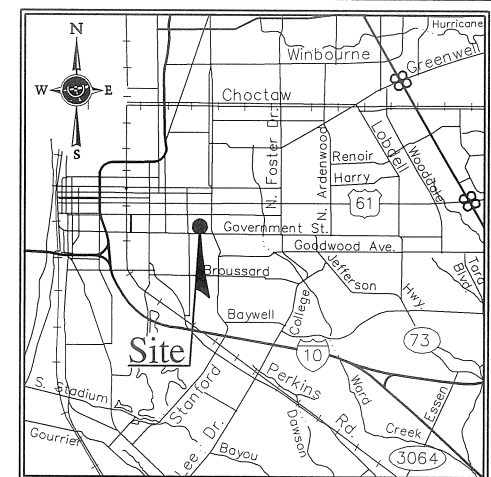
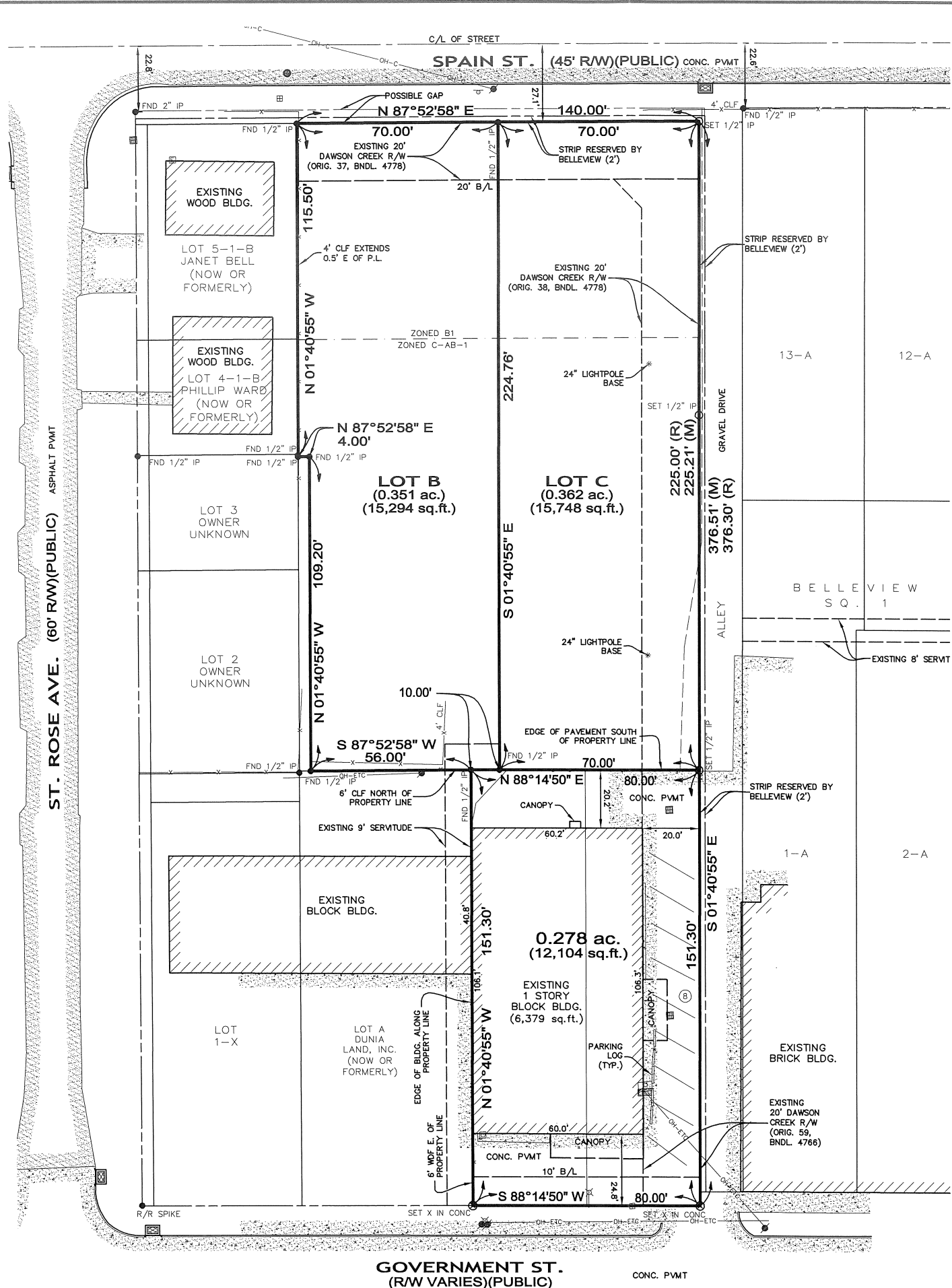


