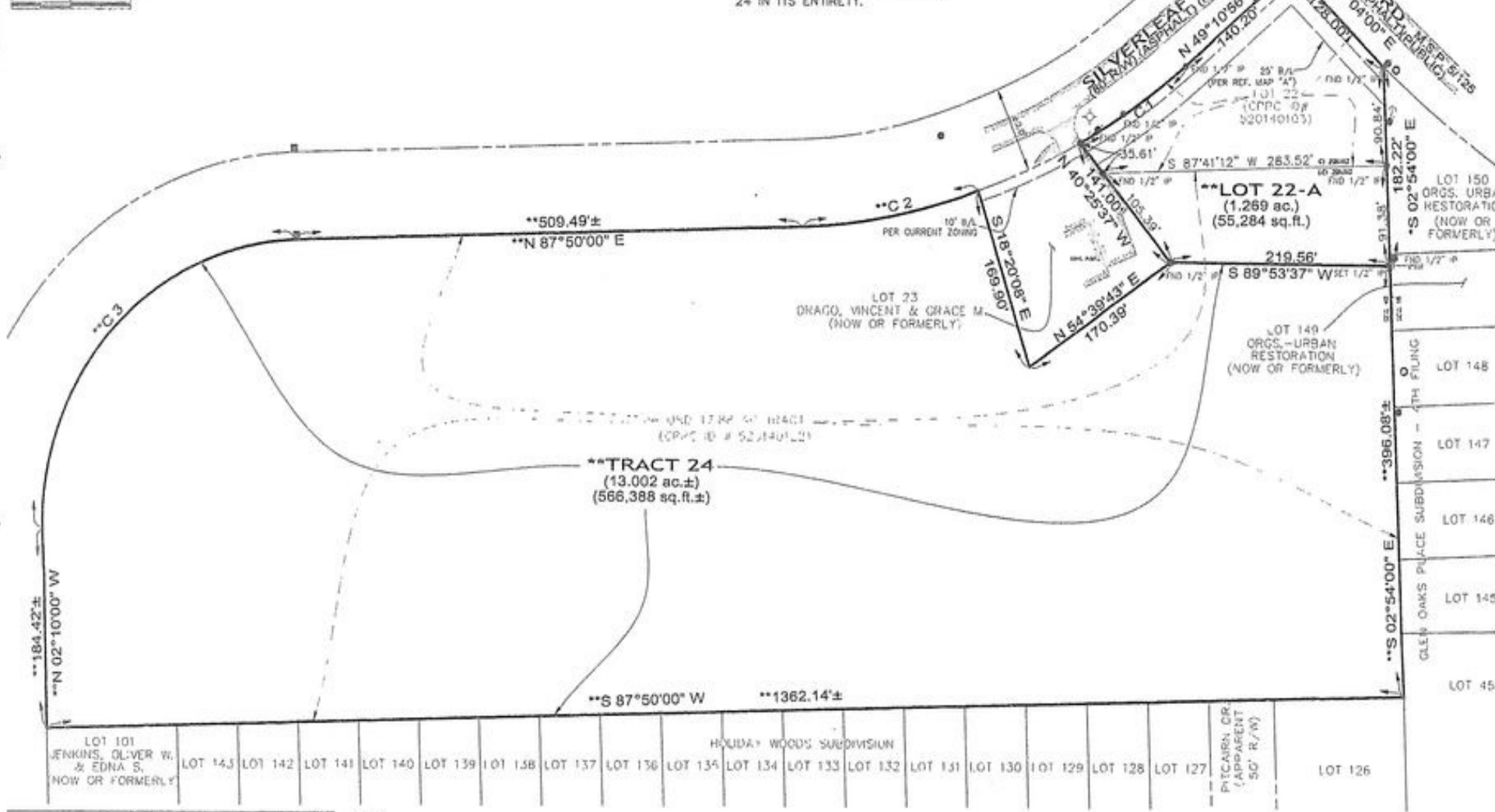






LOCATION:
streets and rights of way shown herein, if not previously
acted, are hereby dedicated to the perpetual use of the public
proper purposes. All areas shown as servitudes are granted to
public for use of utilities, drainage, sewage removal or other
purpose for the general use of the public. No trees, shrubs
or plants may be planted, nor shall any building, fence,
furn or improvements be constructed or installed within or over
servitude or right of way so as to prevent or unreasonably
interfere with any purpose for which the servitude or right of way is
used.

WASTE DISPOSAL:
person shall provide a method of sewage disposal, except
action to an approved sanitary sewer system, until the method
waste treatment and disposal has been approved by the Health
of East Baton Rouge Parish.

Und 17.88 Ac. Tract
Date 4/26/16

NOTE:
This is an exchange of property; no
additional lots are being created.

NOTE:
Stormwater Management: As part of
construction, it shall be the responsibility
of the owner to comply with storm water
management and drainage requirements
set forth in section 15.13 of the unified
development code, latest revision.

