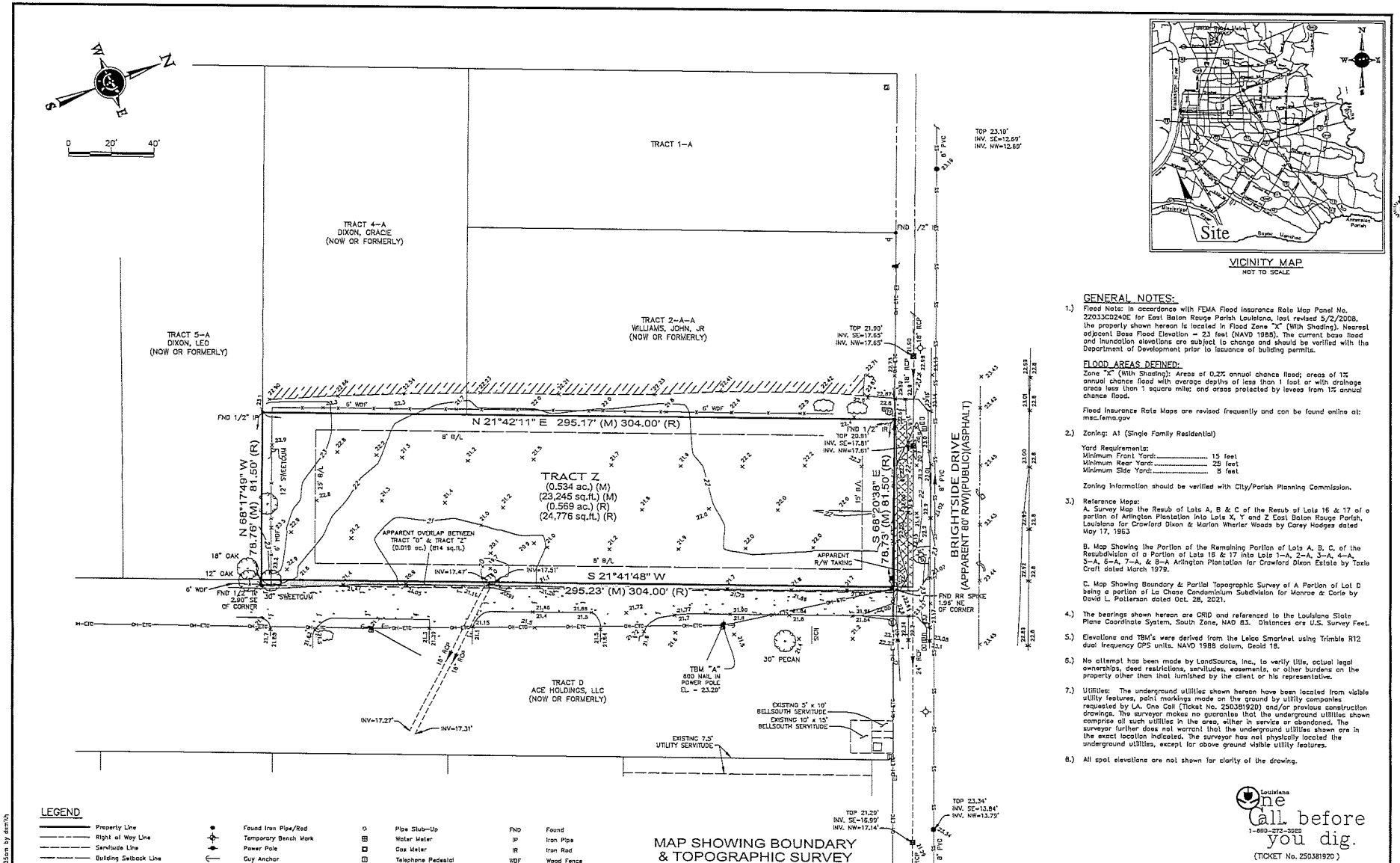

VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1.) Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 22033C0240E for East Baton Rouge Parish Louisiana, last revised 5/2/2008, the property shown hereon is located in Flood Zone "X" (With Shading). Nearest adjacent Base Flood Elevation = 23 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" (With Shading): 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.

Flood Insurance Rate Maps are revised frequently and can be found online at: msc.fema.gov

2.) Zoning: A1 (Single Family Residential)

Yard Requirements:
Minimum Front Yard: ..... 15 feet
Minimum Rear Yard: ..... 25 feet
Minimum Side Yard: ..... 8 feet

Zoning information should be verified with City/Parish Planning Commission.

3.) Reference Maps:
A. Survey Map the Resub of Lots A, B & C of the Resub of Lots 16 & 17 of a portion of Arlington Plantation into Lots X, Y and Z East Baton Rouge Parish, Louisiana for Crawford Dixon & Marion Wheler Woods by Carey Hodges dated May 17, 1963

B. Map Showing the Portion of the Remaining Portion of Lots A, B, C, of the Resubdivision of a Portion of Lots 18 & 17 into Lots 1-A, 2-A, 3-A, 4-A, 5-A, 6-A, 7-A, & 8-A Arlington Plantation for Crawford Dixon Estate by Toxie Craft dated March 1979.

C. Map Showing Boundary & Partial Topographic Survey of A Portion of Lot D being a portion of La Chase Condominium Subdivision for Monroe & Carle by David L. Patterson dated Oct. 28, 2021.

4.) The bearings shown hereon are GRID and referenced to the Louisiana State Plane Coordinate System, South Zone, NAD 83. Distances are U.S. Survey Feet.

5.) Elevations and TBM's were derived from the Leica Smartnet using Trimble R12 dual frequency GPS units. NAVD 1988 datum, Geoid 18.

6.) No attempt has been made by LandSource, Inc., to verify title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property other than that furnished by the client or his representative.

7.) 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. 250381920) 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.

8.) All spot elevations are not shown for clarity of the drawing.

Louisiana One Call before you dig.
1-800-272-3020
(TICKET No. 250381920)

LEGEND

Property Line	Found Iron Pipe/Rod	Pipe Stub-Up	FND	Found
Right of Way Line	Temporary Bench Mark	Water Meter	IP	Iron Pipe
Servitude Line	Power Pole	Gas Meter	IR	Iron Rod
Building Setback Line	Guy Anchor	Telephone Pedestal	WDF	Wood Fence
OH-ETC Overhead Elec., Tele. & Cable	Pole Mounted Transformer	Cable Pedestal		Asphalt Pavement
UG-E Underground Electric Line	Electric Meter	Sewer Manhole		Concrete Pavement
G Underground Gas Line	Area Light	Drain Inlet		Gravel
SS Underground Sewer Line	Street Light	Junction Box		
Underground Drain Line	Sign	RCP Reinforced Concrete Pipe		
Fence Line	Tree Stump	PVC Polyvinyl Chloride Pipe		

MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY
OF
LOT Z
BEING A PORTION OF ARLINGTON PLANTATION
LOCATED IN SECTION 61, T-7-S, R-1-W,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA
FOR
JARREAU REAL ESTATE

STATE OF LOUISIANA
DAVID L. PATTERSON
REG. No. 4784
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

ADVANCE ISSUE — Printed on: Jun. 16, 2025
David L. Patterson, P.L.S. — Date
La. Registration No. 04784

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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.

DATE: 06/12/2025
JOB #: 25-142-01
DWN. BY: DCS
CKD. BY: DLP
SHEET NO: 01
OF: 01

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Printed on: Jun. 16, 2025 - 11:35am by dsmith
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