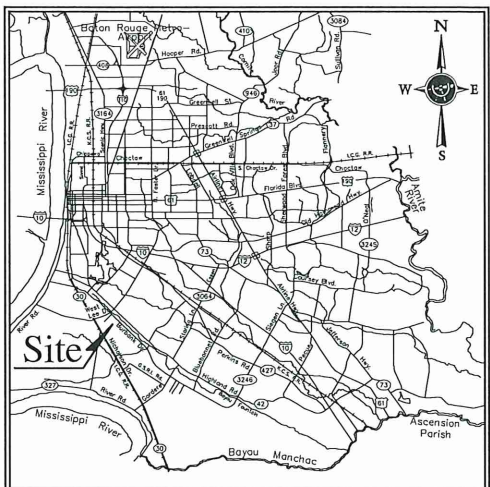
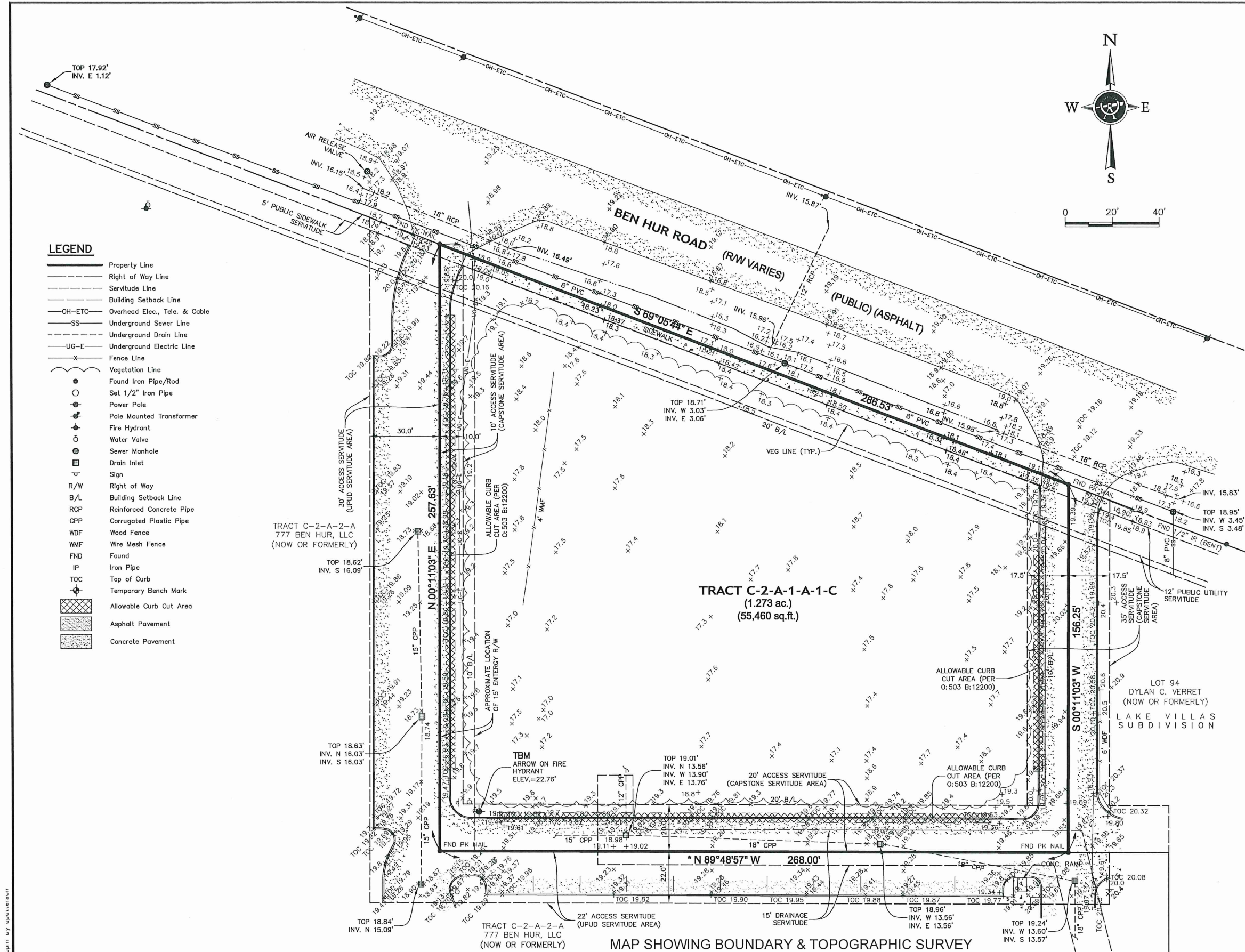




LEGEND

- Property Line
- Right of Way Line
- Servitude Line
- Building Setback Line
- OH-ETC Overhead Elec., Tele. & Cable
- SS Underground Sewer Line
- Underground Drain Line
- UG-E Underground Electric Line
- Fence Line
- Vegetation Line
- Found Iron Pipe/Rod
- Set 1/2" Iron Pipe
- Power Pole
- Pole Mounted Transformer
- Fire Hydrant
- Water Valve
- Sewer Manhole
- Drain Inlet
- Sign
- R/W Right of Way
- B/L Building Setback Line
- RCP Reinforced Concrete Pipe
- CPP Corrugated Plastic Pipe
- WDF Wood Fence
- WMF Wire Mesh Fence
- FND Found
- IP Iron Pipe
- TOC Top of Curb
- Temporary Bench Mark
- Allowable Curb Cut Area
- Asphalt Pavement
- Concrete Pavement

GENERAL NOTES:

- Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 22033C00245E for East Baton Rouge Parish Louisiana, last revised May 2, 2008, the property shown hereon is located in Flood Zone "AE". Nearest adjacent Base Flood Elevation = 19 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 "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 (Planned Unit Development)
Yard Requirements (Per Ref Map "A"):
Minimum Front Yard: 20 feet
Minimum Rear Yard: 20 feet
Minimum Side Yard: 10 feet
Zoning information should be verified with City/Parish Planning Commission.
- Reference Maps:
A. Plat Showing Survey and Resubdivision of Tract C-2-A-1-A-1 of the Nelson Property into Tracts C-2-A-1-A-1-A, C-2-A-1-A-1-B & C-2-A-1-A-1-C for University PUD, LLC, prepared by Daniel J. Poche, P.L.S., with Acadia Land Surveying, LLC, dated April 26, 2012.
- (*) represents the Basis of Bearings. Bearings are based on reference map "A" (above). Distances are U.S. Survey Feet.
- Elevations and TBM's were derived from the Leica Network System using Trimble R8 dual frequency GPS units. NAVD 1988 datum, Geoid 18.
- 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, paint markings made on the ground by utility companies requested by LA. One Call (Ticket No. 220481304) 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.
- All spot elevations are not shown for clarity of the drawing.



CERTIFICATION:

I hereby certify that I made a survey on the ground of the property shown and that this drawing accurately reflects the findings of said survey, and that this survey conforms to a Class B Survey in accordance with the State of Louisiana Standards of Practice for Boundary Surveys.

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

Date
7/29/22

Call before you dig.
1-800-272-3020
(TICKET No. 220481304)

MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY
OF
TRACT C-2-A-1-A-1-C
BEING A PORTION OF THE NELSON PROPERTY
LOCATED IN SECTION 36, T-7-S, R-1-W,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA
FOR
MAESTRI-MURRELL, INC.