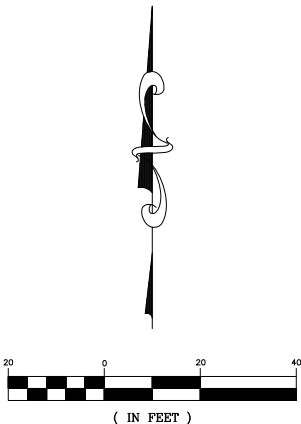
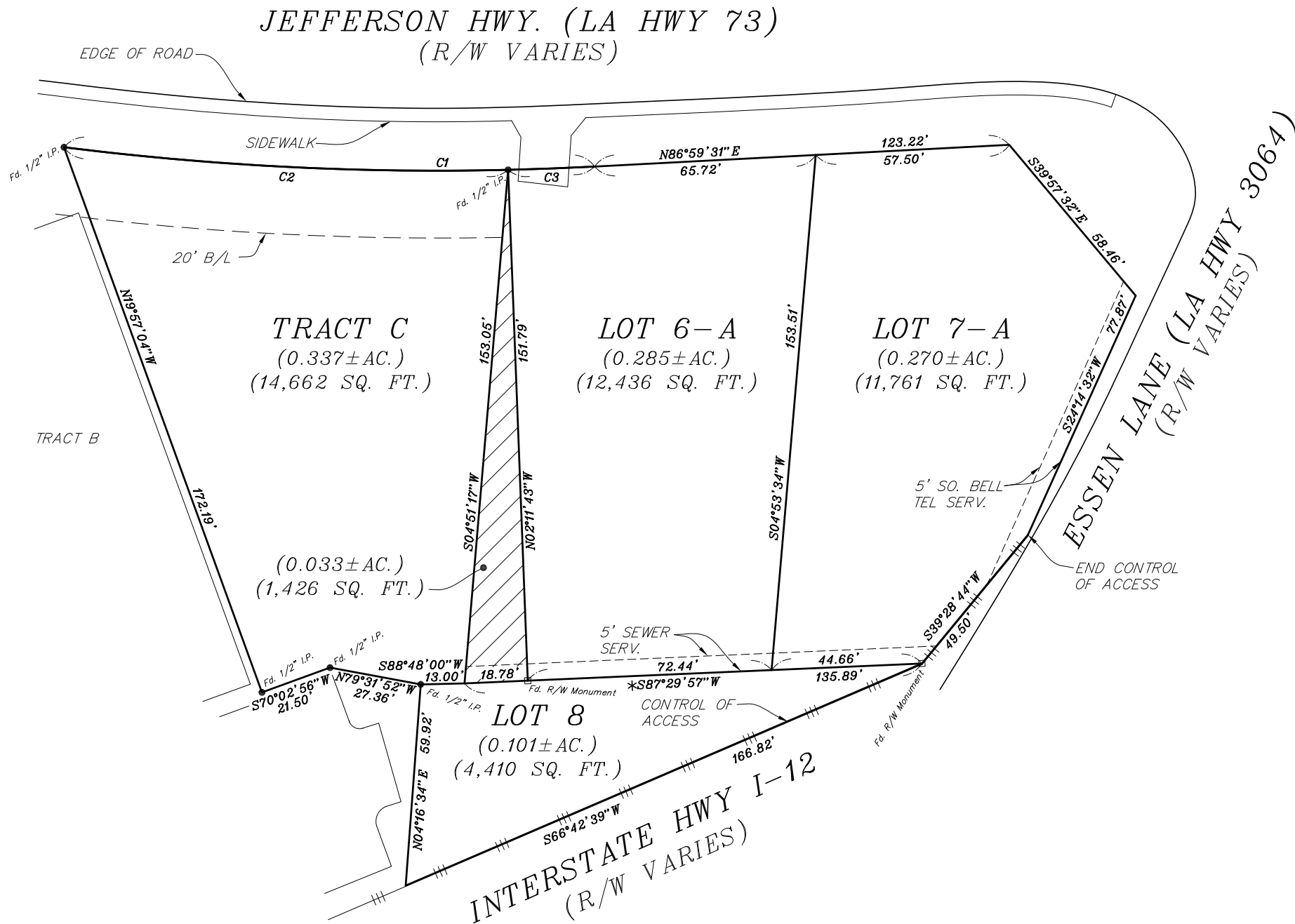
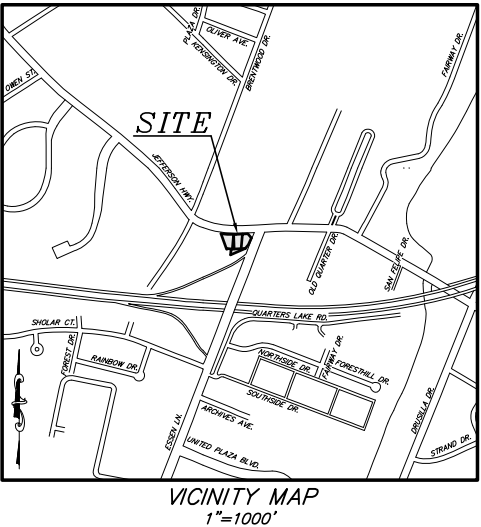




