

GENERAL NOTES:

- 1.) Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 22033C0270E for East Baton Rouge Parish Louisiana, last revised May 2, 2008, the property shown hereon is located in Flood Zone "X" (With Shading). Nearest adjacent Base Flood Elevation = 30 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: R (Rural)

Yard Requirements:

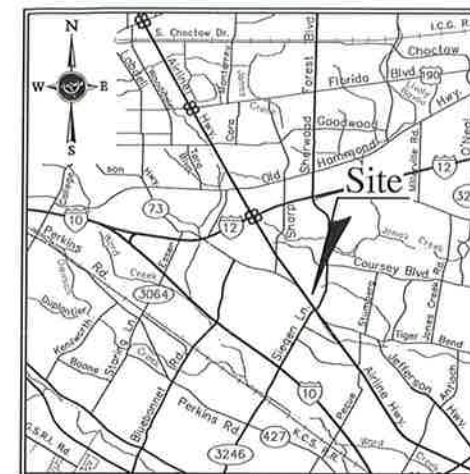
Minimum Front Yard: 15 feet
Minimum Rear Yard: 25 feet
Minimum Side Yard: 5 feet
Minimum Corner Side Yard: 15 feet

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

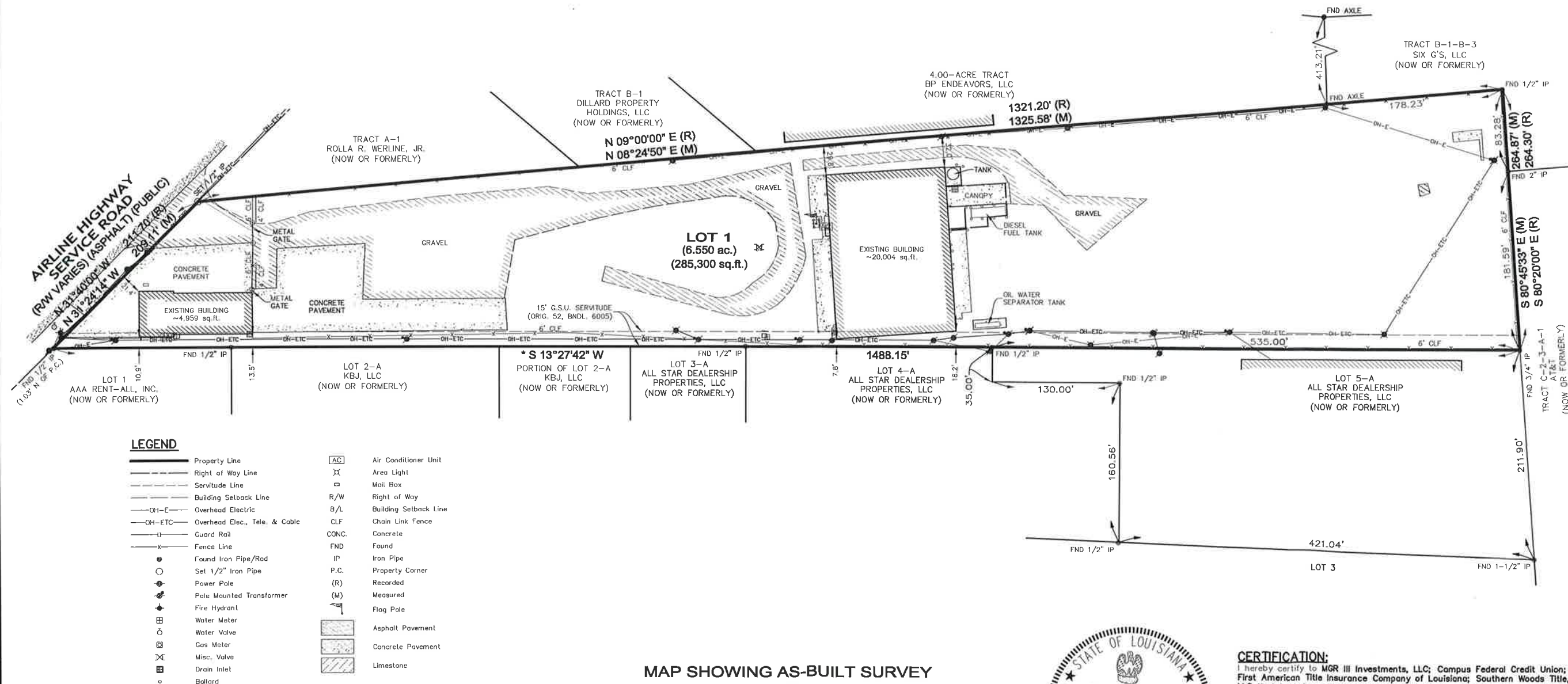
3.) Reference Maps:

