

**GENERAL NOTES:**

- 1) THIS SURVEY CONFORMS TO CURRENT STANDARDS OF PRACTICE AS DEFINED IN SUBPART #2505, TITLE 46, CHAPTER 25 OF PROFESSIONAL & OCCUPATIONAL STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.
- 2) BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM LOUISIANA SOUTH NAVD83.
- 3) UTILITY LOCATIONS WERE NOT WITHIN THE SCOPE OF THIS SURVEY.
- 4) NO ATTEMPT HAS BEEN MADE BY PATIN ENGINEERS & SURVEYORS, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHT-OF-WAYS OR OTHER BURDENS ON THE PROPERTY SHOWN, OTHER THAN THAT FURNISHED TO THIS OFFICE BY THE CLIENT OR HIS REPRESENTATIVE. NO RESEARCH OR INVESTIGATION OF SERVITUDES WAS REQUESTED OR REQUIRED BY THE CLIENT FOR THIS SURVEY. NO REPRESENTATION IS MADE THAT ALL BURDENS ON THIS PROPERTY ARE SHOWN HEREON.
- 5) OWNERS, POTENTIAL BUYERS OR OTHER INTERESTED PARTIES SHOULD BE AWARE THAT A TITLE ABSTRACT OF THIS PROPERTY SHOWING ALL ENCUMBRANCES WAS NOT IN THE SCOPE OF THIS SURVEY.
- 6) WETLANDS DETERMINATION IS NOT WITHIN THE SCOPE OF THIS SURVEY. THEREFORE NO WETLANDS DETERMINATION WAS MADE FOR THE PROPERTY SHOWN ON THIS PLAT.
- 7) ADJACENT PROPERTY INFORMATION OBTAINED FROM THE WEST BATON ROUGE PARISH ASSESSOR'S GEOPORTAL WEBSITE IS SHOWN FOR REFERENCE PURPOSES ONLY AND DOES NOT IMPLY ANY TITLE, WARRANTY OR GUARANTEE TO ANY ENTITY OR INDIVIDUAL. NO SURVEY SERVICES REQUESTED NOR PERFORMED ON ADJACENT PROPERTIES.
- 8.) IN AN EFFORT TO ENHANCE CLARITY, SOME OBJECTS/SYMBOLS SHOWN ON THIS PLAT MAY BE SHOWN NOT TO SCALE.
- 9.) NO TITLE SEARCH OR LAND EXCAVATION FOR BURIED OBJECTS/NON-VISIBLE BURDENS/OBJECTS WAS REQUESTED NOR PERFORMED BY PESI.
- 10.) CALCULATED POINTS SHOWN WHERE NO PROPERTY MARKERS WERE FOUND THIS SURVEY. NO PLACING OF IRONS DONE THIS SURVEY.

**COMMON AREA NOTE:**

THE COMMON AREA INCLUDES ALL AREAS UNINHABITED BY A BUILDING NOT INCLUDING THE FUTURE DEVELOPMENT AREA.

