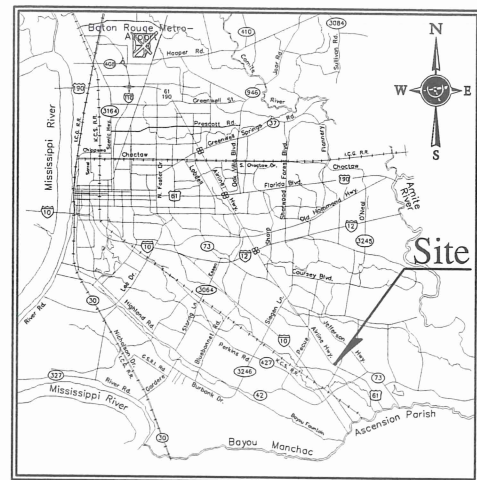


LEGEND		
OH-E	Overhead Electric	
UG-E	Underground Electric Line	
OH-ETC	Overhead Elec., Tele. & Cable	
SS	Underground Sewer Line	
---	Underground Drain Line	
G	Underground Gas Line	
W	Underground Water Line	
●	Found Iron Pipe/Rod	
○	Set 1/2" Iron Pipe	
⊗	Set X Scribed in Concrete	
●	Power Pole	
⊕	Guy Anchor	
⊕	Pole Mounted Transformer	
⊕	Electric Junction Box	
⊕	Sewer Manhole	
⊕	Electrical Box	
⊕	Sewer Wet Well	
⊕	Drain Inlet	
⊕	Cable Pedestal	
⊕	Sign	
⊕	Area Light	
⊕	Traffic Signal Box	
P.L.	Property Line	
P.C.	Property Corner	
RCP	Reinforced Concrete Pipe	
RCPA	Reinforced Concrete Arched Pipe	
TOC	Top of Curb	
BOC	Back of Curb	
⊕	Handicap Parking	
R/W	Right of Way	
B/L	Building Setback Line	
CONC.	Concrete	
FND	Found	
⊕	Temporary Bench Mark	
Asphalt Pavement		
Concrete Pavement		
Brick		

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 64°45'10" W	28.70'



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 22033C0335E 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 = 19 feet (NAVD 1988). Base flood elevations are subject to change and should be verified with the Engineering Division of the Department of Public Works.
- FLOOD AREAS DEFINED:
Zone "AE": Special flood hazard areas inundated by 100-year flood (base flood elevations determined). Zone "X" With Shading: Areas of 500-year flood; areas of 100-year flood with average depth of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood. Zone "X" Without Shading: Areas determined to be outside 500-Year flood plain.
- Zoning: M1 (Light Industrial). Zoning information should be verified with City/Parish Planning Commission.
Yard Requirements:
Minimum Front Yard: 25 feet
Minimum Rear Yard: none
Minimum Side Yard: none
- Reference Map:
A. Map Showing ALTA/ACSM Survey of Tracts X-4-A & X-4-B being a portion of Leon R. Kleinpeter & Lawrence M. Kleinpeter Property, located in East Baton Rouge, Louisiana by Ronald K. Ferris, P.L.S. dated April 18, 2013.
- (*) represents the Basis of Bearings. Bearings are based on reference map "A" (above). Distances are U.S. Survey Feet.
- Elevations and TBM's were derived from the Leica Network System using Trimble R8 dual frequency GPS units. NAVD 1988 datum, Geoid 12A.
- 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 and those servitudes evident from a careful visual inspection of the property which have been plotted on this survey.
- Utilities: The utilities shown hereon have been located from L.A. One Call, visible utility features, and/or previous construction drawings. 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.
- There was no observable evidence of earth moving work, building construction or building additions at the time of this survey.

MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF TRACT X-4-B BEING A PORTION OF LEON R. KLEINPETER & LAWRENCE M. KLEINPETER PROPERTY LOCATED IN SECTION 50, T-8-S, R-2-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA FOR FUSION ARCHITECTURE, A.P.C.

CERTIFICATION:

I hereby certify 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 4/19/16



DATE:
April 19, 2016
JOB #: 16-557
DWN. BY: JBK
CKD. BY: DLP
SHEET NO:

01

OF: 01