

LEGEND

---	Property Line
---	Right of Way Line
---	Servitude Line
---	Building Setback Line
-x-	Fence Line
●	Found Iron Pipe/Rod
⊗	Set "X" Scribbled in Concrete
⊠	Pad Mounted Transformer
⊞	Electric Meter
⊞	Water Meter
⊞	Gas Meter
⊞	Telephone Pedestal
⊞	Cable Pedestal
⊞	Sewer Manhole
⊞	Drain Inlet
⊞	Sign
⊞	Bollard
⊞	Area Light
R/W	Right of Way
B/L	Building Setback Line
CLF	Chain Link Fence
WDF	Wood Fence
FND	Found
IP/IR	Iron Pipe/Iron Rod
P.L.	Property Line
P.C.	Property Corner
UG	Underground
CONC.	Concrete
⊞	Handicap Parking
⊞	Asphalt Pavement
⊞	Concrete Pavement

CURVE TABLE

NO.	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	62.07'	624.72'	N 23°14'44" W	62.05'
C2	60.13'	624.72'	N 17°39'15" W	60.11'

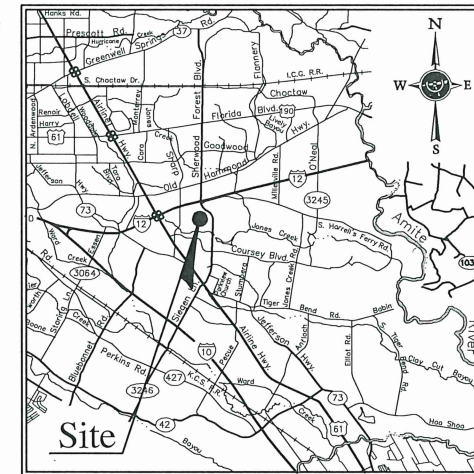
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LOT H-1-A-1-B-1
BEAR HOLDINGS, LLC
(NOW OR FORMERLY)

TRACT H-1-A-2
(0.240 ac.)
(10,439 sq.ft.)

TRACT H-2
(0.400 ac.)
(17,433 sq.ft.)

LOT E-1
SONCO CAPITAL, LLC
(NOW OR FORMERLY)



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- 1.) Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 22033C0270E 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 = 38 feet (NAVD 1988). The current base flood and inundation elevations are subject to change and should be verified with the Department of Development prior to issuance of building permits.

FLOOD AREAS DEFINED:

Zone "X" (With Shading): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Flood Insurance Rate Maps are revised frequently and can be found online at: msc.fema.gov

- 2.) Zoning: C-AB-2 (Commercial Alcoholic Beverage [Bar and Lounge])

Yard Requirements:
Minimum Front Yard: 10 feet
Minimum Rear Yard: N/A
Minimum Side Yard: N/A

Zoning information should be verified with City/Parish Planning Commission.

- 3.) Reference Maps:

A. Resubdivision of Tr. H-1-A of Westfork Office Park Into Tr. H-1-A-1 and H-1-A-2, by John M. Bankston, dated 8-19-93
B. As-Built Survey of Tract H-1-A-2 for Crown Castle, by Alfred J. Kesler, dated 4-19-2017

- 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 ownerships, deed restrictions, servitudes, easements, or other burdens on the property other than that furnished by the client or his representative.

- 6.) Utilities: The location of underground utilities was not in the scope of this survey.

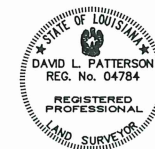
- 7.) Section lines were digitized from the tax assessors website. They are shown for reference only and were not field verified at the time of this survey.

- 8.) Parking Summary:
Regular Spaces: 17
Handicap Spaces: 1
Total Spaces: 18

MAP SHOWING AS-BUILT SURVEY
OF
TRACT H-2 AND H-1-A-2
BEING A PORTION OF WESTFORK OFFICE PARK
LOCATED IN SECTION 51 & 79, T-7-S, R-2-E,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA
FOR
**BEAU BOX COMMERCIAL
REAL ESTATE**

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.



ADVANCE ISSUE

David L. Patterson, P.L.S.
La. Registration No. 04784

Printed on:
Mar. 03, 2022
Date

NOTE TO BE REMOVED UPON FINAL SIGNATURE.
THIS DOCUMENT IS NOT TO BE USED FOR
CONSTRUCTION, BIDDING, RECORDATION,
CONVEYANCE, SALES OR AS THE BASIS FOR
THE ISSUANCE OF A PERMIT.

DATE:
FEB. 28, 2022
JOB #: 22-649-01
DWN. BY: SLP
CKD. BY: DLP

SHEET NO:

01

OF: 01