**LEGEND**

- Property Line
- - - Right of Way Line
- - - Servitude Line
- - - Building Setback Line
- OH—ETC— Overhead Elec., Tele. & Cable
- OH—C— Overhead Cable
- x Fence Line
- Found Iron Pipe/Rod
- Set 1/2" Iron Pipe
- x Found "x" Scribed in Concrete
- ⊙ Power Pole
- ⊕ Electric Junction Box
- ⊖ Electric Meter
- ⊖ Electrical Box
- ⊖ Water Meter
- ⊖ Gas Meter
- ⊖ Drain Inlet
- ⊖ Catch Basin
- ⊖ Sign
- ⊖ Bollard
- ⊖ Area Light
- R/W Right of Way
- B/L Building Setback Line
- CLF Chain Link Fence
- CONC. Concrete
- FND Found
- IP Iron Pipe
- P.L. Property Line
- (R) Recorded
- (M) Measured
- Asphalt Pavement
- Concrete Pavement



VICINITY MAP  
NOT TO SCALE

**GENERAL NOTES:**

- 1.) Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 22033C0235E for East Baton Rouge Parish Louisiana, last revised May 2, 2008, the property shown hereon is located in Flood Zone "X" (With Shading). Nearest adjacent Base Flood Elevation = 36 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 Insurance Rate Maps are revised frequently and can be found online at: [msc.fema.gov](http://msc.fema.gov)
- FLOOD AREAS DEFINED:  
Zone "X" (With Shading): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- 2.) Zoning: C-AB-1 (Commercial Alcoholic Beverage - Restaurant) & B-1 (Transition) Zoning information should be verified with City/Parish Planning Commission.  
Yard Requirements: C-AB-1 Minimum Front Yard: 10 feet Minimum Rear Yard: None Minimum Side Yard: None  
Yard Requirements: B1 Minimum Front Yard: 20 feet Minimum Rear Yard: 25 feet Minimum Side Yard: 5 feet
- 3.) Reference Maps:  
A. Map Showing Boundary Survey of the Pearl DeLaune Clark & George Taylor Clark, Jr. Property, by David L. Patterson, P.L.S., dated May 13, 2008
- 4.) The bearings 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, 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.) There was no observable evidence of earth moving work, building construction or building additions at the time of this survey.
- 8.) Parking Summary:  
Regular Spaces: 8  
Handicap Spaces: 0  
Total Spaces: 8

**MAP SHOWING ALTA/NSPS  
LAND TITLE SURVEY  
OF  
PEARL CLARK & GEORGE  
TAYLOR CLARK, JR PROPERTY,  
& LOTS B & C  
BEING A PORTION OF TAYLOR PRINCE TRACT  
LOCATED IN SECTION 51, T-7-S, R-1-W,  
GREENSBURG LAND DISTRICT,  
EAST BATON ROUGE PARISH, LOUISIANA  
FOR  
ROEDEL PARSONS**

**CERTIFICATION:**

This is to certify to (name of insured), (name of lender), (name of insurer), 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 7b1, 8, 9, 11, 14, 16 & 20 of Table A thereof. The fieldwork was completed on 07-25-2019.



**ADVANCE ISSUE**  
David L. Patterson, P.L.S.  
La. Registration No. 04784  
Printed on: **Aug. 01, 2019**  
Date

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.

Printed on: Aug. 01, 2019 -- 11:31am by cshelps

© ALL RIGHTS RESERVED  
P:\19\19-716\19-716-01.DWG

DATE: 07-25-2019  
JOB #: 19-716-01  
OWN. BY: MDD  
CKD. BY: DLP  
SHEET NO:

01  
OF: 01

**LANDSOURCE**  
INCORPORATED  
A Professional Surveying and Land Information Company  
6730 Eschwege Drive  
Baton Rouge, LA 70809  
Ph: (225) 752-0995  
Fax: (225) 752-0997  
email: [info@landsource.com](mailto:info@landsource.com)  
website: [www.landsource.com](http://www.landsource.com)