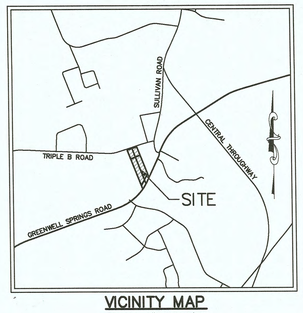


VICINITY MAP
Scale: 1"=2000'±

GENERAL NOTES:

1.) FLOOD NOTE: IN ACCORDANCE WITH FEMA, FLOOD INSURANCE RATE MAP, PANEL NO. 22033C0195F OF EAST BATON ROUGE PARISH, LOUISIANA, LAST REVISED JUNE 19, 2012, THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "AE" & "X". NEAREST BASE FLOOD ELEVATION = 49.00' (NAVD 1983). BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAIN ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.

2.) ZONING:
R/A: ZONING
INFORMATION WAS OBTAINED FROM
https: //www.centralgov.com/planning-zoning?lightbox=dataItem-ixqkarf0

FRONT YARD SETBACK: 35 FEET
SIDE YARD SETBACK: 25 FEET
CORNER YARD SETBACK: 35 FEET
REAR YARD SETBACK: 35 FEET

3.) REFERENCE DOCUMENTS:
A.) "MAP SHOWING THE SUBDIVISION OF THE W.D. EDWARDS TRACT, DATED JUNE 4, 1948" BY A.G. MUNDINGER.
B.) "MAP SHOWING THE SURVEY OF LOT LOT H-1 BEING THE SOUTHERN PORTION OF LOT H AND THE SOUTHWESTERLY PORTION OF LOT G, OF THE W.D.EDWARDS TRACT..." BY TOXIE CRAFT DATED JANUARY 21, 1972.
C.) "MAP SHOWING SURVEY OF A SERVITUDE TO BE ACQUIRED TO ACCOMMODATE CONSTRUCTION OF THE EAST BATON ROUGE WASTEWATER SYSTEM PROGRAM... FOR LOT F" BY JOSEPH GARRETT DATED FEBRUARY 25, 1991. ORIGINAL: 220 BUNDLE: 10259
D.) "MAP SHOWING SURVEY OF A SERVITUDE TO BE ACQUIRED TO ACCOMMODATE CONSTRUCTION OF THE EAST BATON ROUGE WASTEWATER SYSTEM PROGRAM... ..FOR LOT E" BY JOSEPH GARRETT DATED FEBRUARY 25, 1991. ORIGINAL: 547 BUNDLE: 10264
E.) "LESS AND EXCEPT: THE NORTHERN MOST PORTIONS OF LOTS E AND F..." BOOK: 887 PAGE: 4
F.) "MAP SHOWING SUBDIVISION OF A PORTION OF THE W.D. EDWARDS TRACT" BY A.G. MUNDINGER DATED JUNE 4, 1948.
G.) "MAP SHOWING BOUNDARY SURVEY OF REMAINDER OF LOT E & LOT F LESS AND EXCEPT THE NORTHERN PORTION OF LOT E & LOT F OF THE W.D. EDWARDS TRACT FOR HENRY HOPPER AND BELINDA MOUNCE" BY COLIN B. GRAVOIS, DATED JANUARY 4, 2019.

4.) THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1983).

TO CONVERT TO FROM GRID BEARING TO TRUE BEARINGS USE: $\frac{-}{+}\,\frac{+}{-}$
θ = 0°09'03.58646" (SCALE FACTOR=0.999965214)

