

LEGEND

Property Line
Right of Way Line
Servitude Line
OH-E Overhead Electric
OH-TC Overhead Telephone & Cable
Rail Road Track
Fence Line
Ditch Line
Found Iron Pipe/Rod
Set 1/2" Iron Pipe
Power Pole
Guy Anchor
Pole Mounted Transformer
Metal Power Pole
Electric Junction Box

Metal Box
Electric Generator
Electrical Box
Traffic Signal Pole
Traffic Signal Box
Area Light
Sign
Pipe Stub-Up
Cable Pedestal
Sewer Manhole
Sewer Cleanout
Drain Inlet
Catch Basin
Drain Manhole
Double Catch Basin

FND Found
IP Iron Pipe
IR Iron Rod
CLF Chain Link Fence
Monitor Well
Asphalt Pavement
Concrete Pavement
Gravel

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	283.92'	119.30'	N 71°07'47" W	118.42'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 83°11'30" W	154.82'
L2	S 87°50'00" W	166.61'



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 22033C0230E for Baton Rouge Parish Louisiana, last revised May 2, 2008, the property shown hereon is located in Flood Zones "X" & "AE". Nearest adjacent Base Flood Elevation = 47 feet (NAVD 1988). The current base flood and inundation elevations are subject to change and should be verified with the Department of Development prior to issuance of building permits.
- FLOOD AREAS DEFINED:
Zone "X": Areas determined to be outside the 0.2% annual chance flood plain.
Zone "AE": Special flood hazard areas subject to inundation by the 1% annual chance flood (base flood elevations determined).
Flood Insurance Rate Maps are revised frequently and can be found online at: msc.fema.gov
- Zoning: (PUD)
Zoning information should be verified with City/Parish Planning Commission.
- Reference Maps:
A. Map Showing Subdivision of Tracts A-1 & B-1 of the Luhr Bros. Property into Tracts 1, A-1-A & B-1-A located in Sec. 42, T7S-R1W, G.L.D., City of Baton Rouge, East Baton Rouge Parish, Louisiana for River Park Development L.L.C. by Russell L. Mistic P.L.S. dated 9/12/2012.
B. Map Showing Survey of a Tract A-1 and A 26.213 Tract of Land located in Section 40 & 42, Township 7-S, Range 1-W Greensburg Land District East Baton Rouge Parish, LA. for River Park Development, LLC Baton Rouge, Louisiana by Karmam J. Thomas P.L.S. dated 1/3/08.
- (*) represents the Basis of Bearings. Bearings are based on reference map "A" (above). Distances are U.S. Survey Feet.
- 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.
- Utilities: The underground utilities shown hereon have been located from visible utility features, point markings made on the ground by utility companies requested by LA. One Call and/or previous construction drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, except for above ground visible utility features.

CERTIFICATION:

This is to certify to Taylor, Porter, Brooks & Phillips, LLP, that this map or plat and the survey on which it is based were made in accordance with the State of Louisiana "Standards of practice for Property Boundary Surveys and the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 7a, 7b1, 8, 9, 11a, 13, 18 & 19 of Table A thereof. The fieldwork was completed on 05/06/2022.

ADVANCE ISSUE

David L. Patterson, P.L.S.
La. Registration No. 04784

Printed on:
Jun. 29, 2022
Date



MAP SHOWING ALTA/NSPS LAND TITLE SURVEY
OF
TRACT A-1-A AND A 25.718 ACRE TRACT
LOCATED IN SECTIONS 42 & 44, T-7-S, R-1-W,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA
FOR
TAYLOR, PORTER, BROOKS & PHILLIPS, LLP

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.

