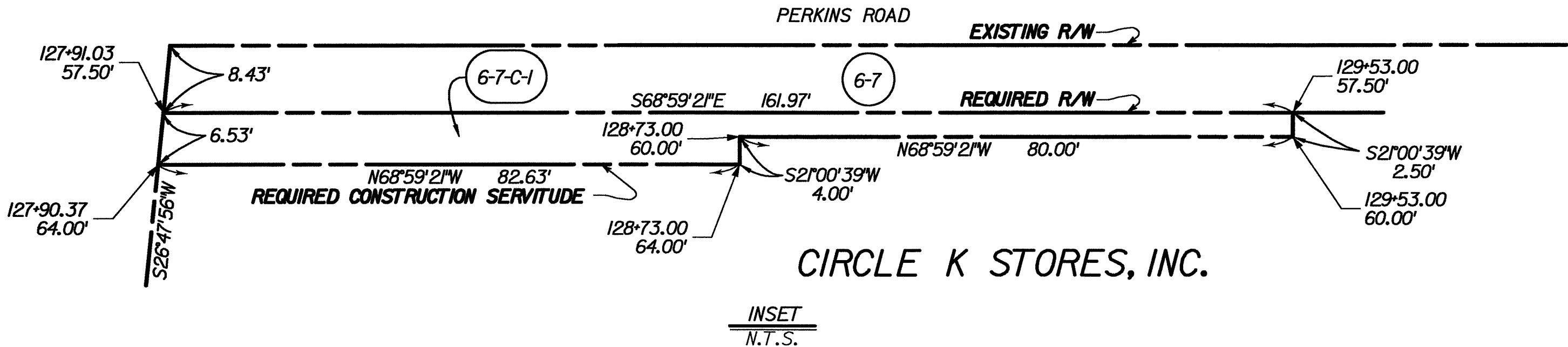
APPARENT PROPERTY LINE

EXISTING SERVITUDE LINE

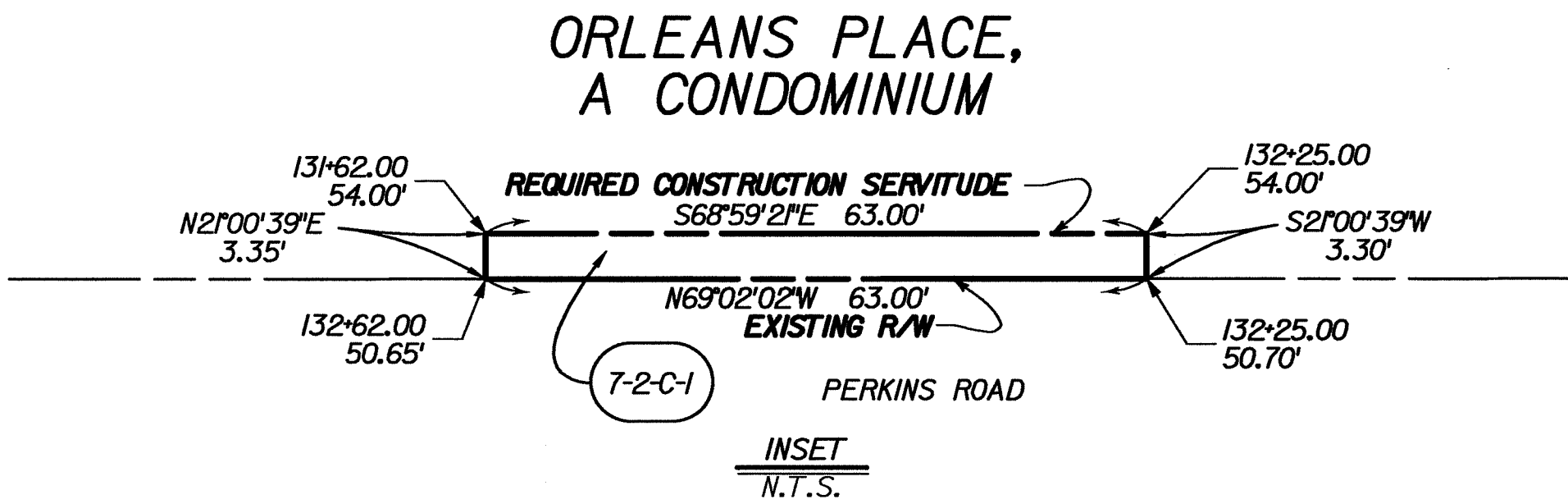
SECTION LINE



I HEREBY CERTIFY THAT I MADE A SURVEY ON THE GROUND OF THE
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OF PRACTICE FOR ROUTE SURVEYS AS ESTABLISHED BY THE LOUISIANA
STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND
LAND SURVEYORS.
GWS ENGINEERING, INC. (225) 769-1788
8170 HIGHLAND ROAD, BATON ROUGE, LA 70808



SHANNON
PATTERSON



** SEE SHEETS 4, 6, & 7 FOR REQUIRED
PARENT RIGHT OF WAY PARCELS.

7-2-C-1	ORLEANS PLACE, A CONDOMINIUM	ORIG 448 BNDL 9616	OCTOBER 31, 1983	0.005 Ac	209.3 SF
6-7-C-1	CIRCLE K STORES, INC.	ORIG 046 BNDL 12704	DECEMBER 30, 2015	0.017 Ac	734.9 SF
6-5-C-1	ORLEANS PLACE, A CONDOMINIUM	ORIG 448 BNDL 9616	OCTOBER 28, 1983	0.004 Ac	193.4 SF
4-8-C-2	CFM PROPERTIES, L.L.C.	ORIG 756 BNDL 12125	FEBRUARY 17, 2009	0.004 Ac	168.0 SF
4-8-C-1				0.004 Ac	186.4 SF
4-7-C-1	CURTIS ALEXANDER	ORIG 33 BNDL 12900	JULY 11, 2018	0.003 Ac	128.1 SF