**PLAZA NAME REVISION NOTE:**

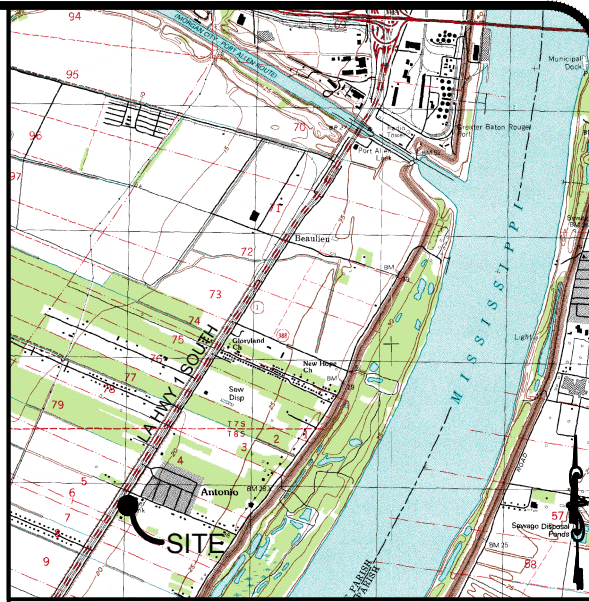
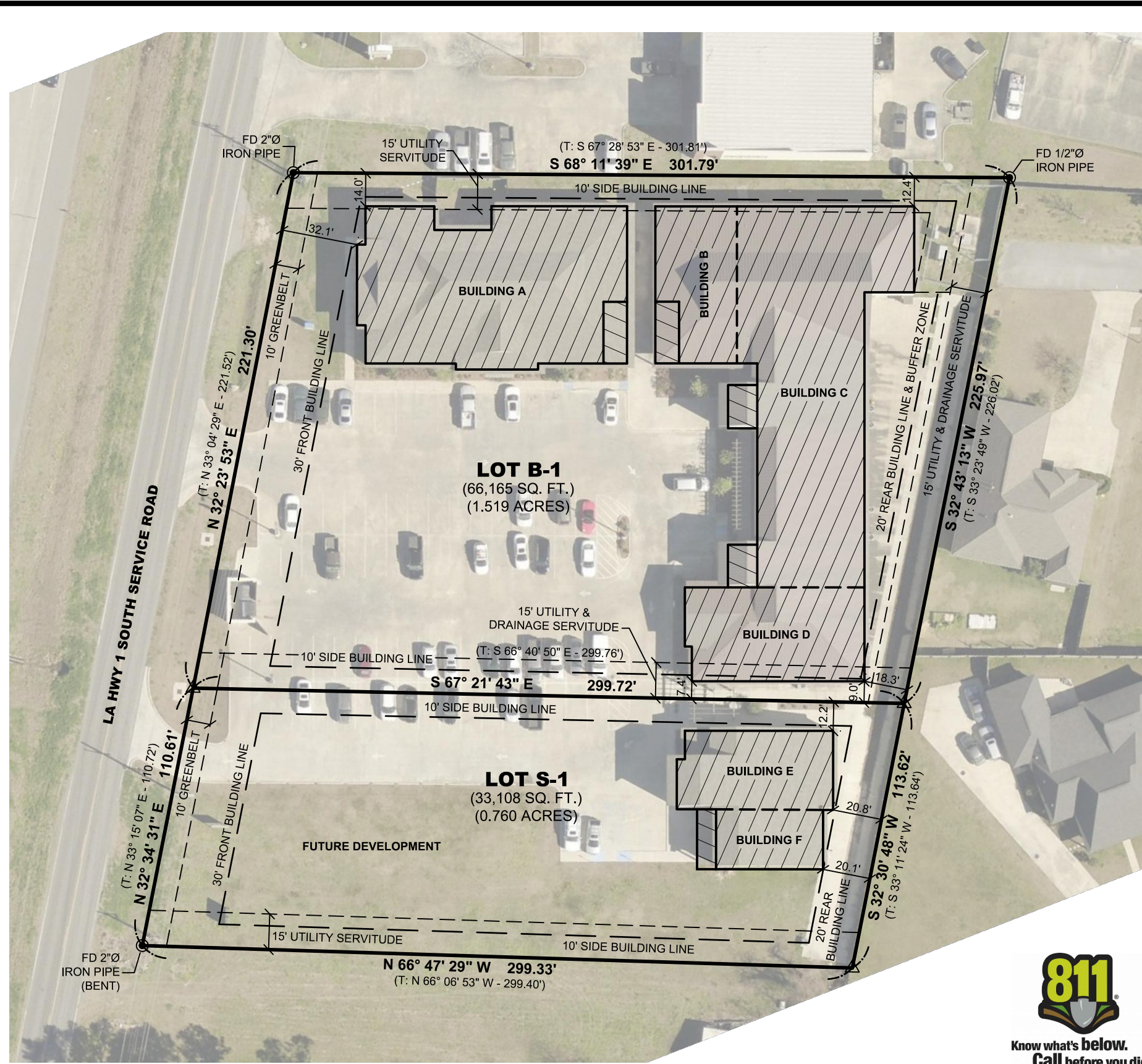
THE AREA SURVEYED KNOWN AS "ANTONIA PROFESSIONAL OFFICE PLAZA" IS REVISED TO "ANTONIA CONDO PLAZA, INC" THIS MAP.

**INTERIOR SECTION NOTE:**

THE INTERIOR SECTIONS SEPARATING THE BUILDINGS ARE APPROXIMATE LOCATIONS AND HAVE NOT BEEN FIELD VERIFIED BY PESI. THESE LOCATIONS WERE GIVEN TO PESI BY THE OWNER.

