



**CITY OF ST. GEORGE  
MUNICIPAL SERVICES**

*proudly served by* **IBTS**

Staff Report, Revision 1  
**Case No. SP25-01**

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13646 Perkins Rd, 70810 | 225-228-3200 | [planning@stgeorgela.gov](mailto:planning@stgeorgela.gov) | [StGeorgeLA.gov](http://StGeorgeLA.gov)

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**Location:** 15775 Old Perkins Rd  
**Owner:** Continental Enterprises LLC  
**Applicant:** Brian Aguillard, PE, PLS  
**Site Area:** 7.125 acres  
**Zoning:** M1 Light Industrial  
**Character Area:** Suburban  
**Flood Zone:** AE  
**Conveyance Zone:** Yes  
**Existing Use:** Undeveloped

**Request:** Construct an office/warehouse building of 64,808 sq. ft., associated new parking areas and a laydown yard, in a single phase on an undeveloped site on Tract 10-B-2-A-1-B-1 and a portion of Tract A-1 (proposed Tract 10-B-2-A-1-B-1-A), of the Mansur Property, in Sec. 49, T8S-R2E, GLD, EBRP, LA.

**Received:** January 30, 2025

**Zoning Commission:**  
March 10, 2025 and April 7, 2025

**Staff Recommendation:** Approval with conditions, see Findings #16 and #17

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## Findings

1. The subject site (Figure 1) is undeveloped land with frontage on Old Perkins Road. It was previously used for industrial purposes but has remained vacant and covered with grass since approximately 2019 (Google Earth imagery).
2. The subject site consists of Tract 10-B-2-A-1-B-1 and a portion of Tract A-1 (proposed Tract 10-B-2-A-1-B-1-A) of the Mansur Property. The exchange of property was approved under Case #S24-09-F (refer to the attached approved plat).
3. A portion of a drainage servitude traverses the northeastern corner of the subject site, following the former Old Ward Creek channel, though it no longer aligns with the current channel. A portion of this servitude has been revoked (see Case History) with approval from both St. George City Council and EBR Metropolitan Council.
4. The subject site is zoned M1 Light Industrial. In this zoning district:
  - Office/Warehouse is a permitted use
  - Outdoor Storage is a limited use, subject to the limitation that "no outdoor storage within 15 ft of any public ROW."
5. The immediately adjacent sites are zoned M1 Light Industrial, with commercial and industrial land uses similar to the proposed development.

6. This site plan request is for a new non-residential development of 50,000 sf or more, triggering a Zoning Commission-level site plan approval per Sec. 7:4.2.2.
7. The site plan proposes one single-story office/warehouse building of 64,808 sq ft on the east portion of the site, including 49,248 sq ft of warehouse space and 15,560 sq ft of office space.
8. A 73,700 sq ft limestone storage yard is proposed on the west portion of the site, located at least 90 ft from the public ROW.
9. The site proposes two access driveways connecting to Old Perkins Road, designed to accommodate access and circulation for both motor vehicles and heavy trucks.



Figure 1: Aerial view of the site and its surrounding

10. The loading area is located west of the warehouse building and includes 10 loading docks, separated from customer and employee parking.
11. 99 parking spaces plus 4 ADA spaces are provided. This exceeds the maximum allowed under Sec. 7:17.4.2.
12. In a 2/20/2025 response, the applicant stated that stormwater, including runoff from excess parking, will discharge into a dry detention pond serving as a permanent BMP for filtration per the EBR Stormwater Manual. The engineering director reviewed and approved this mitigation measure.
13. The site is located in a Type 1 Floodplain Conveyance Zone, requiring the City to conduct an Offsite Drainage Assessment (ODA) to evaluate potential flood impacts beyond the development boundaries (Sec. 7:15.24.C). Since the 3/10/2025 Zoning Commission meeting, the engineering department performed and reviewed the ODA and are satisfied with the results.
14. Since the 3/10/2025 Zoning Commission meeting, the fill mitigation issue on site has been resolved. The engineering department reviewed the revised Drainage Impact Study (DIS) and had minor outstanding comments.

15. The site plan complies with all UDC technical requirements (Table 1), except minor technical requirements for landscaping.

16. Staff recommends the following conditions with approval:

- DRC comments and all technical requirements, including minor modification in DIS and Landscape Plan, are addressed, before issuance of any permits.
- The Final Plat for the exchange of property is recorded before issuance of any permits.
- A public sidewalk servitude is dedicated prior to issuance of a Certificate of Occupancy.

17. The EBR Subdivision Engineering Office requests the following stipulation:

- Traffic impact fee will be required at the time of building permit issuance.

**Table 1. Summary of Technical Requirements of the UDC\***

<b>Standard or Guideline [Sec.7:]</b>	<b>Required</b>	<b>Proposed</b>	<b>Meets?</b>
<b>Suburban Design Standards [10.3.2.E]</b>			
Building design, street-facing wall	Transp. Windows or 5+ Other Elements	5+ Other Elements	YES
Site design, pedestrian ways	Sidewalk connection	Connection at one location	YES
Site design, screening, mechanical	From all street frontages	Provided	YES
Site design, fences, materials	See Code	8' chain link fence	YES
<b>Dimensional Regulations [11.2.8]</b>			
Setback, front (Old Perkins Rd)	Min. 25 ft	90 ft +	YES
Setback, corner side	Min. 10 ft	N/A	N/A
Height	N/A	41'-9"	N/A
<b>Sidewalks [13.8]</b>			
Local Street (Non-Residential) [Old Perkins]	Required	5 ft sidewalk on site within a proposed public sidewalk servitude	YES
<b>Drainage and Water Quality</b>			
Stormwater Management Plan [15.13]	Yes	Submitted	YES