4-6-C-1	SHANNON PATTERSON	ORIG 412 BNDL 11456	MARCH 27, 2003	0.002 Ac	103.9 SF
4-4-C-1	ZCMC, L.C.	ORIG 302 BNDL 12923	NOVEMBER 2, 2018	0.002 Ac	98.6 SF
PARCEL	OWNER	ACQUISITION		AREA	AREA

LEGEND

EXISTING R/W	REQUIRED R/W	RIGHT OF WAY LINE
EXISTING C. of A.	REQUIRED C. of A.	CONTROL OF ACCESS
EXIST R/W & EXIST. C. of A.	REQ'D R/W & REQ'D C. of A.	RIGHT OF WAY & CONTROL OF ACCESS
		LIMITS OF CONSTRUCTION
		LOT LINE
		APPARENT PROPERTY LINE
		EXISTING SERVITUDE LINE
		SECTION LINE



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STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND
LAND SURVEYORS.
GWS ENGINEERING, INC. (225) 769-1788
8170 HIGHLAND ROAD, BATON ROUGE, LA 70808

SHEET NUMBER18

EAST BATON ROUGE PARISH

CITY PROJECT12-CS-HC-0015

STATE PROJECT-

DESIGNED MRS MSE

CHECKED MSE

DATE02/02/2023

THI MSE

CHECKED MSE

SHEET19 OF 21

NO.

DATE

REVISION DESCRIPTION

BY

RIGHT OF WAY MAP

PLAN SHEET

PERKINS RD (SIEGEN LN TO PECUE LN)