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

EXPOSED PVC PIPE AT
45 DEGREE ANGLE

CONCRETE
RAMP

CONCRETE
RAMP

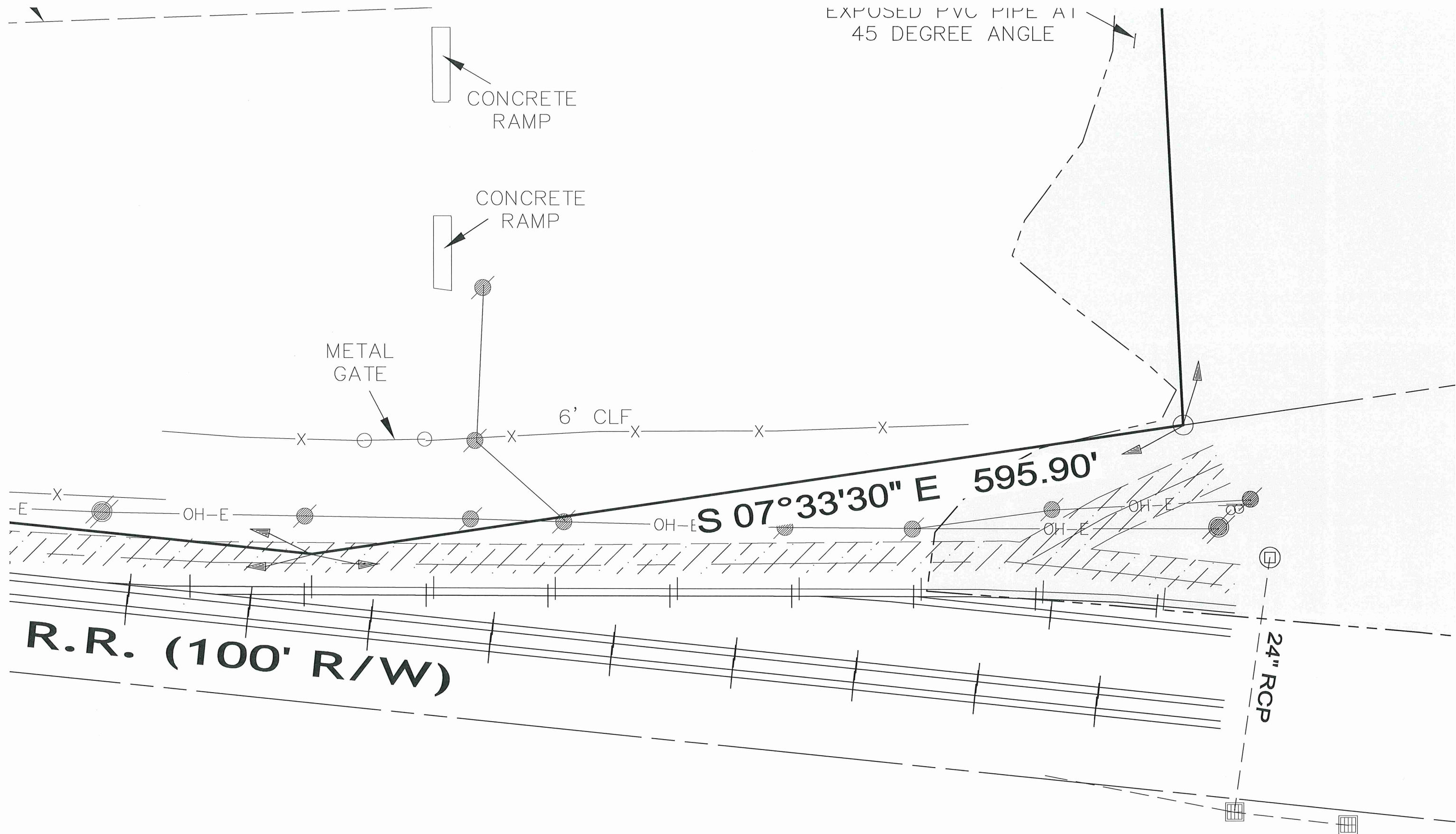
METAL
GATE

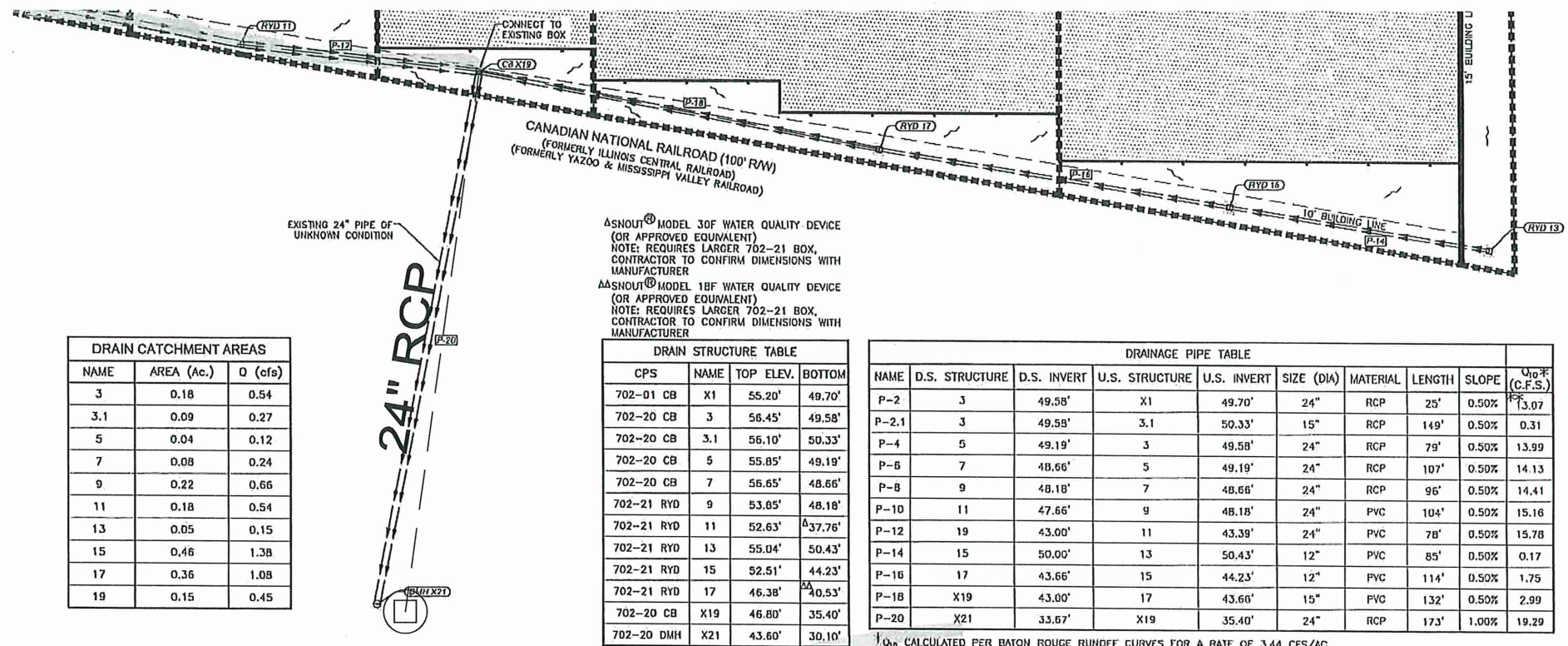
6" CLF

S 07°33'30" E 595.90'

100' R/W)

24" RCP





Permit/Seal

PRELIMINARY

DOCUMENTS ARE NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT. MATTHEW S. ESTOPINAL, P.E. 39151 STANTEC CONSULTING SERVICES, INC.

Consultants

Stantec

500 Main Street
Baton Rouge, LA 70801
www.stantec.com Tel: 225-765-7422

Copyright Reserved

The Contractor shall verify and interpret the data and drawings. Stantec shall not be responsible for any errors or omissions in the drawings or data. The Contractor shall be responsible for any errors or omissions in the drawings or data.

Client/Project

BROOKWOOD RIVERSIDE, LLC

CUBESMART SELF STORAGE
N. 3RD STREET
Baton Rouge, Louisiana

Title

DRAINAGE LAYOUT

Project No. 2018C2685
Drawing No. C-5.0

Scale 1"=20'

Sheet Revision

EXHIBIT B

