

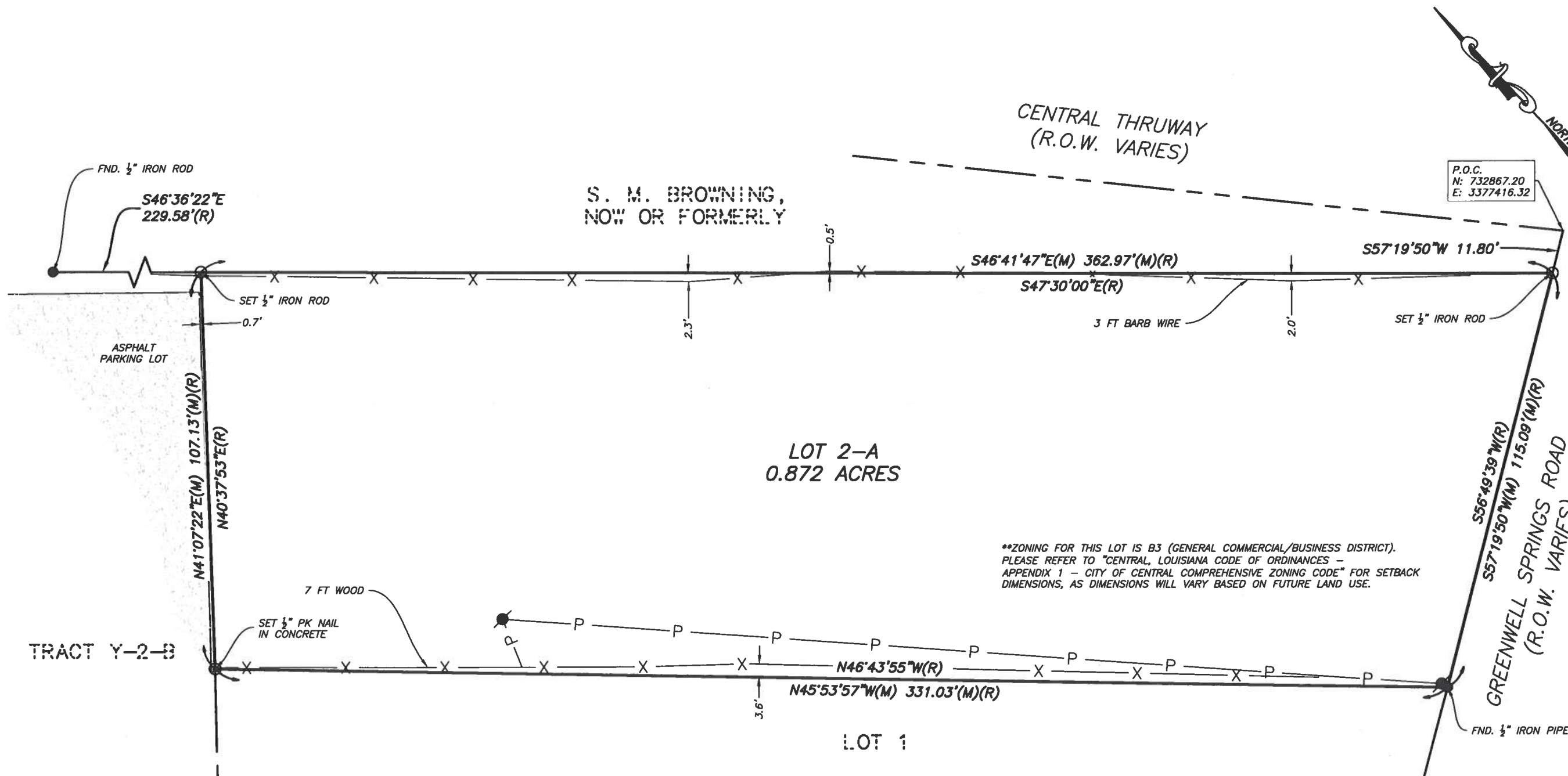
BOUNDARY SURVEY FOR CARA BOUDREAU

PROJECT	231105	FB - CREW	763/17-TL	DRAWN	RLW	CHECKED	JRH	FB DATE	05/10/23	SCALE	1" = 30'
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FORTE & TABLADA

9434 INTERLINE AVE. BATON ROUGE, LA 70809 PH: (225) 752-0336

ATTENTION: THIS BAR = 1 INCH ON ORIGINAL DRAWING. ADJUST SCALE IF THIS BAR ≠ 1 INCH.



