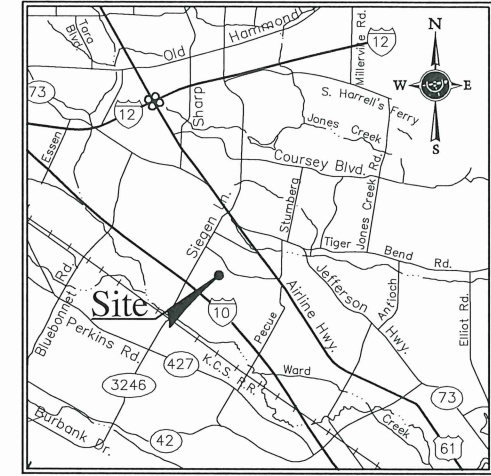


GENERAL NOTES:

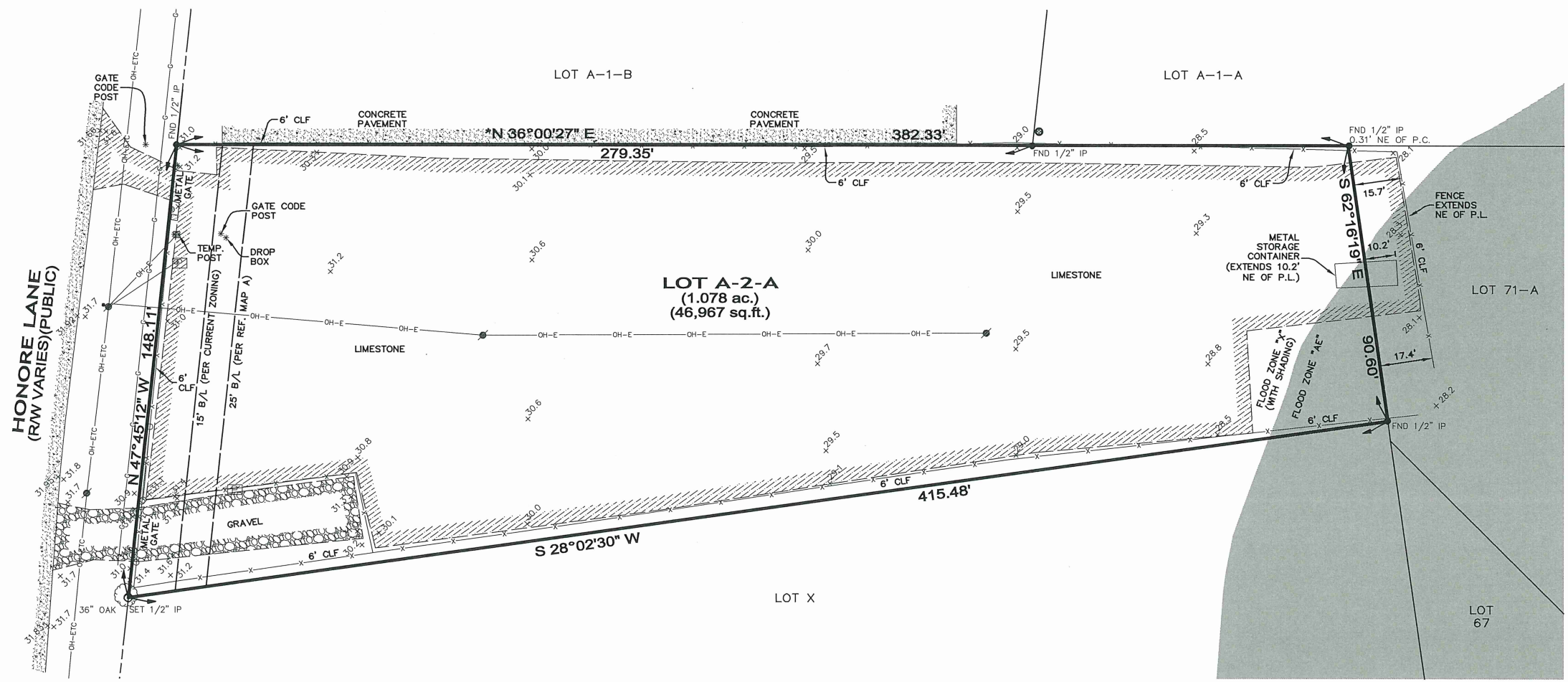
- 1.) Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 22033C0270E for Parish Louisiana, last revised May 2, 2008, the property shown hereon is located in Flood Zones "X" (With Shading) & "AE". Base Flood Elevation = 29 feet (NAVD 1988). The current base flood and inundation elevations are subject to change and should be verified with the Department of Development prior to issuance of building permits.
FLOOD AREAS DEFINED:
 Zone "X" (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.
 Zone "AE": Special flood hazard areas subject to inundation by the 1% annual chance flood (base flood elevations determined).
 Flood Insurance Rate Maps are revised frequently and can be found online at: msc.fema.gov
- 2.) Zoning: R (Rural) Zoning information should be verified with City/Parish Planning Commission.
 Yard Requirements:
 Minimum Front Yard: 15 feet
 Minimum Rear Yard: 25 feet
 Minimum Side Yard: 5 feet

- 3.) Reference Maps:
 A. Map Showing the Resubdivision of Lot A-2 of the Resubdivision of Lot A (For Homer Hudson) of the Resubdivision of a 22.70 Acre Tract (For Martin Honore), and Lot 71 Baton Rouge Indurplex Subdivision, Fourth Filing to Create Lots A-2-A and 71-A, by Toxie Craft, dated January 29, 1991
- 4.) (*) represents the Basis of Bearings. Bearings are based on reference map "A" (above). Distances are U.S. Survey Feet.
- 5.) Elevations were derived from the Leica Network System using Trimble R8 dual frequency GPS units. NAVD 1988 datum, Geoid 18.
- 6.) 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.
- 7.) Utilities: The underground utilities shown hereon have been located from visible utility features, paint 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..



VICINITY MAP
NOT TO SCALE

LANDSOURCE
INCORPORATED
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email: ls@landsource.com
website: www.landsource.com



LEGEND

—	Property Line	⊠	Electric Meter
- - -	Right of Way Line	⊙	Sewer Manhole
---	Building Setback Line	R/W	Right of Way
— OH-E	Overhead Electric	B/L	Building Setback Line
— OH-ETC	Overhead Elec., Tele. & Cable	CLF	Chain Link Fence
— G	Underground Gas Line	FND	Found
— X	Fence Line	IP	Iron Pipe
●	Found Iron Pipe/Rod	P.C.	Property Corner
○	Set 1/2" Iron Pipe	▨	Concrete Pavement
⊙	Power Pole	▩	Gravel
⊙	Guy Pole	▨	Limestone
⊙	Pole Mounted Transformer	▨	Flood Zone "AE"
⊠	Electric Junction Box		

MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY
OF
LOT A-2-A
LOCATED IN SECTION 48, T-8-S, R-2-E,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA
FOR
NAI LATTER & BLUM COMMERCIAL REALTORS



CERTIFICATION:

I hereby certify that I made a survey on the ground of the property shown and that this drawing accurately reflects the findings of said survey, and that this survey conforms to a Class B Survey in accordance with the State of Louisiana Standards of Practice for Boundary Surveys.

ADVANCE ISSUE

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

Printed on:
Jan. 07, 2022

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.

DATE: 01-03-2022
JOB #: 21-613-01
DWN. BY: MDD
CKD. BY: DLP

SHEET NO:

01

OF: 01