

SITUATED IN SECTION 94, T-7-S, R-1-E

FOR: LANDMARK DIVIDEND

SITE NAME: ACE HOLDINGS, LLC
ADDRESS: 4427 PERKINS ROAD
BATON ROUGE, LA 70808
EAST BATON ROUGE PARISH



2141 ROSECRANS AVE., SUITE 2100
EL SEGUNDO, CA 90245
NATIONAL SURVEY SERVICES COORD

13430 NW 104th Terrace, Suite A, Alachua
Office: (386) 418-0500 Fax: (386) 462-9986
WWW.GEOLINEINC.COM

SURVEY WORK PERFORMED BY

305 HENLOCK STREET
LAPLACE LA 70068
1-800-248-6932
985-662-6366

DRAWING NUMBER: 11316

SURVEYOR'S NOTES

1. BEANS HEREON ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 1702, NAD 83, GRID 18 USING LEICA SMARTNET SOLUTION DATED 9/28/2022

2. NO SURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. ALL UTILITIES ARE ASSUMED TO BE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.

3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARCEL. THIS SURVEY REPRESENTS A BOUNDARY SURVEY OF THE LOT, EASEMENT AND ACCESS TO THE LOT SERVING THE LOT.

4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE EASEMENT AREA EXCEPT AS NOTED HEREON.

5. ALL SYMBOLS DEPICTED ARE NOT TO SCALE.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO LD TELECOM ASSETCO
LLC, ITS SUCCESSORS AND/OR ASSIGNS

PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION
BIDDING, RECORDATION, CONVEYANCE,
SALES OR AS THE BASIS FOR THE
ISSUANCE OF A PERMIT

RIVERLANDS SURVEYING COMPANY
STEPHEN P. FLYNN
PROFESSIONAL LAND SURVEYOR
LOUISIANA P.L.S. NO. 4668
DATE OF SURVEY: 10/3/2022
DATE OF LAST REVISION:

SHEET 1 OF 4



OWNER INFORMATION

JAMES ARDIS JACKSON
P.O. BOX 77130
BATON ROUGE, LA 70879

PROPERTY INFORMATION

4427 PERKINS ROAD
BATON ROUGE, LA 70879
ASSESSMENT NO. 654949

ZONING

THE CURRENT ZONING CLASSIFICATION OF THE PARENT PARCEL IS C-AB-1 PER EAST BATON ROUGE PARISH ZONING AND ZONING

FLOOD INFORMATION

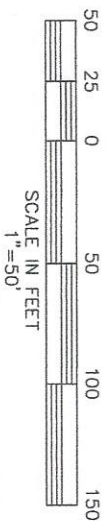
BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 22033C-0245E WITH AN EFFECTIVE DATE OF MAY 2, 2008, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

AREA TABLE

AREA TABLE	
PARENT PARCEL	26,854 SQ. FT.
TOWER EASEMENT	5,000 SQ. FT.
20' ACCESS EASEMENT	5,754 SQ. FT.

SURVEY REFERENCE:

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1. MAP SHOWING SURVEY OF A PORTION OF LOT 1,
ALDRICH ACRES, BEING A PORTION OF LOT 44, RICHLAND
PLANTATION BY PAUL C. BOUDREAU, R.L.S.
DATED APRIL 30, 1987.



LEGEND

- 1/2" IRON ROD FOUND ⊙ CALCULATED POINT
● 1/2" IRON PIPE FOUND
—X— FENCE

20' ACCESS EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S26°15'19"W	68.73'
L2	N61°57'12"W	21.41'
L3	S26°15'19"W	112.57'
L4	S17°57'12"W	32.01'
L5	S26°15'19"W	142.77'
L6	N63°58'22"W	20.00'
L7	N26°15'19"E	141.40'
L8	N17°57'12"E	32.01'
L9	N26°15'19"E	114.64'
L10	S61°57'12"E	20.01'