BR

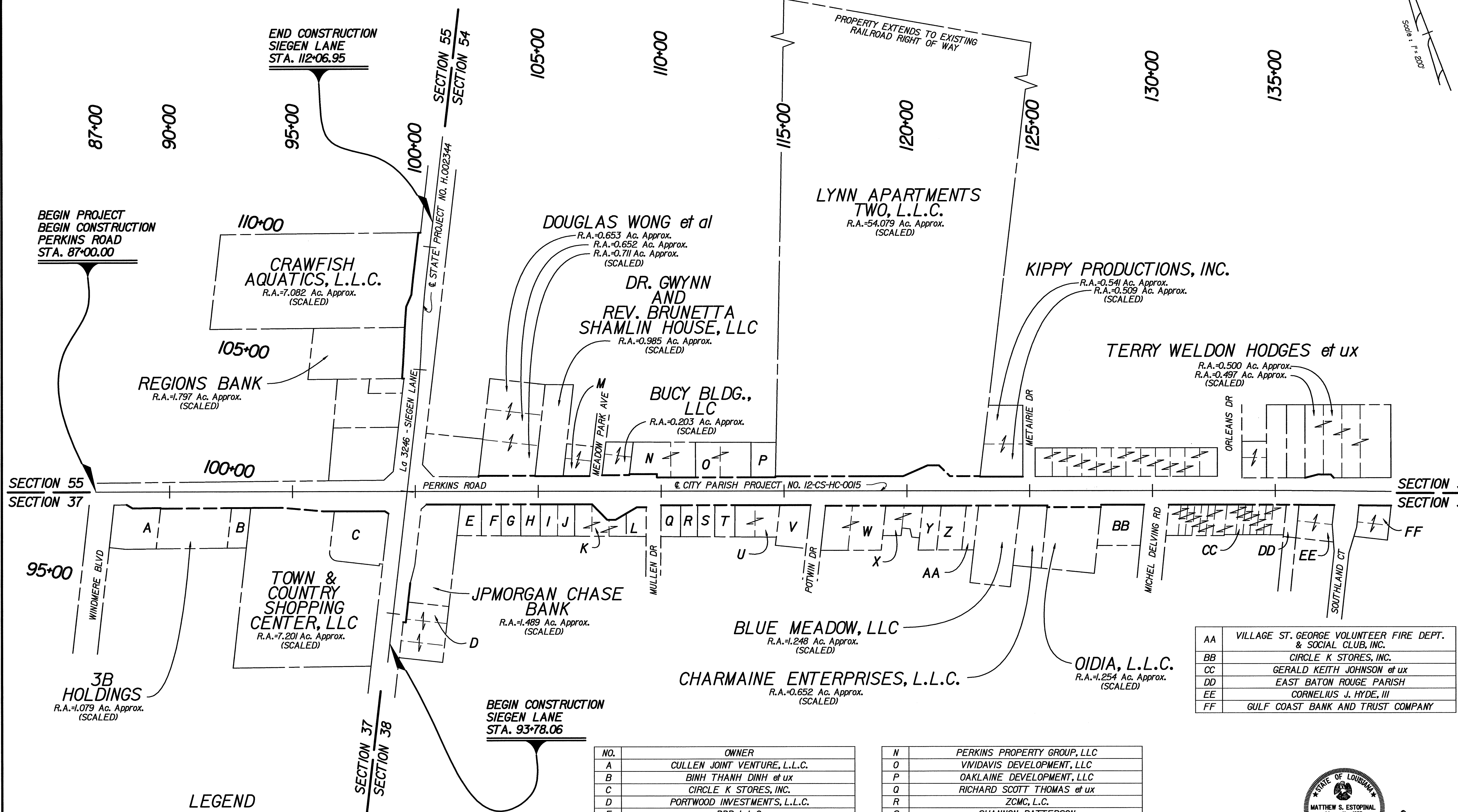
CITY OF BATON ROUGE

OFFICE OF EAST BATON ROUGE

GWS Engineering, Inc.

Land Surveying & Engineering

GREENSBURG LAND DISTRICT
T8S - R1E
SECTIONS 37, 38, 54 & 55



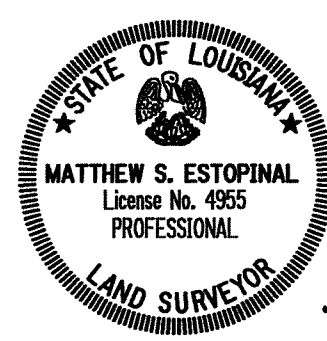
LEGEND

	EXISTING R/W		REQUIRED R/W		RIGHT OF WAY LINE
	EXISTING C. of A.		REQUIRED C. of A.		CONTROL OF ACCESS
	EXIST R/W & EXIST. C. of A.		REQ'D R/W & REQ'D C. of A.		RIGHT OF WAY & CONTROL OF ACCESS
					LIMITS OF CONSTRUCTION
					LOT LINE
					APPARENT PROPERTY LINE
					EXISTING SERVITUDE LINE
					SECTION LINE