<b>Standard or Guideline [Sec.7:]</b>	<b>Required</b>	<b>Proposed</b>	<b>Meets?</b>
Drainage Impact Study [15.15]	Yes	Submitted, with minor outstanding comments	Not yet
Water Quality Impact Study [15.17]	Yes	Submitted	YES
Floodplain Conveyance Zone [15.24]	ODA required	ODA review performed	YES
Stream Setbacks [15.25]	N/A	N/A	N/A
<b>Parking and Loading</b>			
Motor Vehicle Parking, number [17.4]	Min. 65 (52+13) Max. 82	99, proposed mitigation method approved	YES
ADA Parking [17.4.3]	3	4	YES
Motor Vehicle Parking, location, size [17.5.2.B.1]	Stall Width 9ft, Stall Depth 18 ft, Aisle Width 24 ft	Stall Width 9ft, Stall Depth 20 ft, Aisle Width 24'-10 7/16"	YES
Motor Vehicle Parking, location, suburban [17.5.2.B.2]	Not in required yard or buffer	Not in required yard or buffer	YES
Bicycle Parking, number [17.6.1]	Exempted for industrial use	None	YES
Off-Street Loading, number [17.8.2]	3	10	YES
<b>Buffers and Landscaping</b>			
Percentage [18.3.2]	Min. 10%	10%	Likely Yes
Buffer to Light Industrial [18.3.3]	N/A	N/A	N/A
Street yard, trees, [Old Perkins Road] [18.3.4]	Min. 15 Class A or Replace with Class B/C where overhead utilities exist	5; needs revision	Likely YES
Street yard, screen between parking and sidewalk [18.3.4.B.5]	3 ft tall screen	7 Gal Ligustrum; sidewalk needed	YES
Street yard, landscape strip [18.3.4.C]	Min. 10 ft	10 ft	YES
Parking lot, spaces to a tree [18.3.5]	W/in 100 ft	W/in 100 ft	YES

<b>Standard or Guideline [Sec.7:]</b>	<b>Required</b>	<b>Proposed</b>	<b>Meets?</b>
Parking lot, interior islands [18.3.5]	Every 10 spaces	Every 10 spaces max	YES
Parking lot, median islands [18.3.5]	Every 6 rows	N/A	N/A
Parking lot, terminal islands [18.3.5]	Min.5 ft in width & 75 sq ft in area	5 Ft; 75 sq ft	Likely Yes
Screening, utilities [18.4.1]	Shrub	None shown	Not Yet
Sight triangle [18.7.2]	Clear	Needs revision	Not Yet

*\*Any requirement not marked as YES will meet prior to issuance of any permits.*

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### **Criteria for Approval [UDC 4.2.5]**

A. Meet all requirements of the Unified Development Code, including the requirements for:

1. The provisions of any overlay district after review by the Zoning Commission, as described in Chapter 10, Overlay Districts;  
*Staff Comment: Meets*
2. The dimensions of all aspects of the development, as described in Chapter 11, Dimensions;  
*Staff Comment: Meets*
3. Open space, as described in Chapter 12, Open Space;  
*Staff Comment: Not applicable*
4. Sidewalks, as described in Chapter 13, Streets and Sidewalks;  
*Staff Comment: Proposed on site, requires a dedicated public sidewalk servitude*
5. Drainage, as described in Chapter 15, Floodways, Floodplains, Drainage and Water Quality;  
*Staff Comment: Minor modification needed to meet*
6. Signage, as described in Chapter 16, Signs;  
*Staff Comment: Not applicable. Details not provided.*
7. Parking, as required in Chapter 17, Parking;  
*Staff Comment: Meets*
8. Buffers and landscaping, as required in Chapter 18, Landscape;  
*Staff Comment: Minor modification needed to meet*

9. With regard to utilities, adequate facilities, including treatment and disposal facilities for sanitary waste.

*Staff Comment: Essential public infrastructure and facilities are adequate.*

Staff certifies that the proposed site plan complies with the Unified Development Code requirements, except for #5 drainage and #8 landscaping, which need minor modifications in DIS and Landscape Plan.

B. Be in the public interest by not resulting in:

1. Undue congestion of streets and traffic access;

*Staff Comment: The site is located on a dead-end local street. The proposal has considered circulation with two access points. The proposal will not result in undue congestion of streets and traffic access.*

2. Overcrowding of land;

*Staff Comment: The site layout provides clear separation between the building and the laydown yard, and includes adequate space for circulation, parking and stormwater management. Overcrowding of the land is not anticipated.*

3. Overburdening of public facilities including, among others, sewage, solid waste, drainage, schools, and parks;

*Staff Comment: Proposal does not overburden public facilities. Sewage will be connected to an existing community sewer treatment plant nearby.*

4. Impairment of water quality.

*Staff Comment: Proposal will not impair water quality.*

Staff certifies that the proposed site plan is in the public interest.

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### **Consistency with Comprehensive Plan**

*St. George has not adopted a comprehensive plan, but this section refers to FuturEBR, which is the Parish's comprehensive plan that covered St. George prior to its incorporation.*

- Future Land Use is Employment Center (EC).
- "Employment centers are primarily business districts that host professional and support jobs..."
- Staff finds that the proposed site plan is consistent with the EC future land use.

