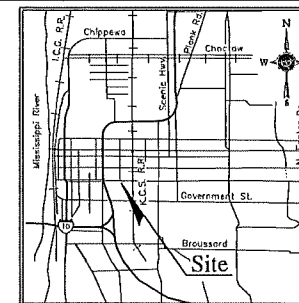


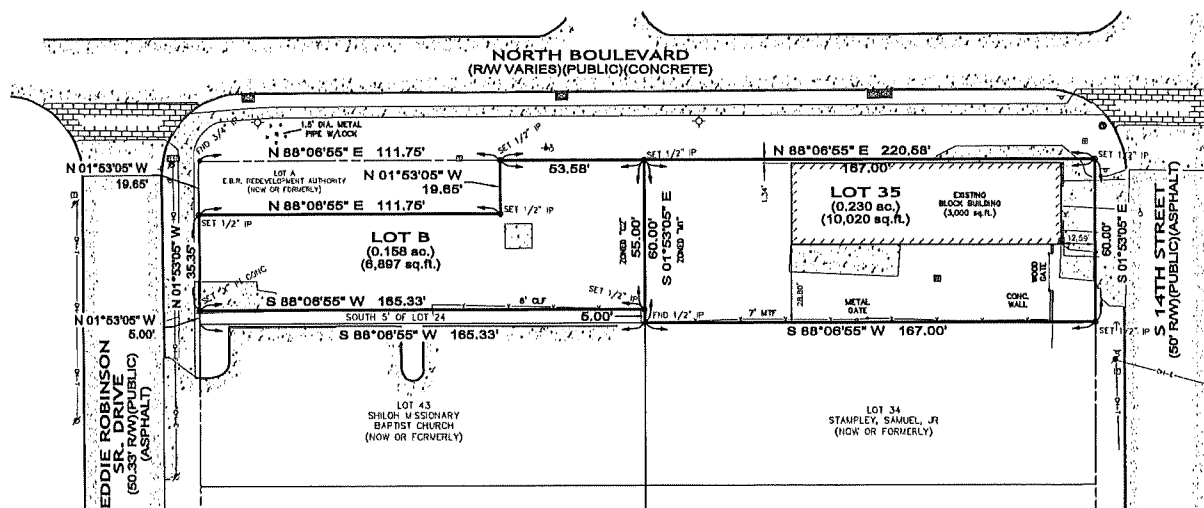
LEGEND

	Property Line		Sign		Metal Fence
	Right of Way Line		Fire Hydrant		Asphalt Pavement
	Overhead Electric		Water Meter		Concrete Pavement
	Overhead Telephone		Water Valve		Brick Pavers
	Fence Line		Telephone Pedestal		
	Found Iron Pipe/Rod		Drain Inlet		
	Set 1/2" Iron Pipe		Catch Basin		
	Power Pole		Drain Manhole		
	Dry Anchor		Double Catch Basin		
	Electrical Box		Found		
	Street Light		Iron Pipe		
			Chain Link Fence		



VICINITY MAP
NOT TO SCALE

LANDSOURCE
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Fax: (225) 754-0902
www.landsource.com
email: info@landsource.com



- GENERAL NOTES:**
- Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 220330236E for East Baton Rouge Parish, Louisiana, last revised May 2, 2008, the property shown herein is located in Flood Zone "X". Nearest adjacent Base Flood Elevation = feet (NAVD 1985). 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": Areas determined to be outside the 0.2% annual chance flood plain.
Flood Insurance Rate Maps are revised frequently and can be found online at: mac.fema.gov
 - Zoning:
M1 (Light Industrial)
Yard Requirements:
Minimum Front Yard: 25 feet
Minimum Rear Yard: N/A
Minimum Side Yard: N/A
Minimum Side Corner Yard: 10 feet
C2 (Heavy Commercial)
Yard Requirements:
Minimum Front Yard: 10 feet
Minimum Rear Yard: 20 feet
Minimum Side Yard: N/A
Minimum Side Corner Yard: 10 feet
Zoning information should be verified with City/Parish Planning Commission.
 - Reference Maps:
A. Bonnecaze Subdivision Record Plot.
B. Final Plat of the Subdivision of the North 55.00 Feet of Lot 42, Square 1 or 216, Bonnecaze Suburb, in the City of Baton Rouge, East Baton Rouge Parish, LA, for Katie A. Nolan, Owner by Toole Craft P.E. dated May 19, 1953.
 - The survey shown herein is referenced to the Louisiana State Plane Coordinate System, South Zone, NAD 83. Distances are U.S. Survey Feet.
 - 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.
 - Utilities: The location of underground utilities was not in the scope of this survey.

MAP SHOWING AS-BUILT SURVEY
OF
LOTS 35 & B
(SQ. 1 OR 216)
BEING A PORTION OF BONNECAZE SUBDIVISION
LOCATED IN SECTION 81, T-7-S, R-1-W,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA
FOR
STUDIO PARK M-4A, LLC



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:
Aug. 28, 2023
Date

NOTE TO BE REMOVED UPON FINAL SIGNATURE.
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES OR AS THE BASIS FOR THE RESUME OF A PERMIT.

DATE:
08/18/2023
JOB #: **23-220-01**
OWN. BY: **DCS**
CND. BY: **DLP**

SHEET NO.
01
OF: **01**

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Louisiana
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