**REFERENCE MAPS:**

- 1.) "PLAT SHOWING THE RESUBDIVISION OF LOTS B & S (AS DESIGNATED BY THIS SURVEY) INTO LOTS B-1, B-2 & LOTS S-1, S-2, BEING A PORTION OF ANTONIO PLANTATION LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 12 EAST, S.E. LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER, PARISH OF WEST BATON ROUGE, STATE OF LOUISIANA FOR SAFFORD DEVELOPMENT CO., LLC" BY PATIN ENGINEERS & SURVEYORS, INC. (CLETUS LANGLOIS, R.L.S.) DATED FEBRUARY 16, 2004.
- 2.) "SITE PLAN OF PROFESSIONAL OFFICE PLAZA LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 12 EAST, S.E. LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER, PARISH OF WEST BATON ROUGE, STATE OF LOUISIANA FOR J.P. SAFFORD ENTERPRISES, LLC." BY PATIN ENGINEERS & SURVEYORS, INC. (THOMAS R. OLINDE, P.E.) WITH LATEST REVISION DATE OF APRIL 5, 2010.
- 3.) "SITE PLAN OF ANTONIA PROFESSIONAL OFFICE PLAZA, PHASE 2, LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 12 EAST, S.E. LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER, PARISH OF WEST BATON ROUGE, STATE OF LOUISIANA FOR LANDSAF PROPERTIES, LLC" BY PATIN ENGINEERS & SURVEYORS, INC. (THOMAS R. OLINDE, P.E.) WITH LATEST REVISION DATE OF NOVEMBER 20, 2013.



VICINITY MAP SCALE: 1"=5,000'

**AERIAL MAP NOTE:**  
AERIAL MAP FOR REFERENCE PURPOSES ONLY.

**ZONING:**  
WEST BATON ROUGE PARISH ZONING:  
C-1.2 (COMMUNITY SCALED COMMERCIAL DISTRICT)

**BUILDING LINES:**

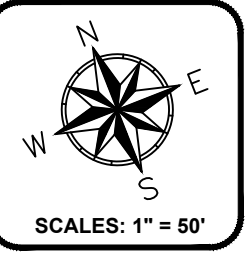
FRONT	30'
SIDE & REAR (ADJACENT TO RESIDENTIAL DISTRICTS)	20'
SIDE & REAR (ADJACENT TO OTHER DISTRICTS)	10'

ZONING REQUIREMENTS AND BUILDING SETBACK REQUIREMENTS ARE BEING FURNISHED AS REFERENCE ONLY AND SHOULD BE CONFIRMED WITH LOCAL GOVERNING AUTHORITY PRIOR TO ANY CONSTRUCTION.

**FENCE NOTE:**  
THERE IS AN EXISTING 8' WOOD FENCE AT THE REAR OF LOT B-1 & S-1. NOT LOCATED THIS SURVEY.

**LEGEND:**

	PROPERTY LINE
	BUILDING LINE
	SERVITUDE LINE
	EXIST'G BUILDING
	EXIST'G OVERHANG
	FOUND PROPERTY MARKER
	CALCULATED POINT



**PURPOSE OF SURVEY:**  
THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXTERIOR BUILDING LIMITS WITH APPROXIMATE INTERIOR SECTIONS EXISTING ON LOTS B-1 & S-1. THIS IS NOT A BOUNDARY SURVEY.  
  
THIS PLAT MAY NOT BE USED IN ANY OTHER WAY OR FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF PATIN ENGINEERS & SURVEYORS, INC. USE FOR ANY OTHER PURPOSE SHALL BE AT USER'S SOLE RISK WITHOUT ANY LIABILITY TO PATIN ENGINEERS & SURVEYORS, INC. ANY USE OR REVISIONS MADE TO THIS DRAWING WITHOUT THE WRITTEN AUTHORIZATION OF PATIN ENGINEERS & SURVEYORS, INC. WILL VOID THIS PLAT.

**MAP SHOWING THE EXTERIOR BUILDING LIMITS WITH APPROXIMATE INTERIOR SECTIONS EXISTING ON LOTS B-1 & S-1 (ANTONIA CONDO PLAZA, INC)**  
LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 12 EAST, S.E. LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER, PARISH OF WEST BATON ROUGE, STATE OF LOUISIANA FOR  
**JP SAFFORD INVESTMENTS, LLC & LANDSAF PROPERTIES, LLC**

**CERTIFICATION:**  
AT THE REQUEST OF JP SAFFORD INVESTMENTS, LLC & LANDSAF PROPERTIES, LLC, I HAVE MADE A MAP TO SHOW THE EXTERIOR BUILDING LIMITS WITH APPROXIMATE INTERIOR SECTIONS EXISTING ON LOTS B-1 & S-1 LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 12 EAST, S.E. LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER, WEST BATON ROUGE PARISH, STATE OF LOUISIANA. THIS PLAT IS MADE IN ACCORDANCE WITH LA. REVISED STATUTES 33:5051 ET. SEQ. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED UNDER MY DIRECT SUPERVISION.  
*Cletus Langlois*  
CLETUS LANGLOIS, R.L.S.  
LOUISIANA REGISTRATION NO.: 4723  
7-17-17  
DATE



**PESI JOB NO:**  
17-080  
**DRAWING BY:**  
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