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### **Case History**

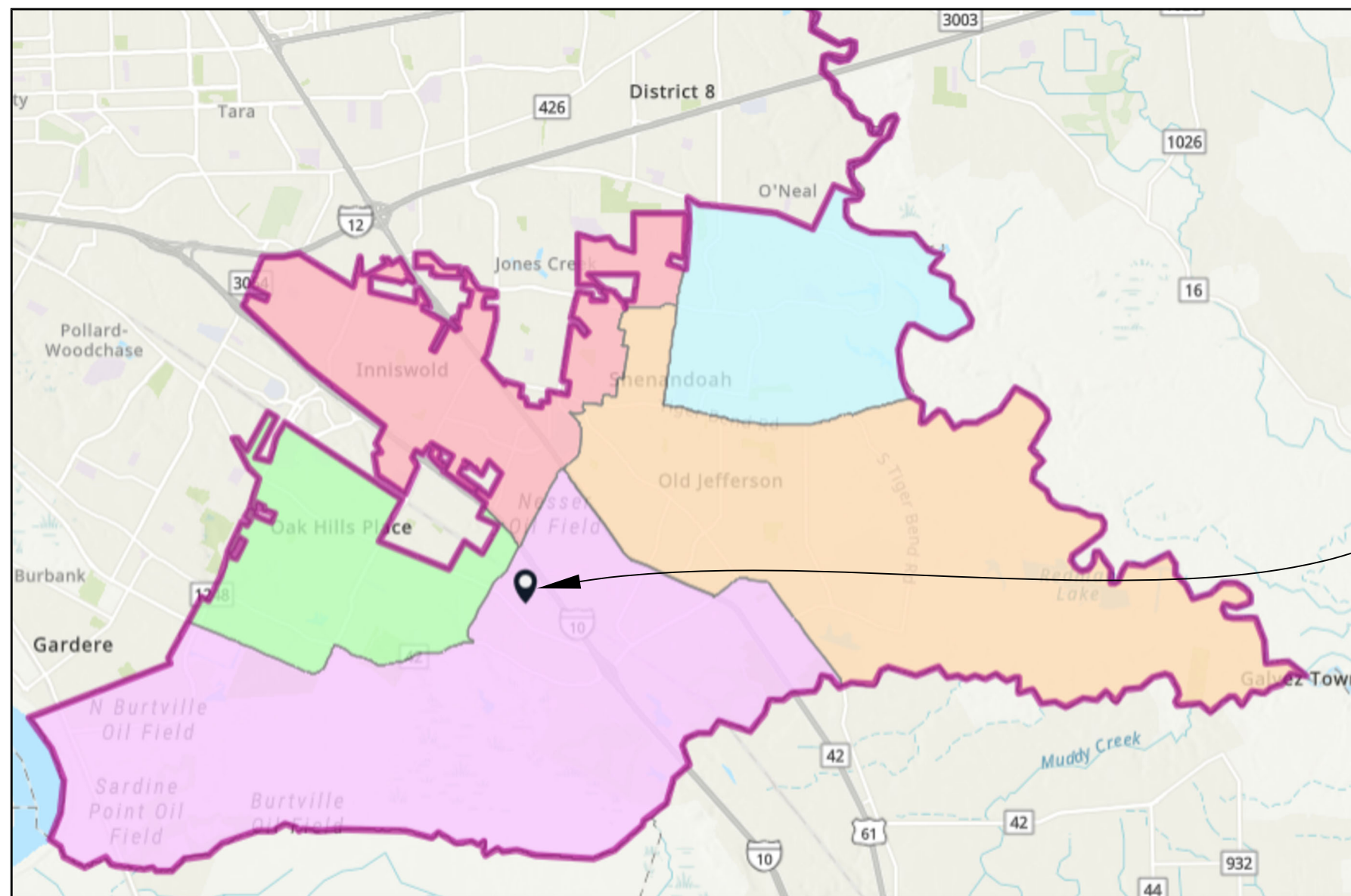
- S24-09-F, exchange of property and dedication of new public drainage servitude, approved by St. George Planning Commission on 2/3/2025

- S24-09-F, revocation of public drainage servitude, approved by St. George City Council on 2/25/2025 (Ordinance # 2025-006)
- EBR Case RV-2-25, revocation of public drainage servitude, approved by Metro Council on 3/19/2025 (Ordinance #19498)

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### **Public Notification**

- The subject property sign was posted on February 21, 2025.
- Letters were mailed to owners of property within 300 feet on February 21, 2025.
- Legal advertisement was published on February 23, March 2, and 10, 2025.



CITY MAP  
SCALE: NTS



NEIGHBORHOOD MAP  
SCALE: 1"=400'

**SITE PLAN**  
**OF**  
**TRACT 10-B-2-A-1-B-1-A**  
**LOCATED IN SECTION 49, T-8-S, R-2-E**  
**GREENSBURG LAND DISTRICT**  
**EAST BATON ROUGE, LOUISIANA**  
**CITY OF ST. GEORGE**  
**EAST BATON ROUGE PARISH, LA**  
**FOR**  
**CONTINENTAL ENTERPRISES, LLC.**  
**SP25-01**

INDEX TO DRAWINGS:

SHEET	DESCRIPTION
COVER	COVER
C1.00	EXISTING SITE CONDITIONS MAP
C2.00	SITE PLAN
C3.00	DRAINAGE / GRADING LAYOUT
C4.00	UTILITY SERVICE PLAN
C5.00	ELEVATIONS
C6.00	LANDSCAPE PLAN


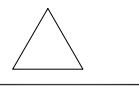
CITY OF ST GEORGE CASE NUMBER:  
CASE NUMBER: SP25-01

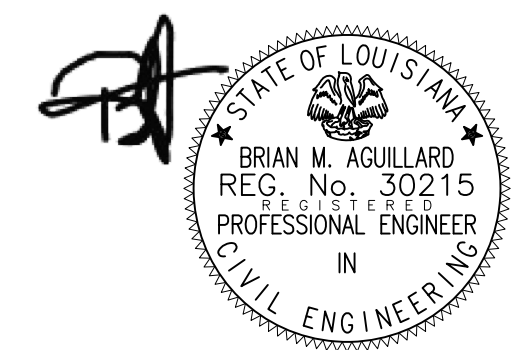
FLOOD ZONE NOTE:  
THE PROPERTY LIES IN FLOOD ZONE AE ACCORDING TO FIRM PANEL 2203C 0235E DATED: 05/02/2008. ADJ. BFE = 36.0'. INUNDATION = 7' FOR EAST BATON PARISH, LOUISIANA.