P.O.C.
N: 732867.20
E: 3377416.32

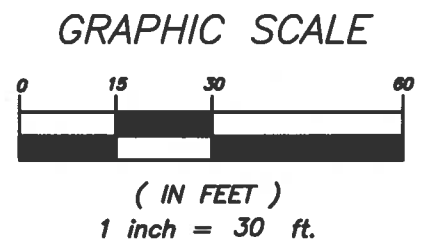
LOT 2-A
0.872 ACRES

**ZONING FOR THIS LOT IS B3 (GENERAL COMMERCIAL/BUSINESS DISTRICT). PLEASE REFER TO "CENTRAL, LOUISIANA CODE OF ORDINANCES - APPENDIX 1 - CITY OF CENTRAL COMPREHENSIVE ZONING CODE" FOR SETBACK DIMENSIONS, AS DIMENSIONS WILL VARY BASED ON FUTURE LAND USE.

TRACT Y-2-B

LEGEND (N.T.S.)

- FOUND PROPERTY MONUMENT
- SET PROPERTY MONUMENT
- ⦿ POWER POLE
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- X- FENCELINE
- P- OVERHEAD POWERLINE
- (M) MEASURED BEARING AND/OR DISTANCE
- (R) RECORD BEARING AND/OR DISTANCE



MAP SHOWING BOUNDARY SURVEY OF
LOT 2-A
SECTION 38, T-6-S, R-2-E
GREENSBURG LAND DISTRICT
CITY OF CENTRAL
EAST BATON ROUGE PARISH, LA
FOR
CARA BOUDREAU

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NOTE: THIS SURVEY IS SUBJECT TO THOSE FACTS WHICH MIGHT BE DISCLOSED BY A COMPLETE TITLE SEARCH. CERTIFICATION DOES NOT EXTEND TO ANY OTHER PARTY NOR IS THIS PLAT TO BE COPIED OR DISTRIBUTED WITHOUT WRITTEN PERMISSION OF THE LAND SURVEYOR. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. FENCE LOCATIONS SHOWN ON THIS SURVEY ARE FOR GRAPHICAL INFORMATION ONLY. NO DETERMINATION REGARDING POSSESSORY RIGHTS IS MADE BY THE LAND SURVEYOR. THIS SURVEY IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS ESTABLISHED BY LA. REV. STATUTES TITLE 46: CHAPTER 29, AS A CLASS C SURVEY.

REFERENCE MAPS:
1) MAP SHOWING BOUNDARY SURVEY OF LOT 2-A, LOCATED IN SECTION 38, T-6-S, R-2-E, GREENSBURG LAND DISTRICT, CITY OF CENTRAL, BY DAVID L. PATTERSON, P.L.S., DATED SEPTEMBER 16, 2014.
2) MAP SHOWING THE RESUBDIVISION OF TRACT Y-2 OF THE ROBERT H. BONE AND DR. RICHARD M. HILL PROPERTY AND LOT 2 OF THE LUCILLE POURCIAU PROPERTY INTO TRACT Y-2-A, TRACT Y-2-B, AND LOT 2-A, LOCATED IN SECTION 38, T-6-S, R-2-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LA, BY RONALD K. FERRIS, P.E., DATED JULY 15, 1980.

*BASE BEARING: LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1702), DERIVED FROM LSU C46 REAL TIME NETWORK, NAD 83 (EPOCH 2010)



I CERTIFY THAT I MADE THE SURVEY SHOWN HEREON, THAT IT IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY, AND THAT THERE ARE NO SIGNIFICANT VISIBLE ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, UNLESS OTHERWISE NOTED.

Jonathan Herrod
JONATHAN R. HERROD, P.L.S.
LA LICENSE NO. 5314

05/10/2023