- A. Map Showing Boundary & Partial Topographic Survey of Tract B-1-B-3 for Bearing Point Properties, prepared by David L. Patterson, P.L.S. with LandSource, Inc., dated May 23, 2022.
B. Map Showing Partition of Property of Wm D. Stokes Estate into Five Lots Numbered from One to Five, Surveyed by Henry E. Klempeter, C.E., dated August 5, 1950.
C. Final Plat of Lot of BFC Plaza Formerly Being Tracts 2-A & 2-B for George Bonfanti, Et Al, prepared by John A. Graves, P.L.S. with Edward E. Evans & Associates, Inc., dated January 2, 1981.
D. Map Showing the Resubdivision of Lots 2 & 3, BFC Plaza, into Lots 2-A & 3-A for John A. Reulet & T. Joe Calloway, prepared by P. Daniel Wiggins, C.E. & R.L.S., dated September 24, 1992.
E. Map Showing Resubdivision of Lot 4 & Lot 5 into Lot 4-A & Lot 5-A, BFC Plaza, Formerly the William D. Stokes Estates for Reulet Family Holdings, LLC, prepared by R. James Tatum, P.E./P.L.S. with Tatum Engineering Consultants, dated November 1, 2002.

- 4.) (*) represents the Basis of Bearings. Bearings are based on reference map "B" (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.



VICINITY MAP
NOT TO SCALE



LEGEND

—	Property Line
---	Right of Way Line
- - -	Servitude Line
- - -	Building Setback Line
OH-E	Overhead Electric
OH-ETC	Overhead Elec., Tele. & Cable
—	Guard Rail
—	Fence Line
●	Found Iron Pipe/Rod
○	Set 1/2" Iron Pipe
⊙	Power Pole
⊕	Pole Mounted Transformer
⊕	Fire Hydrant
⊕	Water Meter
⊕	Water Valve
⊕	Gas Meter
⊕	Misc. Valve
⊕	Drain Inlet
○	Ballard

AC	Air Conditioner Unit
⊕	Area Light
□	Mail Box
R/W	Right of Way
B/L	Building Setback Line
CLF	Chain Link Fence
CONC.	Concrete
FND	Found
IP	Iron Pipe
P.C.	Property Corner
(R)	Recorded
(M)	Measured
⊕	Flag Pole
⊕	Asphalt Pavement
⊕	Concrete Pavement
⊕	Limestone

MAP SHOWING AS-BUILT SURVEY OF LOT 1

BEING A PORTION OF THE WILLIAM D. STOKES PROPERTY
LOCATED IN SECTION 58, T-7-S, R-2-E,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA
FOR
MGR III INVESTMENTS, LLC



CERTIFICATION:

I hereby certify to MGR III Investments, LLC; Campus Federal Credit Union; First American Title Insurance Company of Louisiana; Southern Woods Title, LLC 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

DATE:
JUNE 20, 2022
JOB #: 22-769-01
OWN. BY: SLP
CKD. BY: DLP
SHEET NO:

01

OF: 01

LANDSOURCE
INCORPORATED

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