PLANNING SUMMARY:  
 1. ZONING: M1  
 2. EXISTING LAND USE: I  
 3. FUTURE LAND USE: EC  
 4. CHARACTER AREA: SUBURBAN  
 5. ACREAGE: 7.126 ACRES  
 6. UTILITIES: ELECTRIC - ENTERGY  
 GAS - ENTERGY  
 SCHOOL DISTRICT - EBR-9  
 WATER - BATON ROUGE WATER CO.  
 FIRE DISTRICT - ST. GEORGE FIRE DISTRICT #2  
 SEWER - WSTN  
 7. ENTIRE SITE IN A CONVEYANCE ZONE  
 8. PROPOSED USE: OFFICE / WAREHOUSE

OWNER/DEVELOPER:  
CONTINENTAL ENTERPRISES, LLC  
15775 Old Perkins Road, Baton Rouge, LA 70814  
Phone: 225-715-8805  
Email: rebckd@gmail.com

CIVIL ENGINEER/SURVEYOR:  
B.M. AGUILLARD & ASSOCIATES, LLC  
P. O. Box 1407, Prairieville, LA 70769  
Phone: 225-445-1894  
Email: brian@bma.com

FERGUSON OFFICE / WAREHOUSE  <b>COVER SHEET</b>	SCALE: NTS DESIGNED: BMA DRAWN: BDL CHECKED: BMA PEER REVIEWED: BMA DATE: 02/20/2025
<b>B.M. Aguilard &amp; Associates, LLC.</b> P. O. Box 1407 • Prairieville, LA 70769 • Phone: (225) 445-1894 • Fax: (225) 673-3544 •	
	
REVISION: 	PROJECT: 2024160
DRAWING: <b>COVER</b>	



2-20-2025











REVISIONS	BY

PLANTING AREA REQUIREMENTS

**BUFFER YARD**  
NONE REQUIRED

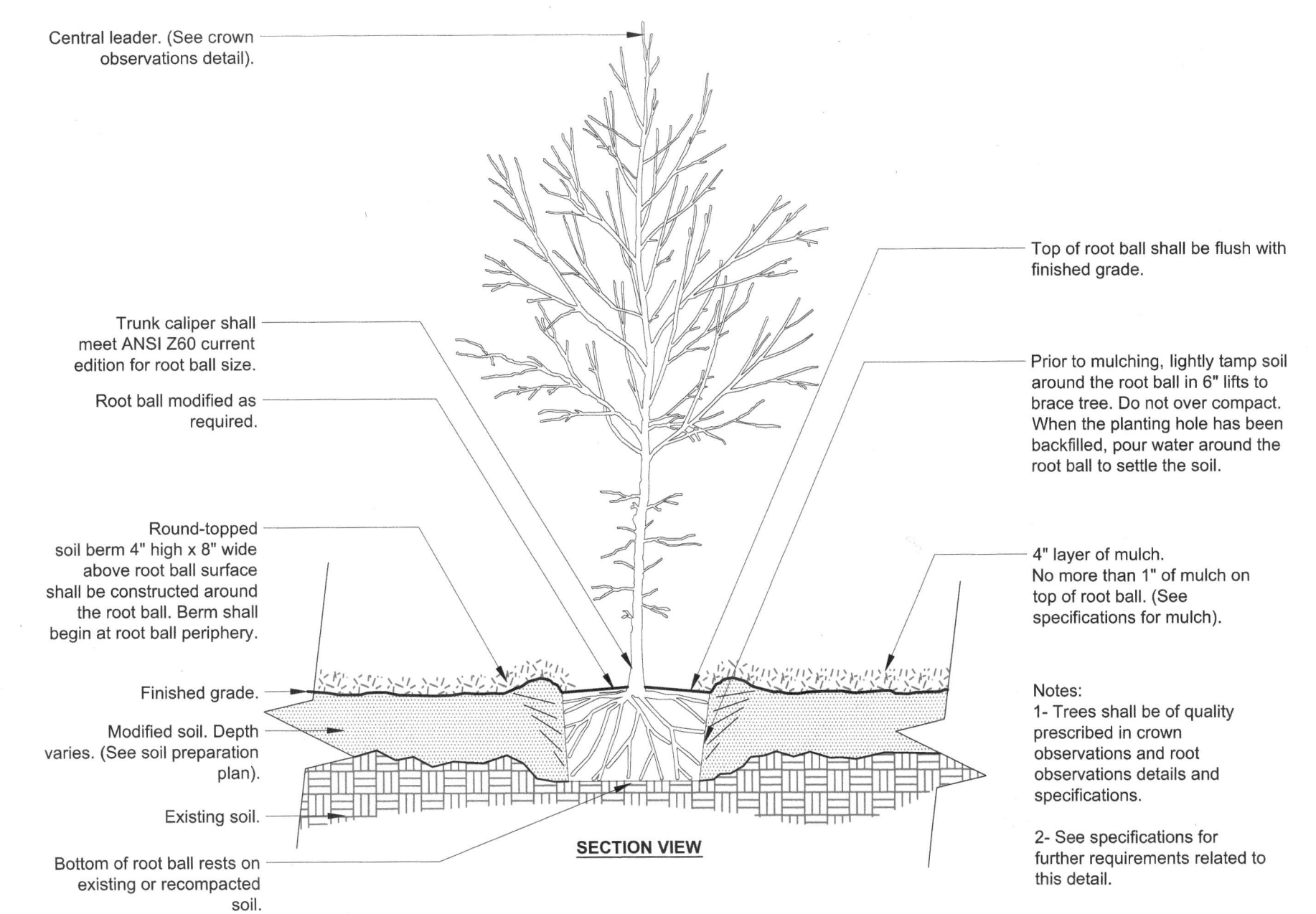
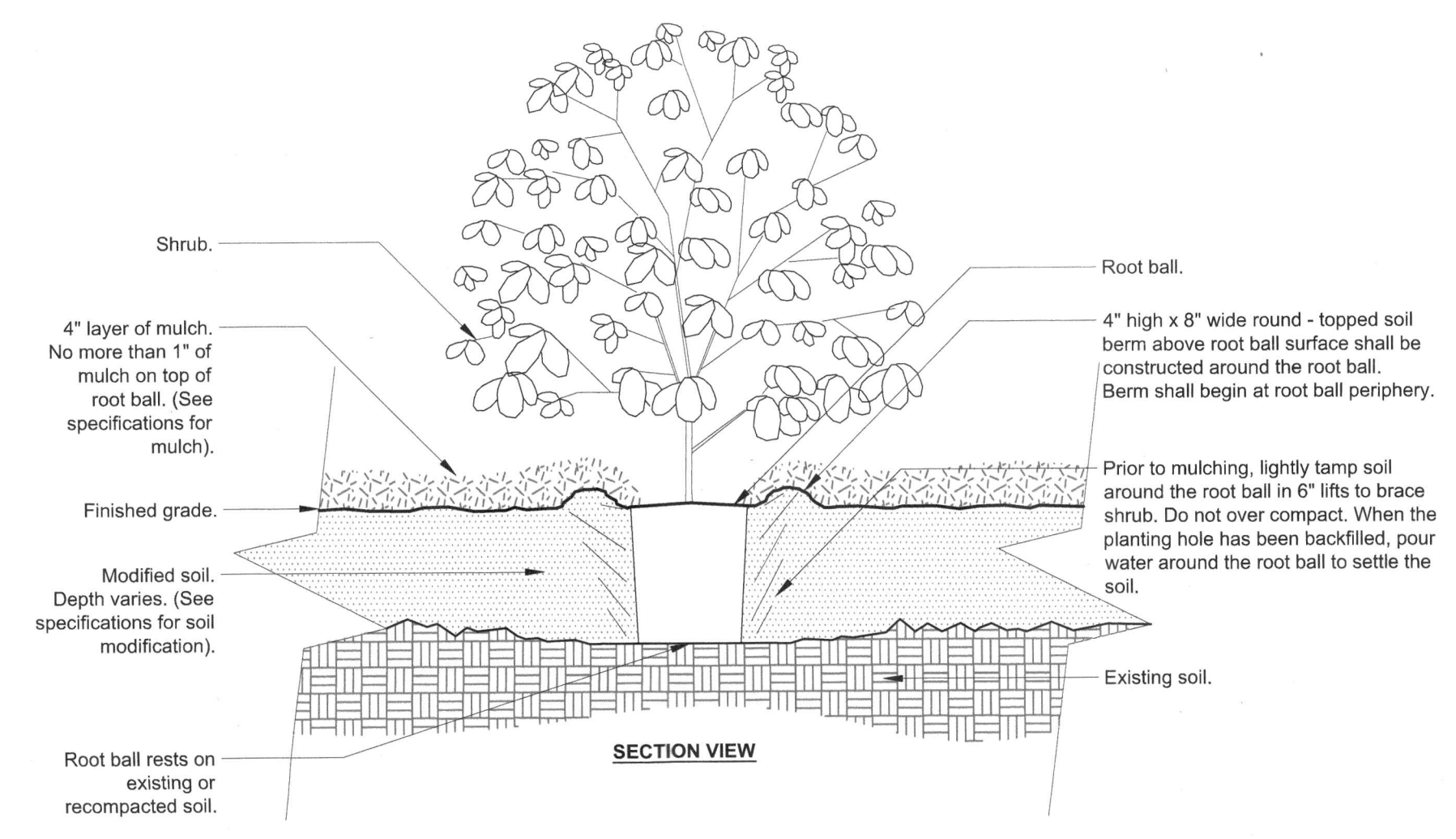
**SITE REQUIREMENTS**  
278,400 SF OF SITE