NO.	OWNER
A	CULLEN JOINT VENTURE, L.L.C.
B	BINH THANH DINH et ux
C	CIRCLE K STORES, INC.
D	PORTWOOD INVESTMENTS, L.L.C.
E	BDB, L.L.C.
F	CREATIVE COMMUNICATIONS, INC.
G	RUIZ ENTERPRISE, L.L.C.
H	THANG D. NGUYEN et ux
I	OWNER'S ASSOCIATION OF KENERLY OFFICE CONDOMINIUMS, INC.
J	BILLY JOE SMITH, II et ux
K	JARTA, LLC
L	JOHN K. COOPER & HELEN C. COOPER

N	PERKINS PROPERTY GROUP, LLC
O	VIVIDAVIS DEVELOPMENT, LLC
P	OAKLAINE DEVELOPMENT, LLC
Q	RICHARD SCOTT THOMAS et ux
R	ZCMC, L.C.
S	SHANNON PATTERSON
T	CURTIS ALEXANDER
U	CFM PROPERTIES, L.L.C.
V	SAEID MIRAN et ux
W	KRJK NGUYEN, L.L.C.
X	PROPERTY PARTNERS, INC.
Y	JUDITH DREW NORDGREN
Z	KENNERLY ENTERPRISES, INC.

AA	VILLAGE ST. GEORGE VOLUNTEER FIRE DEPT. & SOCIAL CLUB, INC.
BB	CIRCLE K STORES, INC.
CC	GERALD KEITH JOHNSON et ux
DD	EAST BATON ROUGE PARISH
EE	CORNELIUS J. HYDE, III
FF	GULF COAST BANK AND TRUST COMPANY



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GWS ENGINEERING, INC. (225) 769-1788
8170 HIGHLAND ROAD, BATON ROUGE, LA 70808

19

EAST BATON ROUGE PARISH

12-CS-HC-0015

02/02/2023

20 OF 21

DESIGNED

CHECKED

DATE

BY

THI

CHECKED

DATE

BY

REVISION

NO.

DATE

DESCRIPTION

1

03/11/2022

REVISED OWNERSHIP TABLE NO. 1 & J

RIGHT OF WAY MAP

PLAN SHEET

PERKINS RD (SIEGEN LN TO PECUE LN)

