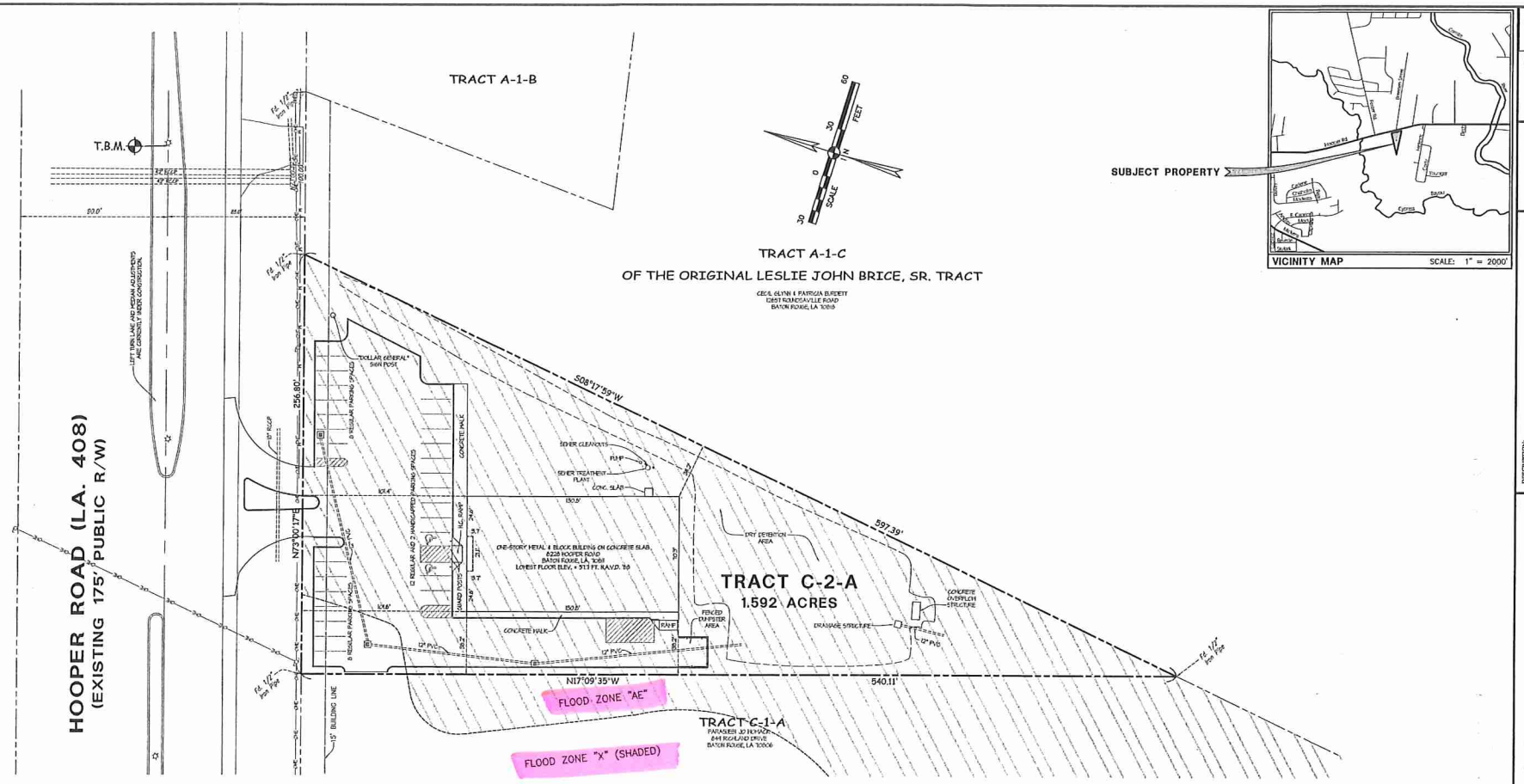

LEGAL DESCRIPTION:

A CERTAIN TRACT OR PARCEL OF LAND DESIGNATED AS TRACT C-2-A ON THAT MAP OR PLAT ENTITLED "MAP SHOWING EXCHANGE OF PROPERTY BETWEEN LOT A, TRACT C-1 AND TRACT C-2 OF THE W.W. HUBBS PROPERTY TO FORM TRACT C-1-A AND TRACT C-2-A, LOCATED IN SECTIONS 15 & 77, TOWNSHIP 6 SOUTH, RANGE 1 EAST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA FOR DORSEY DEVELOPMENT COMPANY, LLC" PREPARED BY FERRIS ENGINEERING & SURVEYING, LLC., DARVIN W. FERGUSON, P.L.S., DATED JUNE 23, 2016, AND FILED IN THE OFFICE OF THE CLERK AND RECORDER IN EAST BATON ROUGE PARISH, LOUISIANA AS ORIGINAL 855 OF BUNDLE 12743, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT FORMED BY THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF HOOPER ROAD (LA. 408) AND THE PROPERTY LINE COMMON TO THE REMAINDER OF LOT B AND TRACT C-1-A OF THE W.W. HUBBS PROPERTY; THENCE PROCEED NORTH 73°00'17" EAST ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF HOOPER ROAD (LA. 408) A DISTANCE OF 183.52 FEET TO THE POINT OF BEGINNING;

