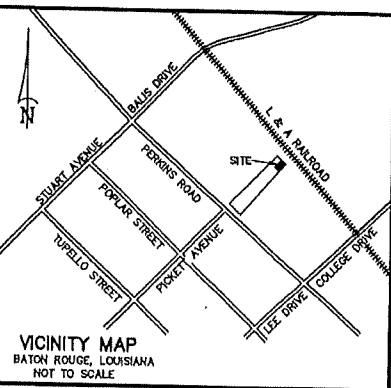




OWNER INFORMATION

JAMES ARDIS JACKSON
P.O. BOX 77130
BATON ROUGE, LA 70879

PROPERTY INFORMATION

4427 PERKINS ROAD
BATON ROUGE, LA 70879
ASSESSMENT NO. 854949

ZONING

THE CURRENT ZONING CLASSIFICATION OF THE PARENT PARCEL IS C-AB-1 PER EAST BATON ROUGE PARISH PLANNING AND ZONING

FLOOD INFORMATION

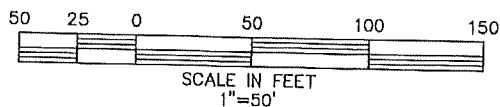
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 22033C-0245E WITH AN EFFECTIVE DATE OF MAY 2, 2008, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

AREA TABLE

PARENT PARCEL	26,854 SQ. FT.
TOWER EASEMENT	5,000 SQ. FT.
20' ACCESS EASEMENT	5,754 SQ. FT.

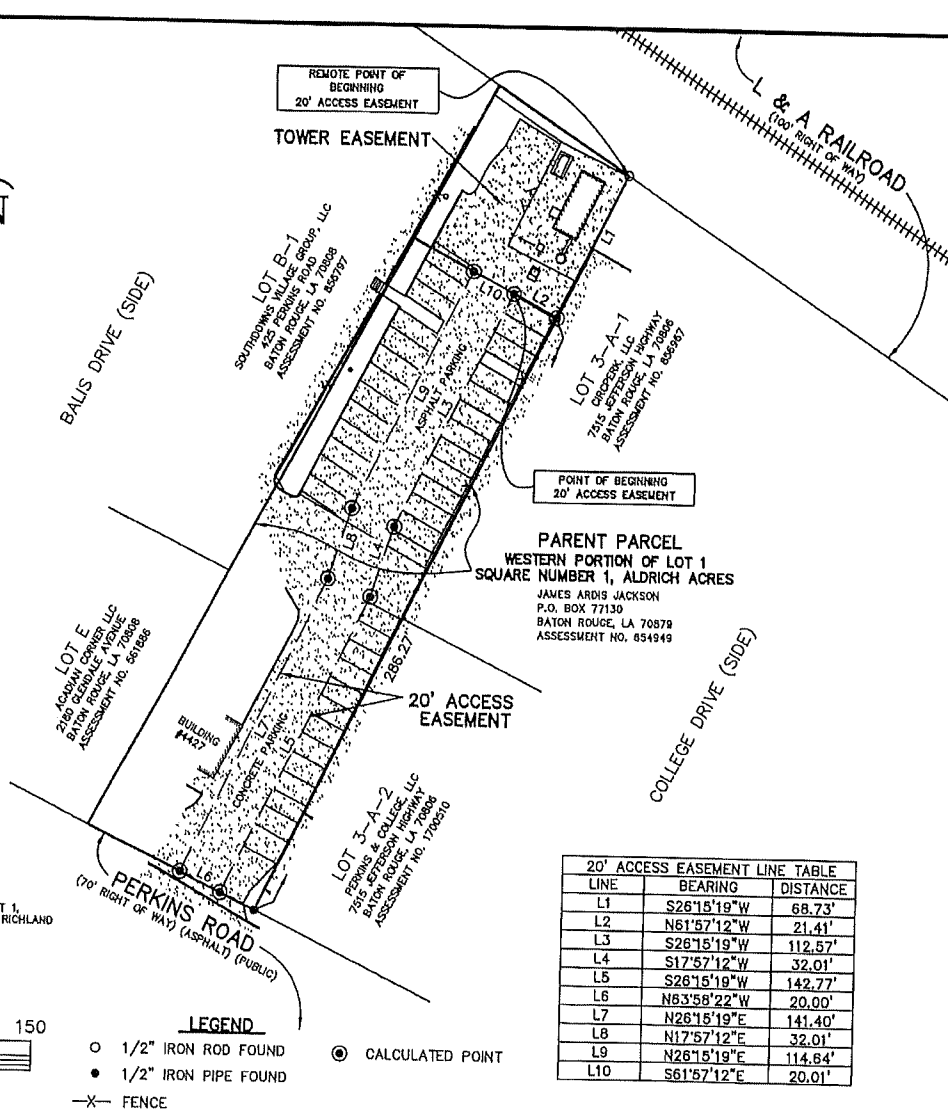
SURVEY REFERENCE:

1. MAP SHOWING SURVEY OF A PORTION OF LOT 1, ALDRICH ACRES, BEING A PORTION OF LOT 44, RICHLAND PLANTATION BY PAUL C. BOUDREAU, R.L.S., DATED APRIL 30, 1987.



LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON PIPE FOUND
- X— FENCE
- ⊙ CALCULATED POINT



AS BUILT SURVEY

SITUATED IN SECTION 94, T-7-S, R-1-E

FOR: LANDMARK DIVIDEND

SITE NUMBER: TC220520
SITE NAME: ACE HOLDINGS, LLC
ADDRESS: 4427 PERKINS ROAD
BATON ROUGE, LA 70808
EAST BATON ROUGE PARISH



LANDMARK
DIVIDEND

2141 ROSECRANS AVE., SUITE 2100,
EL SEGUNDO, CA 90245

NATIONAL SURVEY SERVICES COORDINATION BY:

GEO LINE
SURVEYING, INC.

13450 HWY 104th, Timmon, Suite A, Alachua, FL 32815
Office (386) 418-0500 Fax (386) 482-0988
WWW.GEOLINEVIRGO.COM

SURVEY WORK PERFORMED BY:

RIVERLANDS SURVEYING COMPANY



605 HENLOCK STREET
LAPLACE, LA 70090
1-800-248-8882
905-668-8356

DRAWN BY: KPB

CHECKED BY: SPF

DRAWING NUMBER: T1318

SURVEYOR'S NOTES

1. BEARINGS HEREON ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 1702, NAD 83, GEOID 10 USING LEICA SMARTNET SOLUTION DATED 9/28/2022.
2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL. THIS SURVEY REPRESENTS A BOUNDARY SURVEY OF THE EASEMENT AREA AND THE ACCESS & UTILITY SERVICE.
4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE EASEMENT AREA, EXCEPT AS NOTED HEREON.
5. ALL SYMBOLS DEPICTED ARE NOT TO SCALE.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO LD TELECOM ASSETCO LLC, ITS SUCCESSORS AND/OR ASSIGNS

PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT

RIVERLANDS SURVEYING COMPANY
STEPHEN P. FLYNN
PROFESSIONAL LAND SURVEYOR
LOUISIANA P.L.S. NO. 4668
DATE OF SURVEY: 10/3/2022
DATE OF LAST REVISION:

SHEET 1 OF 4