

A CERTAIN TRACT OF LAND CONTAINING 0.81 ACRES OR APPROXIMATELY 25,000 SQUARE FEET, BEING A PORTION OF TRACT A-1A-4C AND TRACT A-1A-4B OF THE ORIGINAL GEORGE PAULAT TRACT, LOCATED IN SECTION 57, TOWNSHIP RANGE 1 EAST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the intersection of the North Right-of-Way line of Bluebonnet Boulevard and the westerly Right-of-Way line of the proposed South 45° 26' 06" West a distance of 565.58 feet to a point; Thence proceed along the arc of a curve to the right having a central angle of 28° 26' 57", a radius of 879.58 feet and an arc length of 158.00 feet to a point;

Thence proceed South 73° 53' 01" West a distance of 194.79 feet to a point;

Thence proceed along the arc of a curve to the left having a central angle of 13° 53' 32", a radius of 1030.42 feet and an arc length of 130.41 feet to a point and corner, said corner hereafter referred to as the POINT OF BEGINNING.

Thence proceed along the arc of a curve to the left having a central angle of 103° 42' feet and an arc length of 185.00 feet to a point and a corner;

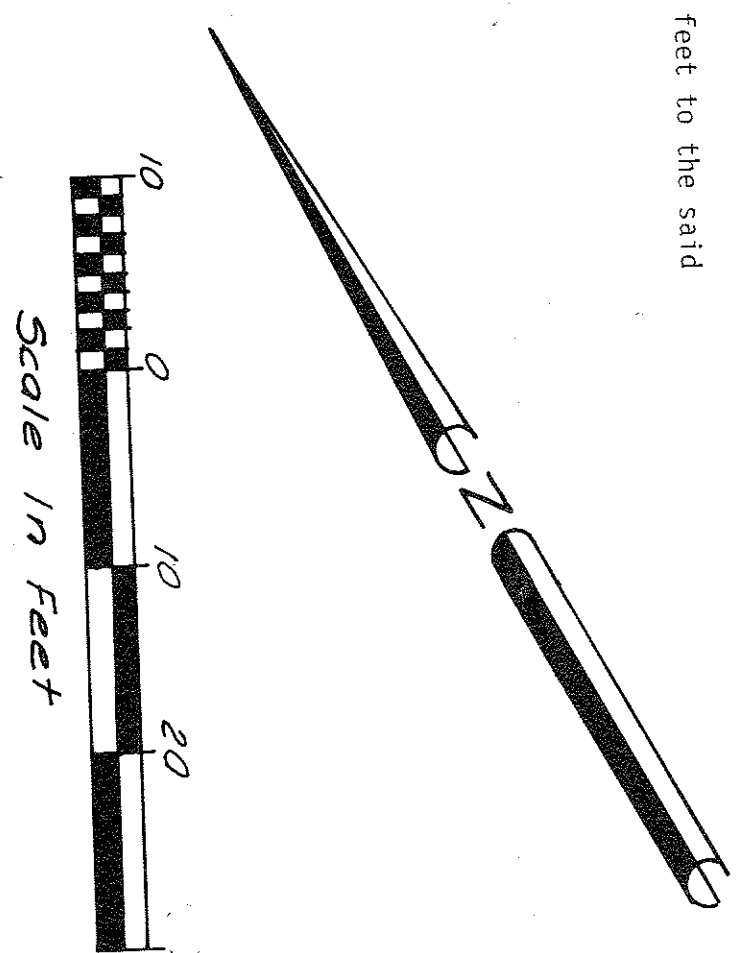
Thence proceed North 37° 31' 27" West a distance of 97.12 feet to a point and corner;

Thence proceed North 28° 31' 15" East a distance of 302.88 feet to a point and corner;

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Thence proceed South 16° 06' 59" East a distance of 254.20 feet to the said POINT OF BEGINNING.

Then proceed South 16° 06' 59" East a distance of 254.20 feet to the said POINT OF BEGINNING.