THENCE PROCEED NORTH 73°00'17" EAST ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF HOOPER ROAD (LA. 408) A DISTANCE OF 256.80 FEET TO A POINT AND CORNER;

THENCE PROCEED SOUTH 08°17'59" WEST A DISTANCE OF 597.39 FEET TO A POINT AND CORNER;

THENCE PROCEED NORTH 17°09'35" WEST A DISTANCE OF 540.11 FEET TO THE SOUTHERN RIGHT-OF-WAY LINE OF HOOPER ROAD (LA. 408) AND THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT C-2-A CONTAINS 1.592 ACRES, MORE OR LESS.

NOTES:

1) THE PROPERTY SHOWN HEREON LIES WITHIN THE LIMITS OF ZONE "X" (SHADED)(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) AND ZONE "AE" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR THE EAST BATON ROUGE PARISH, LOUISIANA, COMMUNITY NUMBER 220038, PANEL 0125, SUFFIX E, MAP NUMBER 22033C0125E, WITH AN EFFECTIVE DATE OF MAY 2, 2008 AND AN INDEX DATE OF JUNE 13, 2012.

2) ALL PROPERTY CORNERS SHOWN HEREON HAVE BEEN MONUMENTED WITH 1/2-INCH IRON PIPES, UNLESS OTHERWISE NOTED.

3) NO ATTEMPT HAS BEEN MADE BY FERRIS ENGINEERING & SURVEYING, LLC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES, OR ANY OTHER ENCUMBRANCES THAT MAY EXIST ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

4) ALL BUILDING LINES AND SERVITUDES SHOWN HEREON ARE IN ACCORDANCE WITH THE REFERENCE MAPS LISTED HEREON AND THE CURRENT EAST BATON ROUGE CITY/PARISH UNIFIED DEVELOPMENT CODE.

5) LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR NOTIFYING LOUISIANA ONE CALL (1-800-272-3020) PRIOR TO PERFORMING ANY EXCAVATION WORK.

BASIS FOR ELEVATIONS:

ALL ELEVATIONS SHOWN HEREON ARE REFERENCED OFF OF AND RELATIVE TO NATIONAL GEODETIC SURVEY BENCHMARK NO. "EB9040B" (PID DJ8356) WITH A PUBLISHED ELEVATION OF 31.0 FEET NAVD '88 GPS DES (2008.55) THIS IS A LOUISIANA HIGH NETWORK MODERNIZATION SURVEY STATION.

TEMPORARY BITE BENCHMARK:

SCRIBED "X" ON CONCRETE FOOTING OF LIGHT STANDARD IN CENTER MEDIAN OF HOOPER ROAD JUST NORTHEAST OF PROPERTY. ELEVATION = 57.45 FEET NAVD. '88

BASIS FOR BEARINGS:

ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS AND WERE ESTABLISHED USING GPS AND ARE RELATIVE TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

REFERENCE MAPS:

1) "MAP SHOWING EXCHANGE OF PROPERTY BETWEEN LOT A, TRACT C-1 AND TRACT C-2 OF THE W.W. HUBBS PROPERTY TO FORM TRACT C-1-A AND TRACT C-2-A, LOCATED IN SECTIONS 15 & 77, TOWNSHIP 6 SOUTH, RANGE 1 EAST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA FOR DORSEY DEVELOPMENT COMPANY, LLC." PREPARED BY FERRIS ENGINEERING & SURVEYING, LLC., DARVIN W. FERGUSON, P.L.S., DATED JUNE 23, 2016, AND RECORDED AS ORIGINAL 855 OF BUNDLE 12743 IN THE OFFICE OF THE CLERK AND RECORDER IN EAST BATON ROUGE PARISH, LOUISIANA.

2) "MAP SHOWING THE RE-SUBDIVISION OF A PORTION OF TRACT 'C', W.W. HUBBS PROPERTY, LOCATED IN SECS. 77, 78S, R1E, G.L.D., LA, E.B.R. PARISH FOR E.R. HOLMES AND DONALD G. HOLMES." PREPARED BY CHARLES L. COSTNER, C.E., DATED JAN. 29, 1963 AND RECORDED AS ORIGINAL 001 OF BUNDLE 6085 IN THE OFFICE OF THE CLERK AND RECORDER IN EAST BATON ROUGE PARISH, LOUISIANA.

3) "MAP SHOWING THE SURVEY OF LOT A BEING A PORTION OF THE W.W. HUBBS 34.366 AC TRACT LYING IN SECTION 77, T-6-S, R-1-E, GREENSBURG LAND DISTRICT OF EAST BATON ROUGE PARISH, LOUISIANA FOR W.W. HUBBS," PREPARED BY TOMIE CRAFT, C.E. & P.L.S., REVISED NOVEMBER 9, 1964 AND RECORDED IN THE OFFICE OF THE CLERK AND RECORDER AS ORIGINAL 22 OF BUNDLE 5739.

4) "MAP SHOWING SUBDIVISION OF TRACT A & A-1 BEING A PORTION OF THE ORIGINAL LESLIE JOHN BRICE, SR. TRACT INTO TRACTS A-1-A, A-1-B & A-1-C, LOCATED IN SECTIONS 15 & 77, T-6-S, R-1-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA FOR ESTATE OF HELEN BRICE MESSER," PREPARED BY PHILIP J. THOMAS, P.L.S., DATED 11/16/2012 AND RECORDED AS ORIGINAL 724 OF BUNDLE 12438 IN THE OFFICE OF THE CLERK AND RECORDER IN EAST BATON ROUGE PARISH, LOUISIANA.

5) RIGHT-OF-WAY SHEET NO. 15 FOR STATE PROJECT NO. 255-02-21, F.A.P. NO. 726-307-1 (002), HOWELL – BLACKWATER BAYOU HWY., EAST BATON ROUGE PARISH, LA 408, BY ACY A. MARCHAND, R.L.S. AND FILIP G. HOLLAND, R.L.S., DATED SEPT. 14, 1976, REVISED THROUGH 8-14-81

Louisiana One Call. before you dig. 1-800-272-3020

LEGEND OF SYMBOLS AND ABBREVIATIONS:

- SEWER CLEANOUT
- 2' x 2' STATE INLET
- LIGHT STANDARD
- POWER POLE
- OHE — OVERHEAD ELECTRIC LINES
- W — UNDERGROUND WATER LINE

GENERAL NOTES:

ZONING:	C2 (HEAVY COMMERCIAL)
ACREAGE:	1.592 ACRES
FLOOD ZONE:	X (SHADED) & AE
BASE FLOOD ELEVATION:	54.0 FEET NAVD. '88
RECORD INUNDATION ELEVATION:	56.4 FEET NAVD. '88
WATER DISTRICT:	BATON ROUGE WATER CO.
SEWER:	ROMEVILLE MEDIMIXOL SYSTEMS
ELECTRIC DISTRICT:	ENTERGY/CENCO
GAS DISTRICT:	ENTERGY
FIRE DISTRICT:	HOOPER ROAD #5
SCHOOL DISTRICT:	CENTRAL-3

THE BASE FLOOD ELEVATION AND RECORD INUNDATION ELEVATION SHOWN HEREON WERE OBTAINED FROM THE FLOOD INFORMATION OFFICE IN MARCH OF 2016 AND ARE SUBJECT TO CHANGE. BASE ELEVATIONS SHOULD BE VERIFIED WITH THE EAST BATON ROUGE PARISH FLOOD INFORMATION OFFICE PRIOR TO CONSTRUCTION.

CERTIFICATION:

TO HOOPER ROAD DG TEC, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE FIELD WORK WAS COMPLETED ON MARCH 23, 2017.

DARVIN W. FERGUSON, P.L.S.
LA. REGISTRATION NO. 4624
FERRIS ENGINEERING & SURVEYING, L.L.C.

03/27/2017
DATE

STATE OF LOUISIANA
DARVIN W. FERGUSON
License No. 4624
PROFESSIONAL
LAND SURVEYOR

FERRIS
ENGINEERING & SURVEYING, LLC
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - MUNICIPAL/HIGHWAY
11834 BRICKSOME AVENUE
BATON ROUGE, LA 70816
PH - 225.292.6338
FAX - 225.292.6441
WWW.FERRISINC.COM

Client:
HOOPER ROAD
DG TEC, LLC

129 CHARTRES STREET
NEW ORLEANS, LA 70130

DESCRIPTION:
LOCATED IN SECTIONS 15 & 77, TOWNSHIP 6 SOUTH, RANGE 1 EAST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

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TITLE:
MAP SHOWING SURVEY
OF
TRACT C-2-A
OF THE W.W. HUBBS PROPERTY

DATE:
MARCH 24, 2017

CHIEF / DRAFTSMAN:
RAB / DWF

CAD FILE:
16-017 AS-BUILT SURVEY

PROJECT NUMBER:
16-017

DRAWING NUMBER:
17-S-0009

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