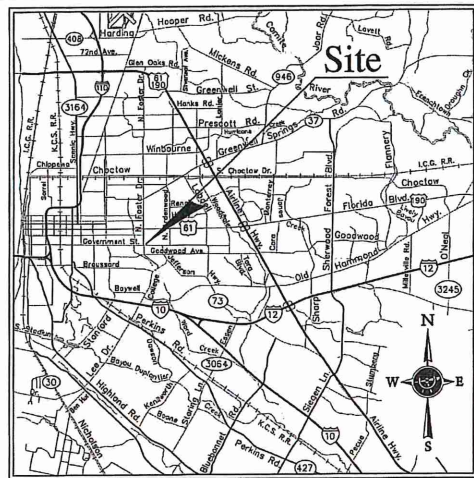




VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- 1.) Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 22033C0235E for East Baton Rouge Parish Louisiana, last revised May 02, 2008, the property shown hereon is located in Flood Zone "X". Nearest adjacent Base Flood Elevation = 47.0 feet (NAVD 1988). Base flood elevations are subject to change and should be verified with the Engineering Division of the Department of Public Works.

FLOOD AREAS DEFINED:

Zone "X": Areas determined to be outside the 0.2% annual chance flood plain.

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

- 2.) Zoning: (C1) Light Commercial

Yard Requirements:
Minimum Front Yard: 10 feet
Minimum Rear Yard: None
Minimum Side Yard: None

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

- 3.) Reference Maps:

A. Map Showing Resubdivision of Lots "B-1" and "D-1" of the J.D. Garig Tract Into Lots "B-1-A" and "D-1-A", Located in Section 82, T7S-R1E, Greensburg Land District, East Baton Rouge Parish, Louisiana for Premier Bank, N.A., Jerry Doucet and George Kurz by Lester A. McLin, Jr., P.L.S. revised May 22, 1991.

B. Map Showing Resubdivision of Lots "A", "B" & an Undesignated 1.67 Acre Lot of the J.D. Garig Tract Into Lots "A-1", "B-1", "C" and "D", Located in Section 82, T7S, R1E, Greensburg Land District, East Baton Rouge Parish, Louisiana for McDaniel Management Company by Ronald K. Ferris, P.L.S. revised August 4, 1987.

- 4.) (*) represents the Basis of Bearings. Bearings are based on reference map "A" (above). Distances are U.S. Survey Feet.

- 5.) 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.

- 6.) Utilities: The location of underground utilities was not in the scope of this survey.

- 7.) Parking Summary:

Regular Spaces: 80
Handicap Spaces: 1
Total Spaces: 81

CERTIFICATION:

This is to certify 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 2016 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, 7a, 7b, 7c, 8, 9, 10, 11, 13, 17 & 20 of Table A thereof. The fieldwork field work was completed on May 19, 2017.



Colin B. Gravois, P.L.S.
License No. 5115

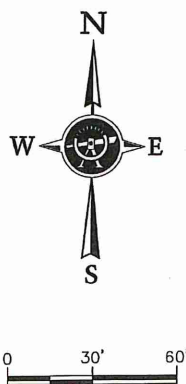
May 19, 2017
Date

DATE:
May 19, 2017
JOB #: 17-094-01
DWN. BY: KJA
CKD. BY: DLP

SHEET NO:

01

OF: 01



LEGEND

—OH—E	Overhead Electric
—OH—ETC	Overhead Elec., Tele. & Cable
—OH—TC	Overhead Telephone & Cable
—OH—ET	Overhead Electric & Tele.
—X—	Fence Line
○	Found Iron Pipe/Rod
○	Set 1/2" Iron Pipe
○	Power Pole
○	Guy Anchor
△	Pad Mounted Transformer
△	Grease Trap
△	Water Meter
△	Gas Meter
△	Telephone Pedestal
△	Cable Pedestal
△	Drain Inlet
△	Traffic Signal Pole
△	Traffic Signal Box
△	Mail Box
R/W	Right of Way
B/L	Building Setback Line
CLF	Chain Link Fence
WDF	Wood Fence
CONC.	Concrete
FND	Found
IP	Iron Pipe
P.L.	Property Line
△	Dumpster
△	Handicap Parking
△	Asphalt Pavement
△	Concrete Pavement

