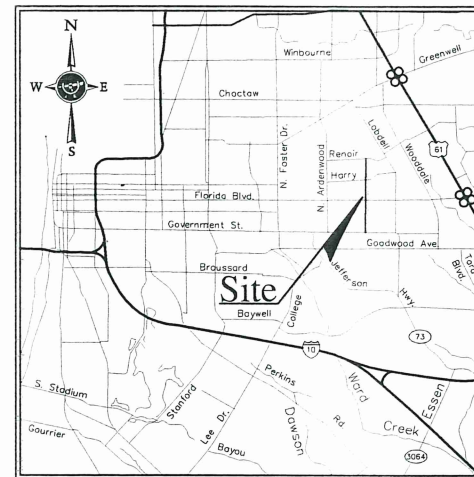
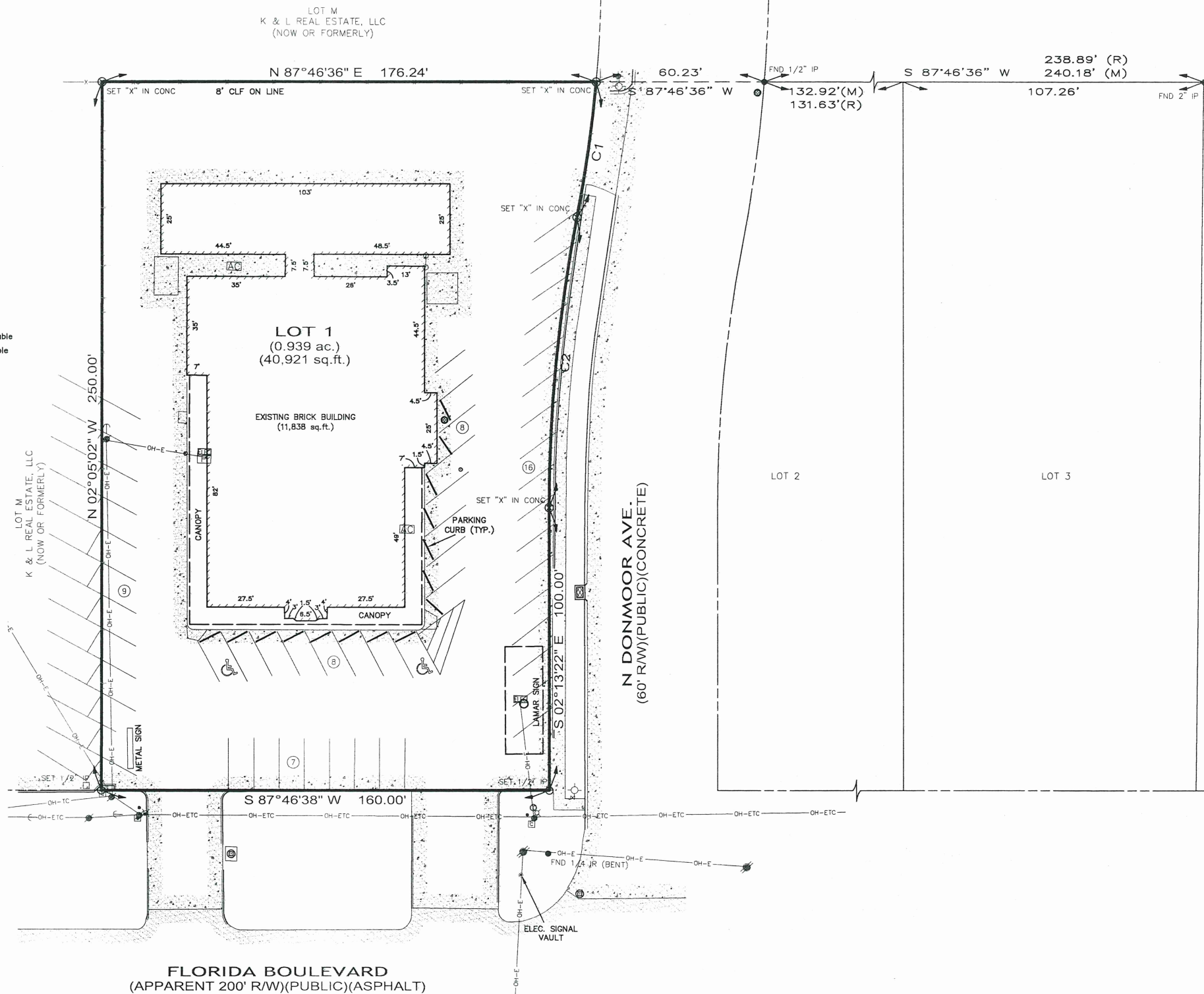