- * **BASIS OF BEARINGS:** $S87^{\circ}29'57''W$
BEING THE COMMON PROPERTY LINE OF LOTS 6-A, 7-A AND LOT 8 AS SHOWN ON THIS MAP.
- REFERENCE MAPS:**
1. MAP SHOWING TRACTS A, B, & C, BEING THE RESUB. OF PORTIONS OF LOTS 11-16, SQ. K, COUNTRY CLUB GARDENS SUB'D., & LOTS 17-20, 24, & 25, SQ. K, COUNTRY CLUB GARDENS SUBDIVISION, BY EVANS-GRAVES ENGINEERS, INC., DATED 06-09-87.
 2. MAP SHOWING SURVEY OF THE REMAINING PORTION OF LOT 7-A, SQUARE K, COUNTRY CLUB GARDENS SUBDIVISION, BY EVANS-GRAVES ENGINEERS, INC., DATED 08-02-85.
 3. SURVEY MAP OF THE RESUB OF LOTS 6 & 7 INTO LOTS 6-A & 7-A COUNTRY CLUB GARDENS, EAST BATON ROUGE PARISH, LA., BY CAREY HODGES ENGINEERS, DATED 03-11-66.
 4. SURVEY MAP OF LOTS 1 THRU 5, LOTS 17-20, LOTS 24 & 25, AND A PORTION OF LOTS 11 THRU 16 OF SQ. K, COUNTRY CLUB GARDENS SUBDIVISION, BY EDWARD E. EVANS & ASSOCIATES, INC., DATED 09-03-00.
 5. RIGHT OF WAY MAP STATE PROJECT NO 454-01-01, BATON ROUGE EXPRESSWAY COLLEGE DR. - ESSEN LANE SEC., FEDERAL AID PROJECT NO. 1-12-1(2)0, ROUTE I-12, BY KELLEN & ASSOCIATES, INC., DATED 09-01-60.
 6. MAP OF COUNTRY CLUB GARDENS, BY A.G. MUNDINGER, DATED 09-16-41.



WETLANDS DETERMINATION:
A WETLANDS DETERMINATION WAS NOT REQUESTED AND IS NOT BEING PROVIDED AS PART OF THIS SURVEY.

NOTE:
THE CITY OF BATON ROUGE AND PARISH OF BATON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

NOTE:
NO ATTEMPT HAS BEEN MADE BY GWS ENGINEERING, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 22033 C 0265 E, DATED MAY 2, 2008, THIS PROPERTY IS LOCATED IN FLOOD ZONE X.

BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE MINIMUM STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "B" SURVEY.

DRAFT

ROBERT W. OVERALL, PLS

DATE

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	TANGENT	BEARING	DELTA
C1	157.79'	884.17'	157.58'	79.10'	$S87^{\circ}54'50''E$	$10^{\circ}13'30''$
C2	132.11'	884.17'	131.99'	66.18'	$S87^{\circ}04'55''E$	$08^{\circ}33'40''$
C3	25.68'	884.17'	25.68'	12.84'	$N87^{\circ}48'20''E$	$01^{\circ}39'50''$

GENERAL NOTES:
ZONING - B1 (TRANSITION)
EXISTING LAND USE - UNDEVELOPED
SETBACKS:
FRONT - 20'
REAR - 25'
SIDE - 5'
PER EBR PLANNING COMMISSION WEBSITE 05-25-11
100 YR. FLOOD ELEV. = 19.0'
RECORD INUNDATION = 18.5'
PER THE EBR DPW FLOOD OFFICE 11-23-10

MAP SHOWING
SURVEY
OF
LOTS 6-A, 7-A, 8 &
TRACT C
COUNTRY CLUB
GARDENS

LOCATED IN SECTION 40, T-7-S, R-1-E
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA
FOR
CARVILLE DEVELOPMENT

GWS Engineering, Inc.
Engineering Consultants - Land Surveyors

7520 Perkins Rd. • Suite 290 • Baton Rouge, LA 70808

F.B. NO.:	PG. NO.:
DESIGNED: RWO	CADFILE: 1191LB1
DETAILED: RWO	DATE: 05-25-11
CHECKED: GWS	SHEET NO.: