

Price: \$1,325,000.00

15,200 SF Bldg

7,600 SF leased 1 yr. (38,000/yr)

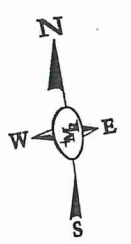
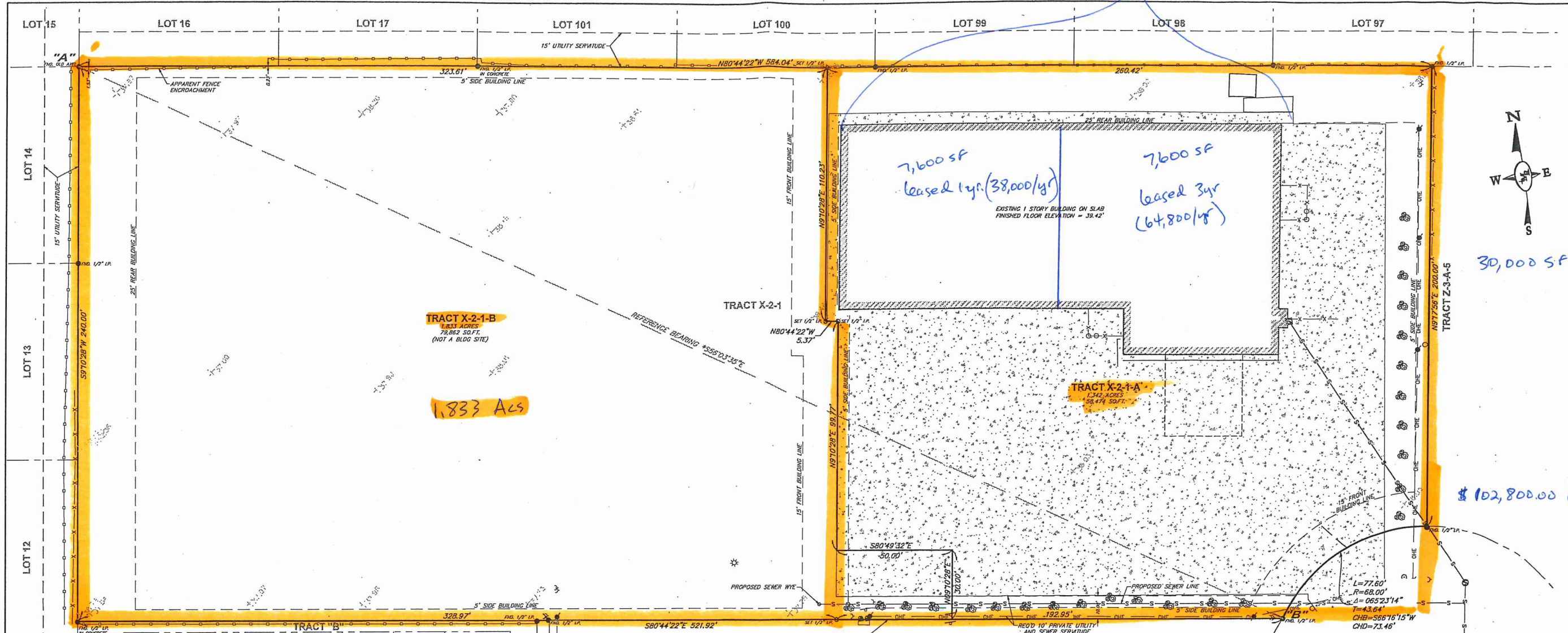
7,600 SF leased 3 yr (64,800/yr)

30,000 SF parking lot

\$102,800.00 Gross Income on Bldg.

TRACT X-2-1-B
1.833 ACRES
(NOT A BLDG SITE)

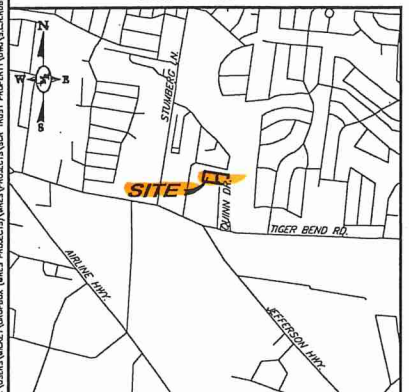
1.833 ACS



ZONING:
RURAL SETBACKS:
FRONT: 15 FT.
SIDE: 5 FT.
REAR: 25 FT.
ZONING: C-AB-2
FRONT: 10 FT.
SIDE: NONE
REAR: NONE

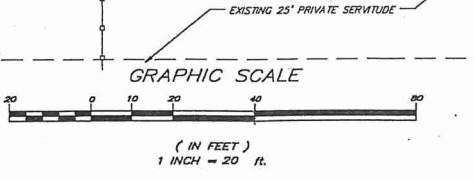
GENERAL NOTES:
ACREAGE: 3.176 ACRES
EXISTING LAND USE: COMMERCIAL & UNDEVELOPED
FUTURE LAND USE: COMMERCIAL
CHARACTER AREA: SUBURBAN
FIRE DISTRICT: ST. GEORGE FIRE DISTRICT #2
WATER DISTRICT: BATON ROUGE WATER COMPANY
SEWER: 18" IN
GAS: ENERGY
ELECTRIC: DEMCO

VICINITY MAP:
SCALE: 1" = 200'



REFERENCE MAPS:
1. MAP SHOWING EXCHANGE OF PROPERTY BETWEEN TRACT "A" OF THE NELLIE C. ROBERTS PROPERTY AND TRACT X-2 OF THE S.C.R. ROBERTS PROPERTY INTO "A-1" & "X-2-1" FOR RICHARD D. PRESTRIDGE. PREPARED BY: ROBERT W. OVERALL, P.L.S., DATED: MAY 1, 2010.
2. FINAL PLAT OF ROLLING MEADOW SUBDIVISION, FIRST FILING & SECOND FILING-PART 1 FOR ROLLING MEADOW, INC. PREPARED BY: RONALD K. FERRIS, P.E., P.L.S., DATED: MARCH 10, 1993.
3. FINAL PLAT OF ROLLING MEADOW SUBDIVISION, SECOND FILING-PART 2 & THIRD FILING FOR ROLLING MEADOW, INC. PREPARED BY: RONALD K. FERRIS, P.E., P.L.S., DATED: OCTOBER 19, 1993.
4. SURVEY MAP OF THE EXISTING LOT OF THE S.C.R. TRUST PROPERTY FOR S.C.R. TRUST. PREPARED BY: JAMES R. JOFFRION, P.L.S., DATE: OCTOBER 25, 1978.
5. RESUBDIVISION OF TRACTS M-1-F, M-1-G, M-1-H AND M-1-J INTO TRACTS M-1-F-1, M-1-G-1, M-1-H-1 AND M-1-J-1, THE S.C.R. TRUST PROPERTY FOR RIVER CITY FEDERAL SAVINGS BANK, ET AL. PREPARED BY: SAMUEL N. BROWN, JR., P.L.S., DATED: APRIL 10, 1998.
6. FINAL PLAT OF STROHBERG TOWNHOUSES FOR STEAM BTR. PREPARED BY: CARL W. HULTGREN, P.L.S., DATED: APRIL 19, 2011.

GENERAL NOTES:
1) THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "X" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EAST BATON ROUGE PARISH, STATE OF LOUISIANA, COMMUNITY-PANEL NUMBER 2203302702, DATED MAY 2, 2008.
2) THE HORIZONTAL POSITIONS AND GRID BEARINGS SHOWN ARE REFERENCED TO NORTH AMERICAN SMART NETWORK STATION "S181" (NEMA-2232). THE HORIZONTAL POSITIONS AND GRID BEARINGS ARE REFERENCED TO THE NAD 83 DATUM AND ARE GIVEN IN VALUES CORRESPONDING TO THE STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE.
3) WHERE FOUND, PHYSICAL ABOVE GROUND EVIDENCE OF UTILITIES HAVE BEEN SHOWN HEREON. THE LOCATION OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES, HOWEVER, HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE CONTROLLING AGENCIES AND / OR EXTRACTED FROM RECORDS MADE AVAILABLE BY THE CONTROLLING AGENCIES. THE ACTUAL LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES MAY VARY FROM THOSE SHOWN ON THIS SURVEY. ANY REQUEST FOR UTILITY LOCATIONS SHOULD BE MADE THROUGH LOUISIANA ONE CALL, CONTACT LOUISIANA ONE CALL AT 1-800-272-3020 BEFORE DIGGING.
4) DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS A PART OF THIS SURVEY.
5) NO ATTEMPT HAS BEEN MADE BY MR ENGINEERING & SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNERS REPRESENTATIVE.
6) THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE, AND CITY-PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY, IN PARTICULAR, NO FILING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.
7) THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS, HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.



REFERENCE BEARING: *S56°03'35"E
BEARING SHOWN HEREON WERE DERIVED BY G.P.S. AND REFERENCE MAPS. WE HELD MONUMENTS "A" AND "B" AS SHOWN.

DEDICATION:
THE STREETS AND RIGHTS-OF-WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANT MAY BE PLANTED NOR SHALL BUILDING, FENCE, STRUCTURE OR OTHER IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.

SEWAGE DISPOSAL:
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

STORMWATER NOTE:
AS PART OF THE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORM WATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNIFIED DEVELOPMENT CODE, LATEST REVISION.
PRIOR TO EXCAVATION, THE HOMEOWNER SHALL APPLY FOR A POND PERMIT PER CITY-PARISH ORDINANCES.

OWNER:
RICHARD PRESTRIDGE, OWNER
DATE

LEGEND:

—	PROPERTY LINE	○	SET PROPERTY CORNER
- - -	ADJACENT PROPERTY LINE	●	FOUND PROPERTY CORNER
- - -	SERVITUDE	⊙	CREPE MYRTLE CLUSTER
—	BUILDING LINE	—	GUY WIRE
—	OVERHEAD ELECTRICAL	—	FIBER OPTIC MARKER
—	OVERHANG/CANOPY	—	SIGN
—	OVERHANG/CANOPY	—	LIGHT POLE
—	OVERHANG/CANOPY	—	POWER POLE
—	CONCRETE	—	GATE POST
—	C-AB-2 ZONING	—	SEWER CLEAN-OUT

APPROVED:
FRANK M. DUKE, FAICP
PLANNING COMMISSION DIRECTOR OR HIS DESIGNEE
DATE: _____ P: _____

I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051, ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY AS ESTABLISHED BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD.
MICKEY L. ROBERTSON, P.E., P.L.S.
DATE



MAP SHOWING
SUBDIVISION OF
TRACT "X-2-1"
S.C.R. ROBERTS PROPERTY
INTO
TRACTS "X-2-1-A" & "X-2-1-B"

LOCATED IN
SECTION 57, T7S-R2E,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH,
STATE OF LOUISIANA,
FOR
COMBINED ASSETS, LLC

MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

CAD ORIGINAL DO NOT MODIFY THIS DRAWING ALL REVISIONS MUST BE MADE TO THE CAD FILE ONLY	SCALE: 1"=20' DATE: 4/2019	DRAWN: OAT CHECKED: MLR
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