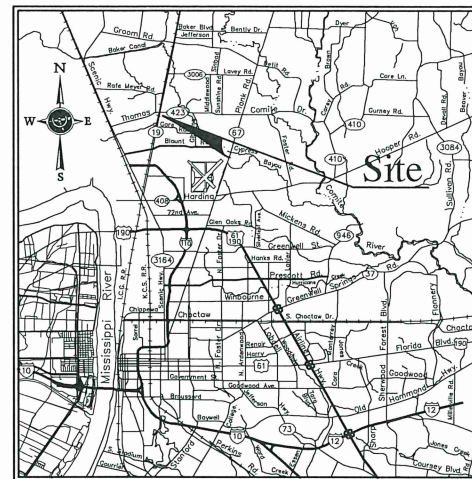
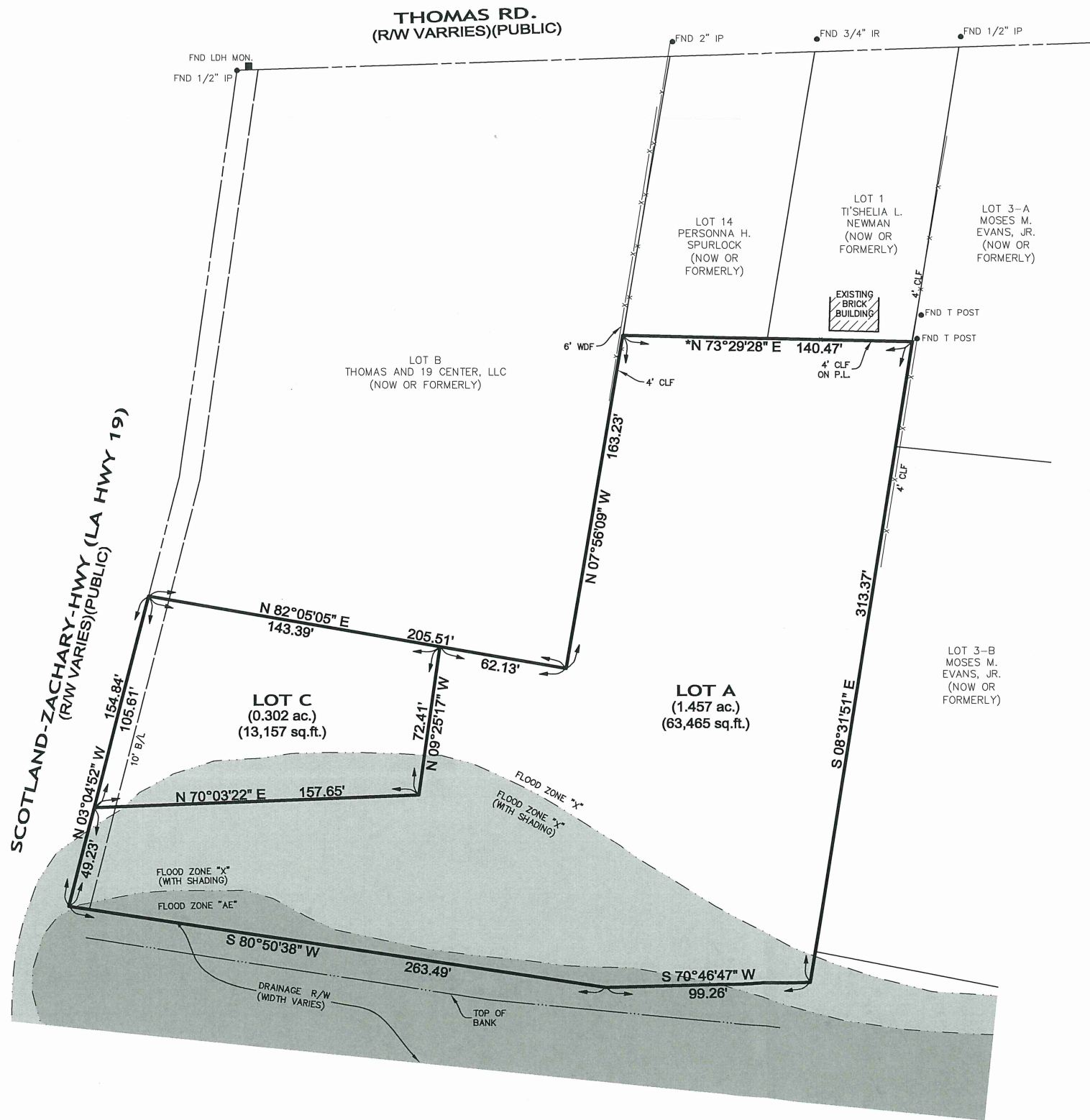


LEGEND

—	Property Line
- - -	Right of Way Line
- - -	Building Setback Line
x	Fence Line
●	Found Iron Pipe/Rod
○	Set 1/2" Iron Pipe
■	Found Highway Monument
R/W	Right of Way
B/L	Building Setback Line
CLF	Chain Link Fence
WDF	Wood Fence
FND	Found
IP	Iron Pipe
IR	Iron Rod



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- 1.) Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 22033C0170E for East Baton Rouge Parish Louisiana, last revised MAY 02, 2008, the property shown hereon is located in Flood Zones "AE", "X" & "X" (With Shading). Nearest adjacent Base Flood Elevation = 62 feet (NGVD 1988). Base flood elevations are subject to change and should be verified with the Engineering Division of the Department of Public Works.

FLOOD AREAS DEFINED:

Zone "AE": Special flood hazard areas inundated by 100-year flood (base flood elevations determined).

Zone "X" (With Shading): Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

Zone "X": Areas determined to be outside 500-Year flood plain.

- 2.) Zoning: C2 (Heavy Commercial)(Lot C) & LC3 (Light Commercial)(Lot A) Zoning information should be verified with City/Parish Planning Commission.

Yard Requirements: C2 (Lot C)
Minimum Front Yard: 10 feet
Minimum Rear Yard: None
Minimum Side Yard: None

Yard Requirements: LC3 (Lot A)
Minimum Front Yard: 10 feet
Minimum Rear Yard: None
Minimum Side Yard: None

- 3.) Reference Maps:
A. Map showing subdivision of a 1.68 Ac. Lot, 0.55 Ac. Lot, 0.43 Ac. lot, 0.31 Ac. Lot & A 0.10 Ac. Lot of the Eseeley Ballard Yoes et al Property Formerly being a portion of lot 14, Maryland Farms into lots A, B & C BY, David L. Patterson P.L.S. dated 1/24/07
- 4.) (*) represents the Basis of Bearings. Bearings are based on reference map "A" (above). 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 location of underground utilities was not in the scope of this survey.

MAP SHOWING BOUNDARY SURVEY OF LOTS A & C BEING A PORTION OF MARYLAND FARMS LOCATED IN SECTION 54, T-6-S, R-1-W, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA FOR DONOHUE PATRICK SCOTT PLLC

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:
Jul. 18, 2023
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:
JUNE 23, 2023
JOB #: 23-148-01
DWN. BY: MDD
CKD. BY: DLP

SHEET NO:

01

OF: 01