NOTE:
The approval of this plat or map does not relieve the immediate
property owner or future property owner from complying with all
applicable federal, state and City-Parish laws and ordinances
governing the sale and development of the property. In particular,
no filing of the property shall be commenced until all applicable
provisions of Chapter 15 of the Unified Development Code are
addressed.

in the City of Baton Rouge and the Parish of East Baton Rouge de

**MAP SHOWING EXCHANGE OF PROPERTY
BETWEEN
LOT 22
BEING A PORTION OF THE WILLIE J. DRAGO ESTATE
&
UND 17.88 AC TRACT
BEING A PORTION OF THE VINCENT DRAGO PROPERTY
INTO
LOT 22-A & TRACT 24**



VICINITY MAP
SCALE: 1" = 200'

GENERAL NOTES:

- 1.) Flood Note: In accordance with FEMA Flood Insurance Rate Map
Panel No. 22033C0190E for East Baton Rouge Parish Louisiana,
last revised May 02, 2008, the property shown herein is located
in Flood Zone "X". Base flood elevations are subject to change
and should be verified with the Engineering Division of the
Department of Public Works.
- 2.) Zoning: C1 & LC1 (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 80' R/W Required for Silverleaf Avenue Extension
From East Upland Drive to Wickens Road for the Department of
Public Works, City of Baton Rouge & Parish of East Baton
Rouge, by W. W. Addison, dated 2-15-63.

B. Map Showing ALTA/ACSLD Land Title Survey of Lot 22 Being a
Portion of The Willie J. Drago Estate and Proposed 0.50 Acre
Tract Being a Portion of the Vincent Drago Property, Located
in Section 40, T-6-S, R-1-E, Greensburg Land District, East
Baton Rouge Parish, Louisiana for Mainstream Development,
LLC, by David L. Patterson, dated November 16, 2015.

C. Map Showing the Survey of a Portion of the Land Designated
as Lot 22, Being a Portion of the Willie J. Drago Estate,
Property Lying in Section 40, T-6-S, R-1-E, East Baton
Rouge Parish, La. for Estate of Willie Drago by Toile Craft, C.E.
dated February 13, 1980.

D. Final Plat of Glen Oaks - Fourth Filing, Being the Subdivision
of a Portion of the Anna L. Jones Property, Lying in Section
16, T-6-S, R-1-E, East Baton Rouge Parish, Louisiana for
Glen Oaks Development Corporation by R.L. Bennet &
Associates dated August 21, 1969.
- 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 ownership, deed restrictions, servitudes, easements,
or other burdens on the property other than that furnished by
the client or his representative.
- 6.) Utilities: The underground utilities shown herein have been
located from visible utility features. The surveyor makes no
guarantee that the underground utilities shown comprise all such
utilities in the area, either in service or abandoned. The surveyor
further does not warrant that the underground utilities shown are
in the exact location indicated. The surveyor has not physically
located the underground utilities, except for above ground visible
utility features.
- 7.) This is an exchange of property; no additional lots are being
created.