**LEGEND**

- Property Line
- - - Right of Way Line
- OH—E Overhead Electric
- OH—ETC Overhead Elec., Tele. & Cable
- OH—TC Overhead Telephone & Cable
- Found Iron Pipe/Rod
- Set 1/2" Iron Pipe
- ⊗ Set "X" in Concrete
- ⊙ Power Pole
- ⊙ Guy Anchor
- ⊙ Pole Mounted Transformer
- ⊙ Metal Power Pole
- ⊙ Electric Junction Box
- ⊙ Electrical Box
- ⊙ Area Light
- ⊙ Street Light
- ⊙ Air Conditioner Unit
- ⊙ Handicap Parking
- ⊙ Fire Hydrant
- ⊙ Gas Valve
- ⊙ Telephone Manhole
- ⊙ Cable Pedestal
- ⊙ Sewer Manhole
- ⊙ Sewer Cleanout
- ⊙ Catch Basin
- ⊙ Drain Manhole
- ⊙ Found
- IP Iron Pipe
- IR Iron Rod
- CLF Chain Link Fence
- Asphalt Pavement
- Concrete Pavement



**VICINITY MAP**

NOT TO SCALE

**GENERAL NOTES:**

- 1.) Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 22033C0255F for Baton Rouge Parish Louisiana, last revised June 19, 2012, the property shown hereon is located in Flood Zone "X". Nearest adjacent Base Flood Elevation = 52 feet (NAVD 1988). The current base flood and inundation elevations are subject to change and should be verified with the Department of Development prior to issuance of building permits.
- FLOOD AREAS DEFINED:**  
Zone "X": Areas determined to be outside the 0.2% annual chance flood plain.
- Flood Insurance Rate Maps are revised frequently and can be found online at: [msc.fema.gov](http://msc.fema.gov)
- 2.) Zoning: C-AB-1 (Commercial Alcoholic Beverage (Restaurant))  
Yard Requirements:  
Minimum Front Yard:..... 10 feet  
Minimum Rear Yard:..... N/A  
Minimum Side Yard:..... N/A  
Minimum Side Corner Yard:..... 10 feet  
Zoning information should be verified with City/Parish Planning Commission.
- 3.) Reference Maps:  
A. Final Plat of Melrose East First Filing being a portion of the E. C. Witter Estate and located in Section 72, T-7-S, R-1-E, Greensburg Land District of Louisiana, East Baton Rouge Parish, Louisiana, for Wooddale Commercial Properties, Inc. by Paul C. Boudreaux C.E., dated Feb. 26, 1968.
- 4.) The survey shown hereon is referenced to the Louisiana State Plane Coordinate System, South Zone, NAD 83. Distances are U.S. Survey Feet.
- 5.) No attempt has been made by LandSource, Inc., to verify title, actual legal ownerships, deed restrictions, servitudes, easements, or other burdens on the property other than that furnished by the client or his representative.
- 6.) Utilities: The underground utilities shown hereon have been located from visible utility features, point markings made on the ground by utility companies requested by LA One Call and/or previous construction drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, except for above ground visible utility features.
- 7.) Parking Summary:  
Regular Spaces:..... 46  
Handicap Spaces:..... 2  
Total Spaces:..... 48

NOTE TO BE REMOVED UPON FINAL SIGNATURE.  
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.



CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	469.00'	43.13'	S 05°59'40" W	48.11'
C2	530.00'	103.03'	S 03°20'20" W	102.87'

**MAP SHOWING ALTA / NSPS LAND TITLE SURVEY**

OF  
**LOT 1**  
BEING A PORTION OF MELROSE EAST SUBDIVISION  
LOCATED IN SECTION 72, T-7-S, R-1-E,  
GREENSBURG LAND DISTRICT,  
EAST BATON ROUGE PARISH, LOUISIANA  
FOR  
**SOUTHERN CLASSIC CHICKEN**



**CERTIFICATION:**

This is to certify to Southern Classic Chicken, that this map or plat and the survey on which it is based were made in accordance with the State of Louisiana "Standards of practice for Property Boundary Surveys and the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA/NSPS, and includes Items 1, 2, 3, 4, 6a, 7a, 7b1, 8, 9, 11a, 13, 18 & 19 of Table A thereof. The fieldwork was completed on 06/27/2022.

**ADVANCE ISSUE**

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

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Date

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06/27/2022  
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01  
OF: 01

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