BR

CITY OF BATON ROUGE

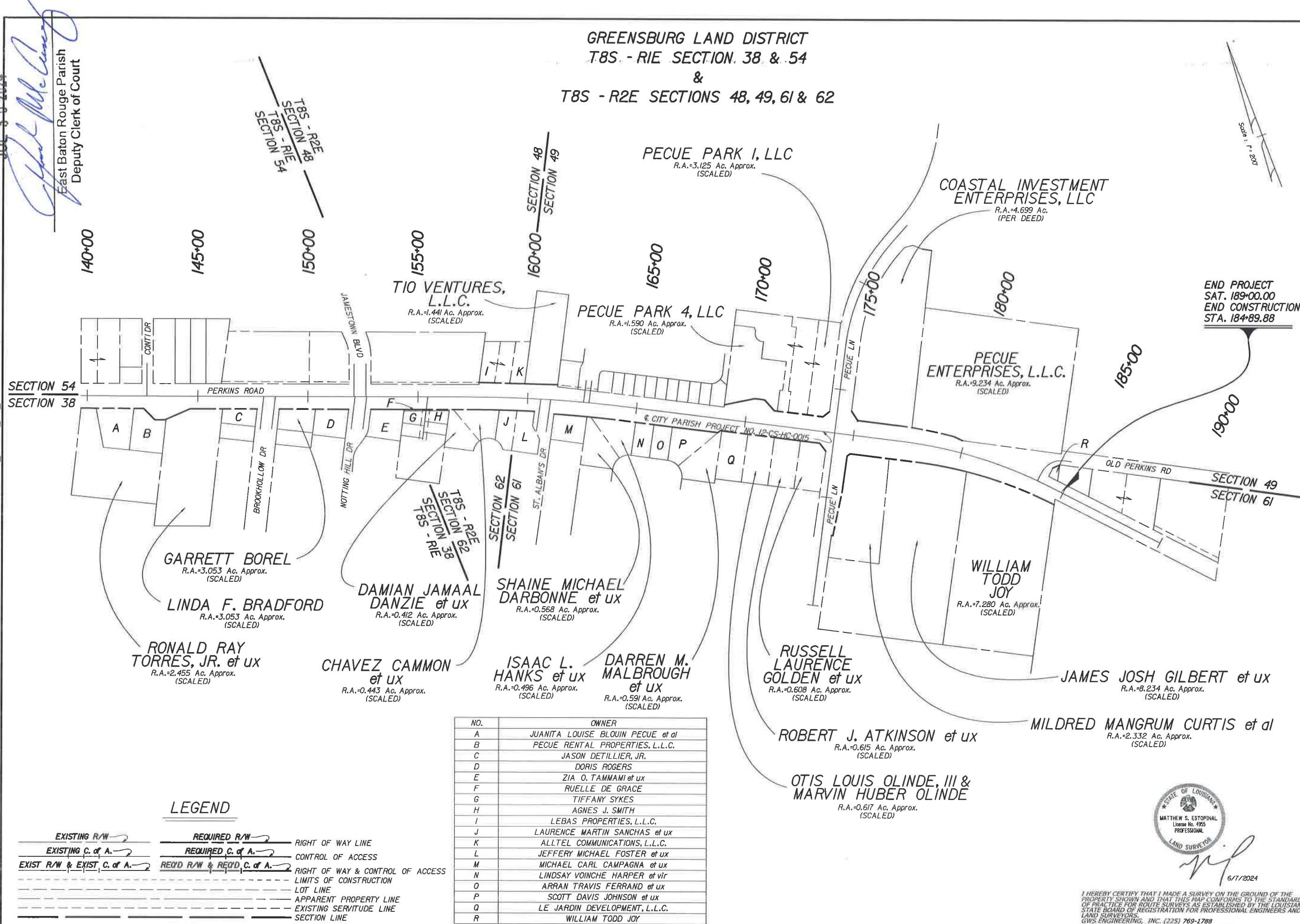
PARISH OF EAST BATON ROUGE

GWS Engineering, Inc.

225.769.1788

8170 HIGHLAND ROAD, BATON ROUGE, LA 70808

East Baton Rouge Parish
Deputy Clerk of Court



LEGEND

- EXISTING R/W
- EXISTING C. of A.
- EXIST R/W & EXIST. C. of A.
- REQUIRED R/W
- REQUIRED C. of A.
- REQ'D R/W & REQ'D C. of A.
- RIGHT OF WAY LINE
- CONTROL OF ACCESS
- RIGHT OF WAY & CONTROL OF ACCESS
- LIMITS OF CONSTRUCTION
- LOT LINE
- APPARENT PROPERTY LINE
- EXISTING SERVITUDE LINE
- SECTION LINE

NO.	OWNER
A	JUANITA LOUISE BLOUIN PECUE et al
B	PECUE RENTAL PROPERTIES, L.L.C.
C	JASON DETILLIER, JR.
D	DORIS ROGERS
E	ZIA O. TAMMAMI et ux
F	RUELLE DE GRACE
G	TIFFANY SYKES
H	AGNES J. SMITH
I	LEBAS PROPERTIES, L.L.C.
J	LAURENCE MARTIN SANCHAS et ux
K	ALLTEL COMMUNICATIONS, L.L.C.
L	JEFFERY MICHAEL FOSTER et ux
M	MICHAEL CARL CAMPAGNA et ux
N	LINDSAY VOINCHE HARPER et vir
O	ARRAN TRAVIS FERRAND et ux
P	SCOTT DAVIS JOHNSON et ux
Q	LE JARDIN DEVELOPMENT, L.L.C.
R	WILLIAM TODD JOY



6/7/2024

I HEREBY CERTIFY THAT I MADE A SURVEY ON THE GROUND OF THE PROPERTY SHOWN AND THAT THIS MAP CONFORMS TO THE STANDARDS OF PRACTICE FOR ROUTE SURVEYS AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
GWS ENGINEERING, INC. (225) 769-1788
8170 HIGHLAND ROAD, BATON ROUGE, LA 70808

20

EAST BATON ROUGE PARISH

12-CS-HC-0015

06/07/2024

21 OF 21

BY

DATE

REVISION DESCRIPTION

NO.