GENERAL NOTES:

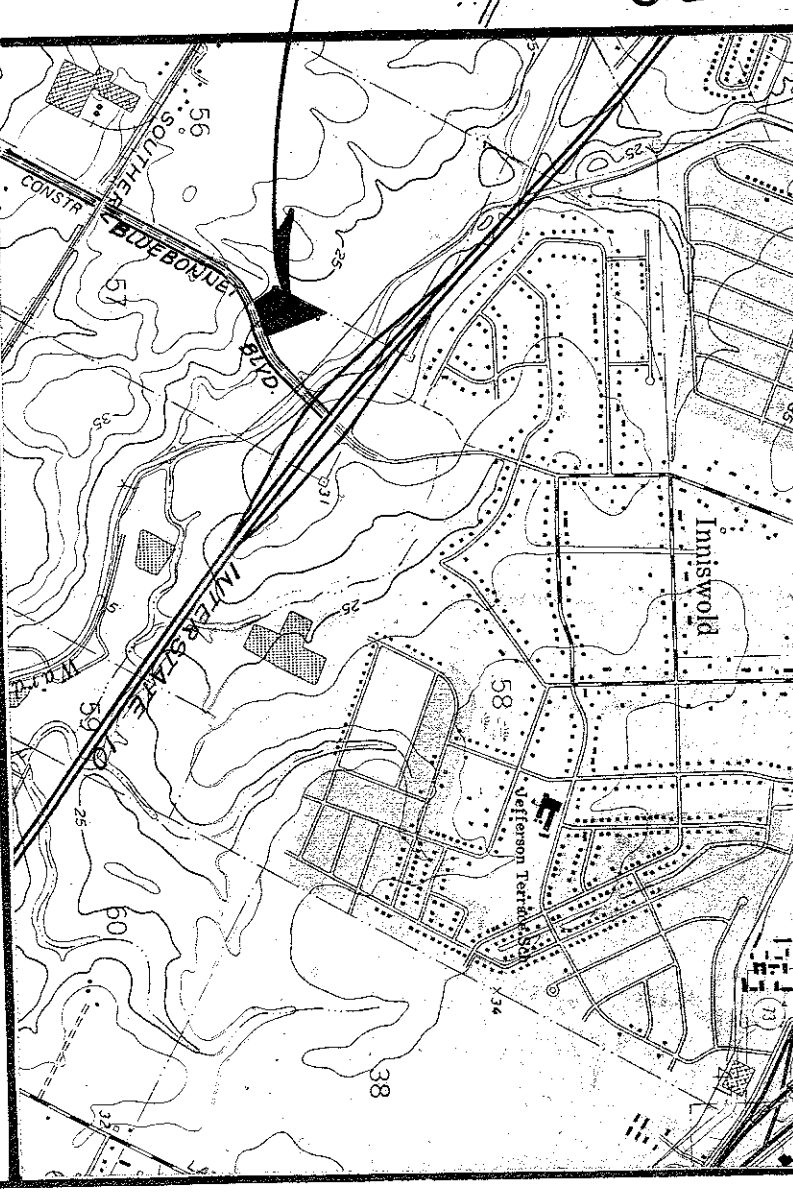
ZONING: C-2
ACREAGE: 0.8143 AC.
CALC. 100 YEAR FLOOD: ELEV 280

TRACT A-1A-4A

● **BENCHMARK: ELEV 30.44**
TOP OF BRASS DISK IN CONC. MOUNT
NOTE: 1/2" IRON PIPE @ ALL CORNERS

UTILITY NOTE:
THE LOCATION OF UTILITIES SHOWN HEREON IS APPROXIMATE. THE EXACT LOCATION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES.

UTILITY COMPANIES:	
GAS	GULF STATES UTILITIES
ELECTRIC	GULF STATES UTILITIES
SEWER	SOUTH CENTRAL BELL
PHONE	SOUTH CENTRAL BELL
WATER	BATON ROUGE WATER WORKS
CABLE TV	CABLEVISION OF BATON ROUGE



CERTIFICATION:

THIS SURVEY IS CERTIFIED AS TO CORRECTNESS TO RACETRAC PETROLEUM, INC. AND LAWYERS TITLE OF BATON ROUGE, INC. ASSUMING RACETRAC PETROLEUM, INC.'S INTEREST IN THE PROPERTY

EVANS-GRAVES ENGINEERS, INC.
ENGINEERING CONSULTANTS

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 220058-010-C DATED NOVEMBER 1985, THIS PROPERTY IS LOCATED IN FLOOD ZONE AS AND ZONE C.

REMAINING PORTION
OF
TRACT A-1A-4C

**MAP SHOWING PROPOSED
TRACT A-1A-4B-1
BEING THE RESUBDIVISION OF TRACTS
A-1A-4B & A-1A-4C OF THE ORIGINAL
GEORGE PAULAT TRACT.**
LOCATED IN SECTION 57, T7S-R1E,
GREENSBURG LAND DISTRICT, EAST
BATON ROUGE PARISH, LA.
FOR
RACETRAC PETROLEUM, INC.
P.O. BOX 105035
ATLANTA, GEORGIA 30348