**STREET FRONTAGE - 5500 SF**  
56 CLASS A TREES PROVIDED

**PARKING LOT (94 PARKING SPACES)**  
5 CLASS A TREES REQUIRED  
5 CLASS A TREES PROVIDED  
70-7 GAL SHRUBS PROVIDED  
120-3 GAL SHRUBS PROVIDED  
180-1 GAL SHRUBS PROVIDED

**VEHICULAR USE AREA**  
10 CLASS A TREES REQUIRED  
12 CLASS B TREES PROVIDED

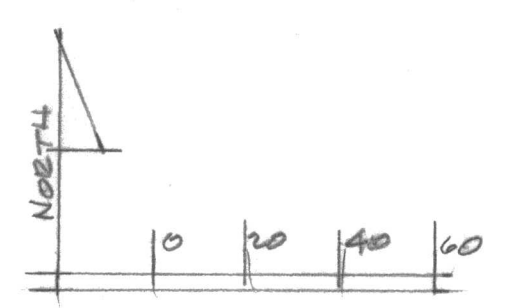
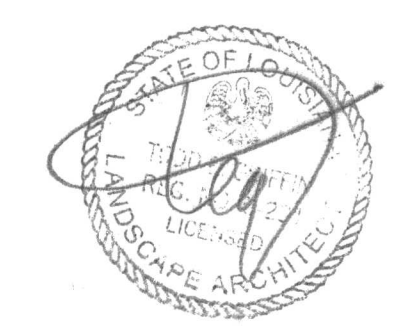
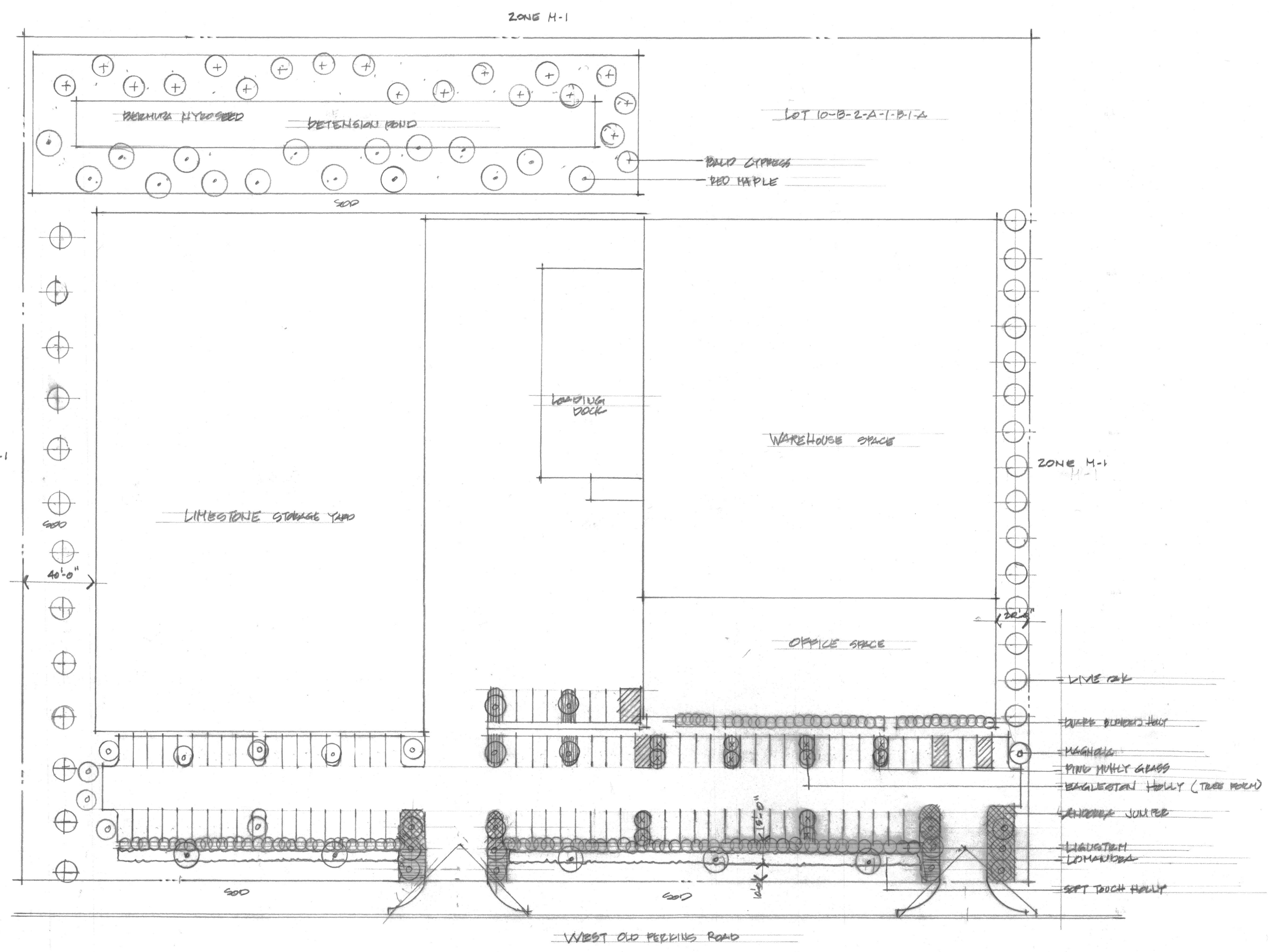
**TOTAL**  
75 CLASS A TREES REQUIRED  
85 CLASS A TREES PROVIDED  
12 CLASS B TREES PROVIDED



NOTES:

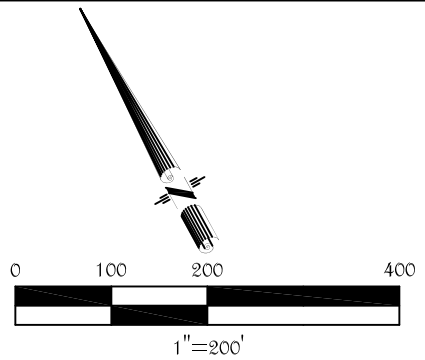
1. PROPERTY OWNERS AND THEIR AGENTS SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING, AND MAINTAINING ALL REQUIRED LANDSCAPING IN A HEALTHY AND GROWING CONDITION, REPLACING DEAD OR DAMAGED VEGETATION AND KEEP ALL LANDSCAPE AREAS FREE FROM REFUSE AND DEBRIS.
2. A WATER SOURCE SHALL BE SUPPLIED WITHIN 200' OF ANY PLANTING REQUIRING WATERING TO BECOME ESTABLISHED.
3. TREES AND SHRUBS SHOULD BE PLANTED IN ACCORDANCE WITH THE RULES OF GOOD ARBORICULTURAL PRACTICE AS SET FORTH BY ANSI A 300.
4. LANDSCAPE ARCHITECT WILL INSPECT THE LANDSCAPING FOLLOWING INSTALLATION TO CERTIFY THAT THE LANDSCAPING WAS INSTALLED IN COMPLIANCE WITH THE APPROVED PLANS.

TREES				
QUANTITY	NAME	CONT.	CALIPER	SIZE
28	LIVE OAK	45 GAL	2 1/2"	10'-12"
11	MAGNOLIA	45 GAL	2 1/2"	10'-12"
12	LAUREL OAK	45 GAL	2"	8"
19	BALD CYPRESS	45 GAL	2 1/2"	10'-12"
16	RED MAPLE	45 GAL	2 1/2"	10'-12"
89				
SHRUBS				
35	DWARF BURFORD HOLY	7 GAL		
80	ANDROMEDA JUNIPER	3 GAL		
140	ECUSTRUM	7 GAL		
180	LOMANDRA	3 GAL		
140	SOFT TOUCH HOLY	3 GAL		
160	PINK MUHLY GRASS	3 GAL		
735				
TOTALS				
824	PLANT TOTAL			
6000	BED PREPARATION WITH PINE BARK MULCH			SQ. FT.
29.67	TOPDRESS FOR TREES			YARD
89	STAKING AND WATER BAGS			EACH
5100	BERMUDA SOD			YARD



LANDSCAPE DESIGN FIRM:  
 THE PERKINS PROJECT  
 HARRIS CONTRACTING

Date: 2-20-25  
 Scale: 1/4" = 40'-0"  
 Drawn: TEG  
 Job: 25001  
 Sheet: 1  
 Of: 1 Sheets



**LEGEND**

	FD 1/2" IRON PIPE
	SET 1/2" IRON PIPE
	HYDRANT
	SEWER MANHOLE
	POWER POLE
	OVERHEAD ELECTRIC
	SERVITUDE
	BUILDING LINE
	EXISTING GROUND CONTOUR
	STRUCTURE

**GENERAL NOTES:**

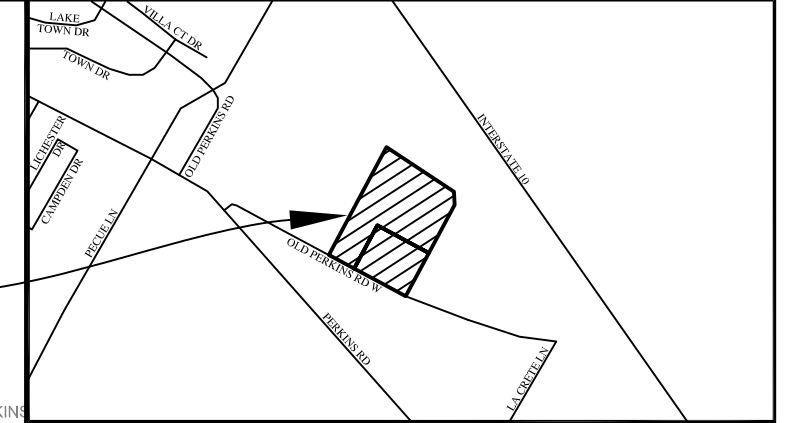
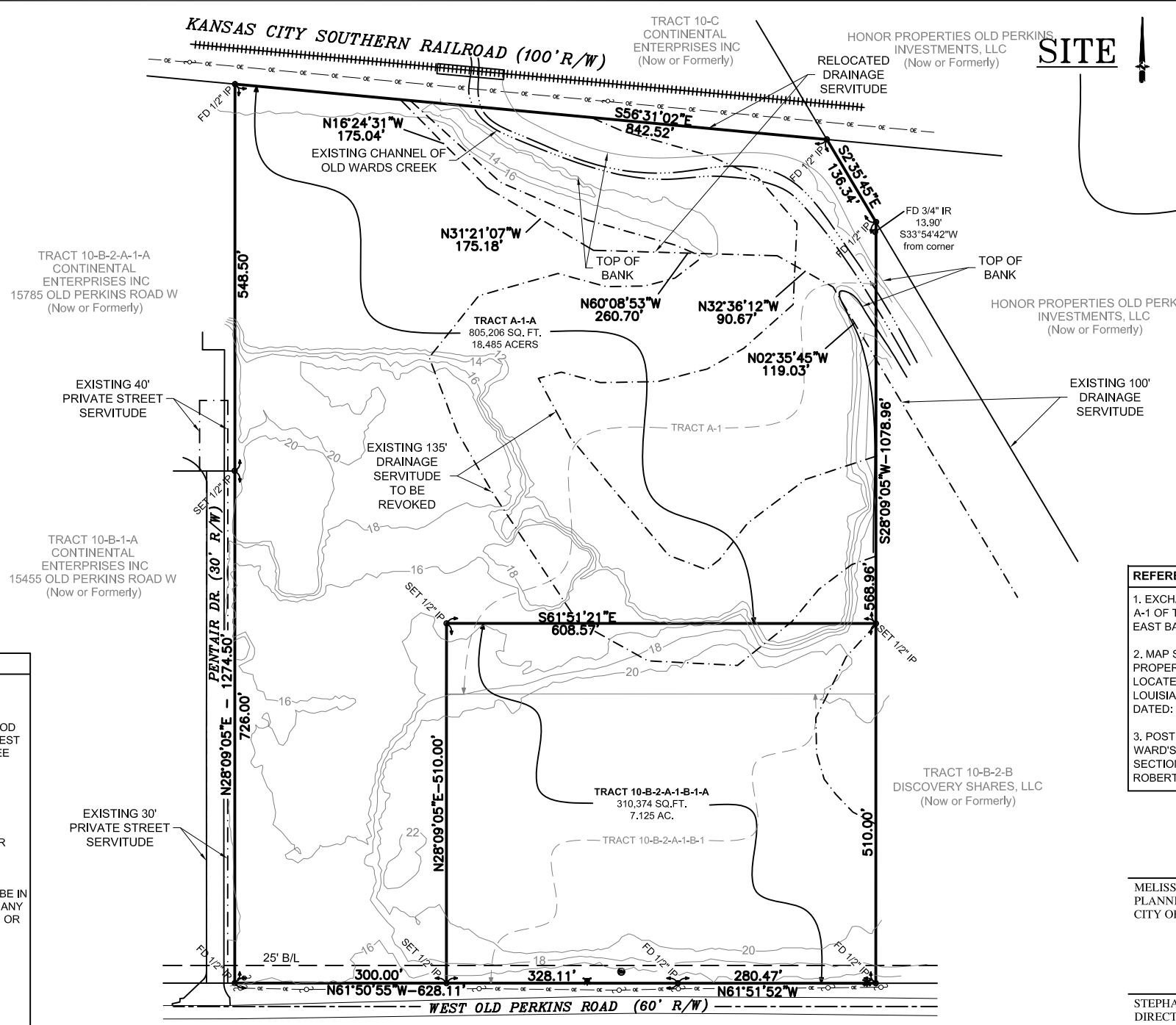
1. BASIS OF BEARING:  
\*S28°09'05"E, EAST PROPERTY LINE OF TRACT A-1-A.
2. THE WORDS "CERTIFY"; "CERTIFIES"; OR "CERTIFICATION" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
3. B.M. AGUILLARD & ASSOCIATES, LLC. HAS NOT AND DOES NOT PROVIDE DELINEATION OF JURISDICTIONAL WETLANDS.
4. NO ATTEMPT HAS BEEN MADE BY MYSELF TO VERIFY ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT SHOWN ON REFERENCE MAP(S) OR FURNISHED BY THE CLIENT OR HIS REPRESENTATIVES.
5. ALL PROPOSED CHANGES OR MODIFICATIONS TO THE PARCEL(S) SHOWN HEREIN SHALL BE IN ACCORDANCE WITH THE EAST BATON ROUGE PARISH UNIFIED DEVELOPMENT CODE, UDC. ANY ACTS OF OMISSION OR DEFICIENCIES REGARDLESS OF CAUSE BY THE OWNER, SURVEYOR, OR PARISH, SHALL NOT RELIEVE THE OWNER OF HIS/HER DUTY TO CONFORM TO THE LATEST OFFICIAL REVISED EDITION OF THE UDC.
6. ZONING: M1
7. SETBACK PER ZONE: FRONT- 25'  
SIDE- 0'  
REAR- 0'  
CORNER SIDE -10'
8. CPPC PROPERTY ID'S: 1630849178, 1630849179
9. EXISTING LAND USE: I
10. FUTURE LAND USE: EC
11. CHARACTER AREA: SUBURBAN
12. UTILITIES: ELECTRIC - ENERGY  
GAS - ENERGY  
SCHOOL DISTRICT - EBR-9  
WATER - BATON ROUGE WATER CO  
FIRE DISTRICT - ST. GEORGE FIRE DISTRICT #2  
SEWER - WSTN
13. ALL ELEVATIONS ARE REFERENCED TO EBR 045