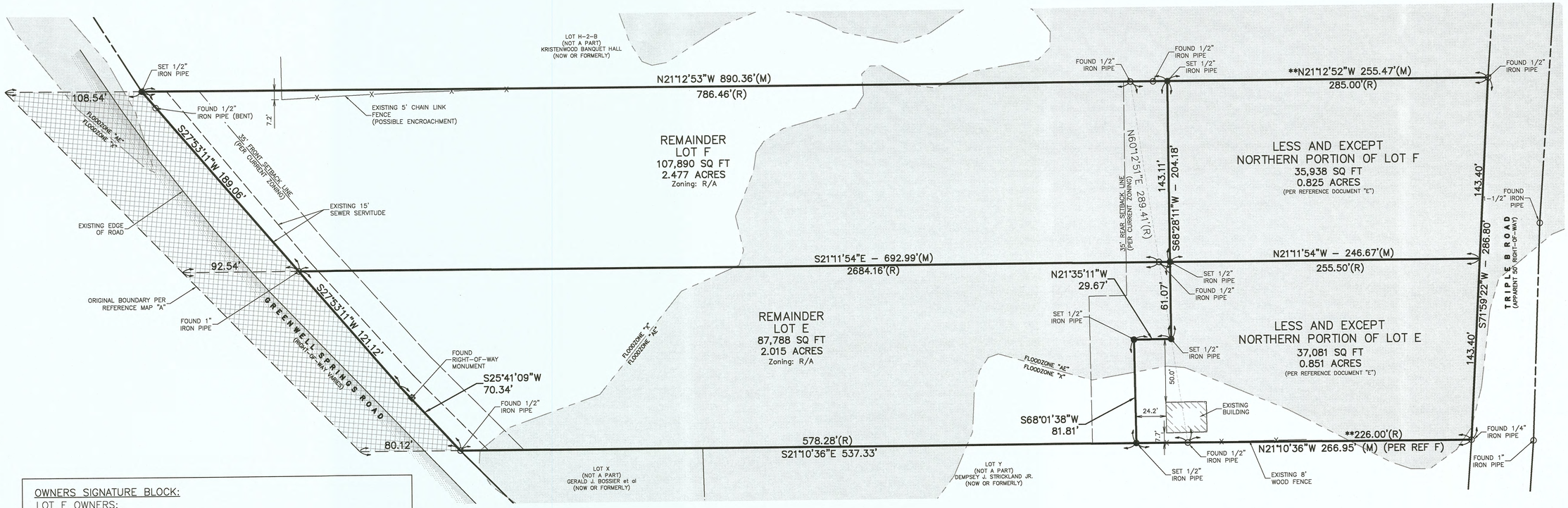
5.) NO ATTEMPT HAS BEEN MADE BY CSRS, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

** DISTANCES FROM REFERENCE DOCUMENT "E"

SCALE: 1"=40'
0 40' 80'

LEGEND:

SYMBOL	DESCRIPTION
	FOUND MONUMENT
	SET MONUMENT
	RIGHT OF WAY MON.
	TEMP. BENCH MARK
	DRAIN MANHOLE
	DROP INLET
	CATCH BASIN
	DRAIN
	SEWER MANHOLE
	SEWER CLEANOUT
	SEWER BLOWOUT VALVE
—S—	SEWER
	POWER POLE
	POWER POLE & GUY
	POWER DROP
	POWER TRANSFORMER
	POWER JUNCTION BOX
	POWER VAULT
—P—	POWER LINE
	GAS METER
	GAS VALVE
	GAS VENT
—G—	GAS
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	TELE. CROSS CON. BOX
—T—	TELEPHONE
—C—	CABLE
	WATER METER
	WATER VALVE
	WATER CLEANOUT
	FIRE HYDRANT
—W—	WATER
	TRAFFIC CONTROL BOX
	TRAFFIC LIGHT POLE
	TRAFFIC SIGN
X 24.76	SPOT ELEVATION
—25—	CONTOUR LINE
—X—	FENCE
	FLAG POLE
	MAILBOX
	ORNAMENTAL LIGHT
	SIGN
	TREE
	STANDARD PARKING
	HANDICAP PARKING
	FLOODZONE "AE"
	RIGHT-OF-WAY TAKEN



OWNERS SIGNATURE BLOCK:

LOT E OWNERS:

Jeff Hopper — DATE 04/15/19

Belinda Mounce — DATE 04/12/19

LOT F OWNERS:

Henry Hopper — DATE 04/08/19

Nita Mason — DATE 04/02/19

LESS AND EXCEPT NORTHERN PORTION OF LOT E AND LOT F:

Charles Campesi — DATE 3/28/19

STATE OF LOUISIANA
COLIN B. GRAVOIS
License No. 5115
PROFESSIONAL LAND SURVEYOR

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 PROPERTY BOUNDARY SURVEYS.

COLIN B. GRAVOIS, P.L.S.
License No. 5115
3-28-2019
DATE

Revisions:

ORIG: 853 BNDL: 12952
4/17/2019 3:09:50 PM

FILED AND RECORDED
EAST BATON ROUGE PARISH, LA
DOUG WELBORN
CLERK OF COURT AND RECORDER
CASWORK PROVIDED COPY FOR
CERTIFIED TRUE COPY
DOUG WELBORN
CLERK OF COURT AND RECORDER

CSRS
6767 Perkins Road Suite 200 Baton Rouge, LA 70808
Telephone: 225 769-0546 Fax: 225 767-0060
www.csrsinc.com

Map Showing Boundary Line Agreement

Between Lots E, F, Less and Except the Northern Portion of Lot E and Less and Except the Northern Portion of Lot F

OF

The W.D. Edwards Tract

SECTION 42
T-6-S R-2-E
GREENSBURG LAND DISTRICT
EAST BATON ROUGE PARISH
LOUISIANA

For

Henry Hopper, Nita Mason, Belinda Mounce, & Jeff Hopper

Date:	March 28, 2019
Project Number:	218196
Drawn By:	dch
Checked By:	CGC
Sheet:	1

Sheet No: 1 of 1

P:\218196\03 - Drawings\Boundary Agreement\ 218196 Boundary Agreement Option 3.dwg Mar 28, 2019 - 9:12am