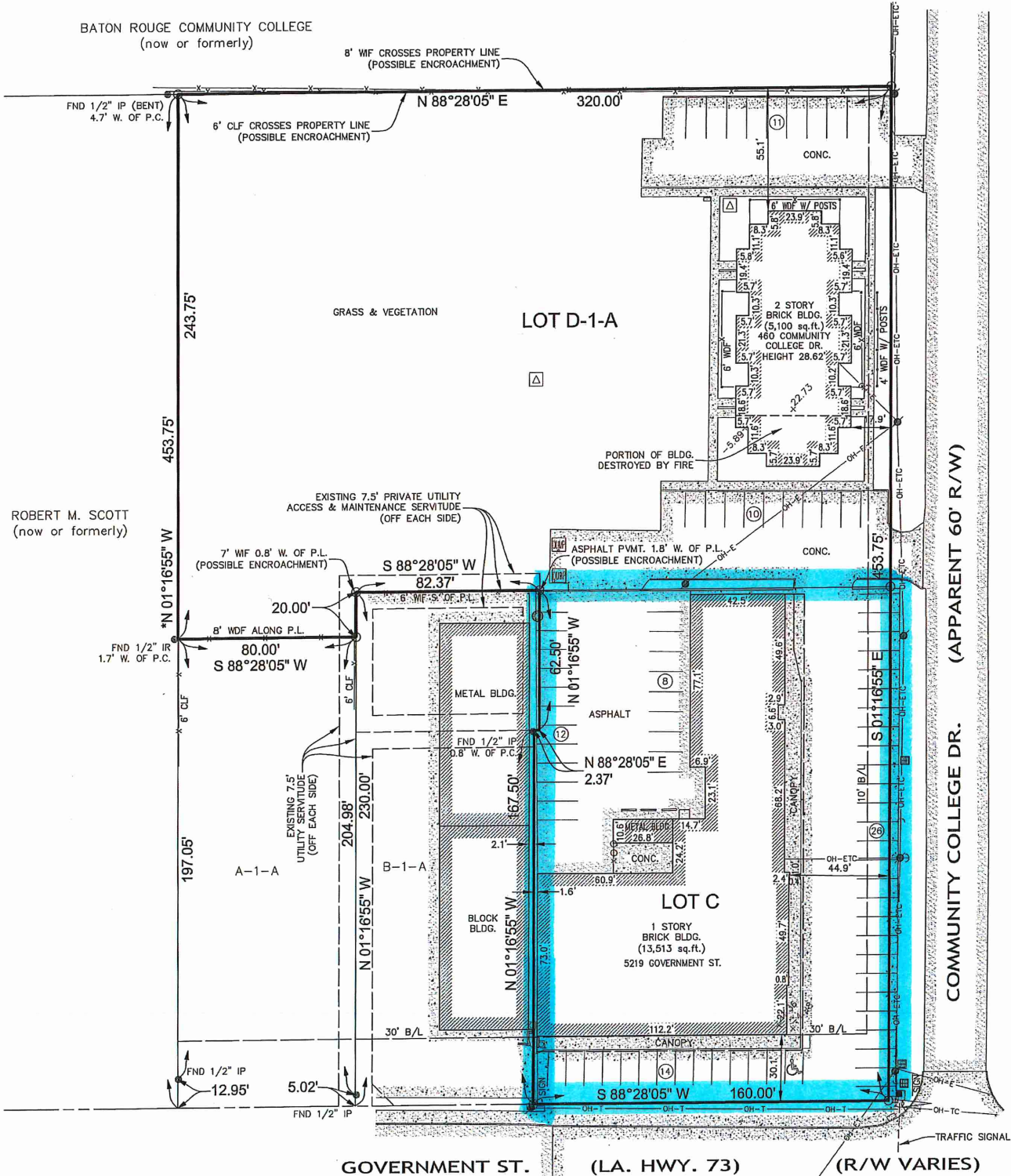
ACREAGE TABLE

LOT C	—	0.841 ac.	—	36,652 sq.ft.
LOT D-1-A	—	1.680 ac.	—	73,199 sq.ft.
TOTAL	—	2.521 ac.	—	109,851 sq.ft.

MAP SHOWING ALTA/NSPS LAND TITLE SURVEY

OF
LOTS "C" & "D-1-A"

BEING A PORTION OF J.D. GARIG TRACT
LOCATED IN SECTION, T-7-S, R-1-E,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA
FOR
TANNER STROHSCHNEIN



(APPARENT 60' R/W)

COMMUNITY COLLEGE DR.

(R/W VARIES)