**FLOOD ZONE NOTE:**

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE AE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 22033C 0335E AND DATED 05/02/2008. 100-YEAR FLOOD ELEVATION: 20.0'. COMMUNITY DETERMINED FLOOD ELEVATION: 21.0'.

**NOTE:**

SPECIAL FLOOD HAZARD AREAS, BASE FLOOD ELEVATIONS, CONVEYANCE ZONES, AND ZONING DISTRICTS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED.



**VICINITY MAP**  
SCALE: 1"=2000'

**REFERENCE MAP(S):**

1. EXCHANGE OF PROPERTY OF TRACT 10-B-2-A-1-B AND TRACT A INTO TRACT 10-B-2-A-1-B-1 AND TRACT A-1 OF THE MANSUR PROPERTY LOCATED IN SECTION 49, T-8-S, R-2-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA BY BRIAN M. AGUILLARD, P.L.S. DATED 5-23-17.
2. MAP SHOWING SUBDIVISION OF LOT "10-B-2-A-1" INTO LOT "10-B-2-A-1-A" & LOT "10-B-2-A-1-B" MANSUR PROPERTY AND DEDICATION OF A PRIVATE STREET SERVITUDE & A PRIVATE DRAINAGE SERVITUDE LOCATED IN SECTION 49, T8S-R2E, GREENSBURG LAND DISTRICT, LOUISIANA, EAST BATON ROUGE, LOUISIANA FOR RAYMOND HECK. BY: EVANS-GRAVES ENGINEERS, INC. MAX O. URSEY, III. PLS. DATED: 3-6-12.
3. POST-REVOCATION PLAT SHOWING RELOCATION AND REVOCATION OF A PORTION OF THE OLD WARDS CREEK DRAINAGE SERVITUDE ON TRACT 10-B-2-B OF THE MANSUR PROPERTY LOCATED IN SECTION 49, T-8-S, R-2-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA. BY: ROBERT W. OVERALL, PLS. DATED: 11-16-12.

MELISSA GUILBEAU, AICP  
PLANNING DIRECTOR  
CITY OF ST. GEORGE PLANNING COMMISSION

DATE

STEPHANIE PHILLIPS, GROS, PE, PTOE  
DIRECTOR OF THE DEPARTMENT OF DEVELOPMENT

DATE

**PLAT SHOWING AN EXCHANGE OF PROPERTY  
OF  
TRACTS 10-B-2-A-1-B-1 & A-1  
OF THE MANSUR PROPERTY  
INTO  
TRACTS 10-B-2-A-1-B-1-A & A-1-A  
LOCATED IN SECTION 49, T-8-S, R-2-E  
GREENSBURG LAND DISTRICT  
EAST BATON ROUGE PARISH, LA  
FOR  
Continental Enterprises, LLC**

**SEWER 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.

**STATEMENT OF 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 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 OR OTHER 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 WAS GRANTED. ALL RIGHT-OF-WAYS AND SERVITUDES GRANTED HEREON ARE FOR PUBLIC USE ONLY, THE TITLE OF WHICH SHALL REMAIN WITH THE OWNER.

RAYMOND HECK FOR  
CONTINENTAL ENTERPRISES, LLC

DATE

**CERTIFICATION:**

THIS IS TO CERTIFY THAT THIS SURVEY SHOWN HEREIN WAS ACTUALLY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND THAT THIS MAP AND THE "FIELD SURVEY" ON WHICH IT IS BASED CONFORM TO THE "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A "C" CLASS SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND COMPLIES WITH LA RS 33:5051.

BRIAN M. AGUILLARD, P.E., P.L.S.

1-30-2025  
DATE



	SCALE: 1"=200'	DATE: 01/15/2025	SHEET: 1 OF 1
	DRAWN BY: DDL	CHECKED: BMA	PROJECT: 2024160

**B.M. Aguillard & Associates, LLC**

P. O. Box 1407    Prairieville, LA 70769  
 Phone: (225) 445-1894    Fax: (225) 673-3544