DATE

DESIGNED

CHECKED

THI

CHECKED

MSE

21 OF 21

BR

CITY OF BATON ROUGE

RIGHT OF WAY MAP

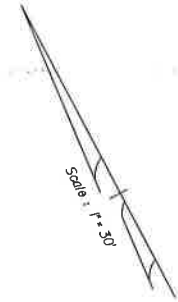
PLAN SHEET

PERKINS RD (SIEGEN LN TO PECUE LN)

NOTES:

1. ALL PIPES AND MONUMENTS SHOWN HEREON WERE FOUND.
2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM, 1702 SOUTH ZONE (NAD 83 (2011) EPOCH 2010.00) TO CONVERT FROM GRID BEARINGS TO TRUE BEARINGS USE: 00°08'24.2"
- BASE STATIONS:
- | | | |
|-------------------------|----------------------------|-------------------------|
| DSTR, DH9596, | ILSU, DF5754, | SJBI, DF8160, |
| DESTREHAN H.S. CORP ARP | LOUISIANA STATE U CORP ARP | SJB GROUP COOP CORP ARP |
| LAT=N29°57'52.39499" | LAT=N30°24'26.70946" | LAT=N30°23'45.83106" |
| LONG=W90°22'56.00600" | LONG=W91°0'48.91474" | LONG=W91°06'25.85461" |
| Y=533851.99 | Y=693693.12 | Y=689601.48 |
| X=3581993.35 | X=3329089.84 | X=3352133.18 |
3. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES, USE SCALE FACTOR: 0.99994525

GREENSBURG LAND DISTRICT
T8S - R2E
SECTIONS 49 & 61



OTIS LOUIS OLINDE, III
&
MARVIN HUBER OLINDE
LOT II-C-2

ROBERT J.
ATKINSON et ux
LOT II-D-1

RUSSELL LAURENCE
GOLDEN et ux
LOT II-E-1

Y=676457.3374
X=3369230.1496

SHEET 13

13-8P
169.09'
528°52'16"W
30.99'
67.17'

1/2" IRON PIPE
21.07'
32.87'

97+00

PECUE LANE N28°03'05.07E
CITY PARISH PROJECT NO. 12-CS-HC-0015

MARY E. HARELSON HEIRS SUBDIVISION

95+00

1/2" IRON PIPE
88.86'
36.27'

MILDRED MANGRUM
CURTIS et al

JAMES JOSH
GILBERT et ux

1/2" IRON PIPE
27.32'
276.76'

CERTIFIED TRUE AND CORRECT COPY
OF MAP

ORIG 585 BUNDLE 13324

JUL 30 2024

[Signature]
East Baton Rouge Parish
Deputy Clerk of Court

LEGEND

- | | | |
|----------------------------|----------------------------|----------------------------------|
| EXISTING R/W | REQUIRED R/W | RIGHT OF WAY LINE |
| EXISTING C. of A. | REQUIRED C. of A. | CONTROL OF ACCESS |
| EXIST R/W & EXIST C. of A. | REQ'D R/W & REQ'D C. of A. | RIGHT OF WAY & CONTROL OF ACCESS |
| | | LIMITS OF CONSTRUCTION |
| | | LOT LINE |
| | | APPARENT PROPERTY LINE |
| | | EXISTING SERVITUDE LINE |
| | | SECTION LINE |



6/7/2024

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GWS ENGINEERING, INC. (225) 769-1788
8170 HIGHLAND ROAD, BATON ROUGE, LA 70808

PARCEL	OWNER	ACQUISITION	AREA	AREA
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SHEET NUMBER	21
EAST BATON ROUGE PARISH	
PARISH	
CITY PROJECT	12-CS-HC-0015
STATE PROJECT	
DESIGNED MRS. MSE	
CHECKED MRS. MSE	
DATE	06/07/2024
BY	
REVISION DESCRIPTION	
NO.	DATE
RIGHT OF WAY MAP PLAN SHEET	
PERKINS RD (SIEGEN LN TO PECUE LN)	
BR CITY OF BATON ROUGE OFFICE OF THE DEPUTY CLERK OF COURT	
GWS Engineering, Inc. Professional Surveyors	