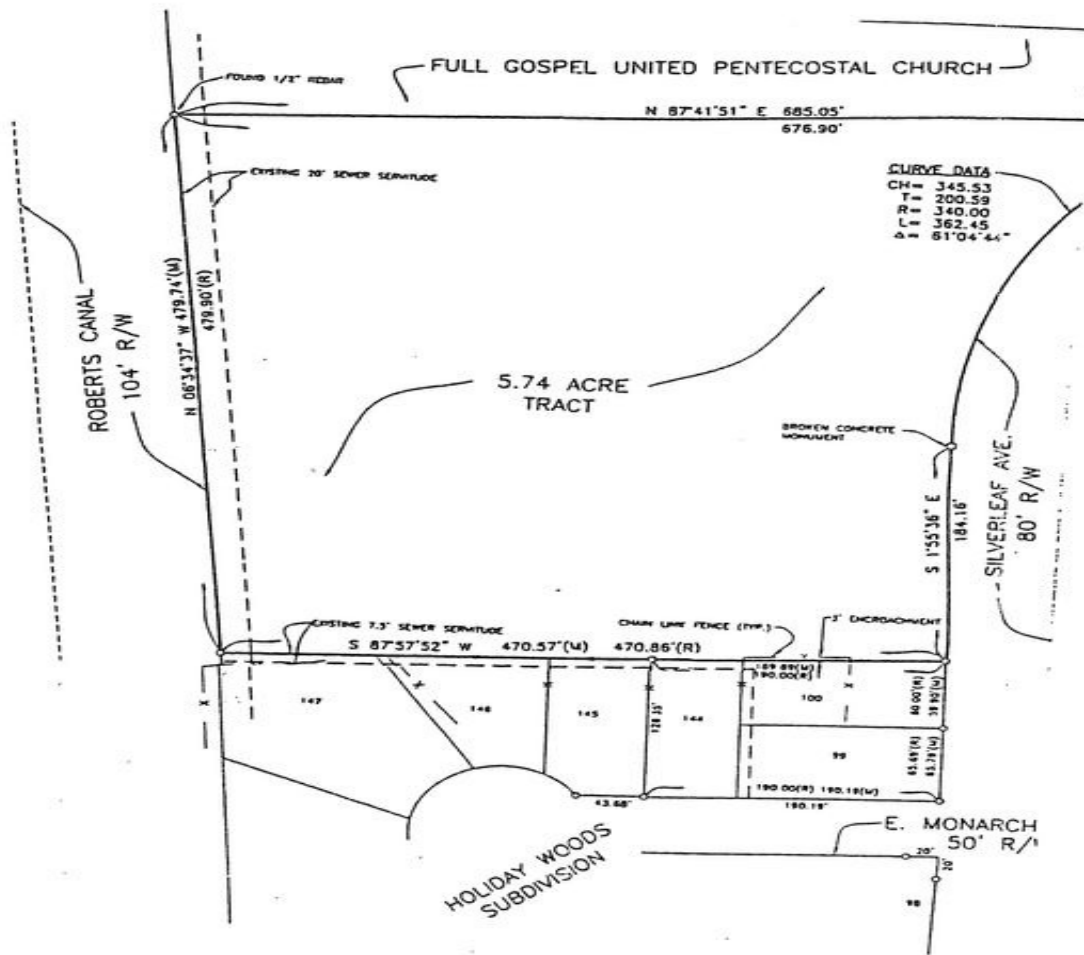
APPROVED

Frank M. Duce, P.E., Director
Or his designee
City-Parish Planning Commission

Date 4/27/2016
P. 49193 SEP-21-16

CERTIFICATION:

This is to certify that this plat is made in accordance with LA, revised
Statutes 33:5081 ET SEQ. and conforms to all other applicable provisions.



CERTIFICATION:

I hereby certify that the above shown survey was actually made on the ground in accordance with the per record description and that no undue encroachment exist either way across property line except as shown.

This survey was performed in accordance with the Minimum Standards for Property Boundary Surveys as adopted by the Louisiana Board of Registration for Professional Engineers and Land Surveyors.

David D. Dyer

September 4 2002

Boundary Survey
of a portion of the
Vincent Drago Tract
located in
Section 40, T-6-S, R-1-E
East Baton Rouge Parish, LA
for
FULL GOSPEL UNITED PENTECOSTAL CHURCH



GOTECH, INC.

CONSULTING ENGINEERS	2222 SILVERLEAF BLVD.	BATON ROUGE, LA 70818
DATE:	FILED:	FILED:
APPROVED BY:	CHECKED BY:	DRAWN BY:



NOTES:

1. THE PROPERTY SHOWN ON THIS SURVEY IS LOCATED IN FLOOD ZONE X AS SHOWN ON FIRM 220058 0080 D DATED MAY 17, 1993.
2. THE BEARINGS ARE BASED UPON REFERENCE MAP NO. 1.
3. REFERENCE MAP NO. 1 IS THE "BOUNDARY SURVEY OF A PORTION OF THE WILLIE DRAGO ESTATE TRACT..." BY GOTECH INC., DATED FEBRUARY 14, 2000.
4. REFERENCE MAP NO. 2 IS THE "MAP SHOWING TRACT A, BEING THE VINCENT DRAGO PROPERTY AND THE WILLIE DRAGO ESTATE..." BY TOLIE CRAFT, DATED MAY 22, 1969.
5. REFERENCE MAP NO. 3 IS THE "MAP SHOWING THE SURVEY OF THAT PORTION OF THE VINCENT DRAGO PROPERTY..." BY TOLIE CRAFT, DATED AUGUST 6, 1970.
6. REFERENCE MAP NO. 4 IS A PLAN AND PROFILE SHEET SHOWING A 20' SEWER SERVITUDE. THE MAP IS SHEET 17 OF 22 OF CONTRACT NO. CSD-518 FOR THE GREATER BATON ROUGE CONSOLIDATED SEWER DISTRICT, BY PARSONS, BRINCKERHOFF, HALL & MACDONALD CONSULTING ENGINEERS.
7. REFERENCE MAP NO. 5 IS THE "MAP SHOWING 80' R/W REQUIRED FOR SILVERLEAF AVENUE EXTENSION..." BY THE DEPARTMENT OF PUBLIC WORKS, CITY OF BATON ROUGE & PARISH OF EAST BATON ROUGE, REVISED 8-19-83.
8. REFERENCE MAP NO. 6 IS THE FINAL PLAT OF HOLIDAY WOODS BY R.L. BREAU, DATED MAY 17, 1960.
9. REFERENCE MAP NO. 7 IS THE "SERVITUDE REQUIRED FOR TRUNK SEWER FROM VINCENT DRAGO..." BY HENRY K. SCHOTT, P.E., DATED MARCH 17, 1981.
10. CLASS OF SURVEY: CLASS C

LEGEND

- FOUND 1/2" IRON PIPE UNLESS OTHERWISE NOTED
- SET 1/2" IRON PIPE
- FOUND EBR PARISH CONCRETE RIGHT OF WAY MARKER
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE



766-5358