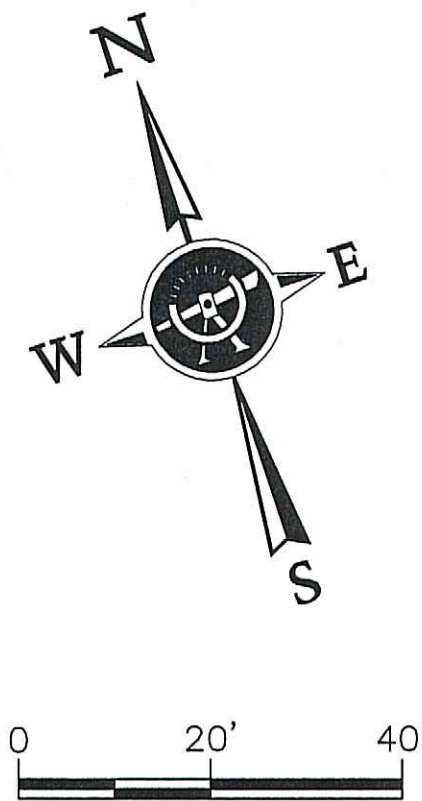
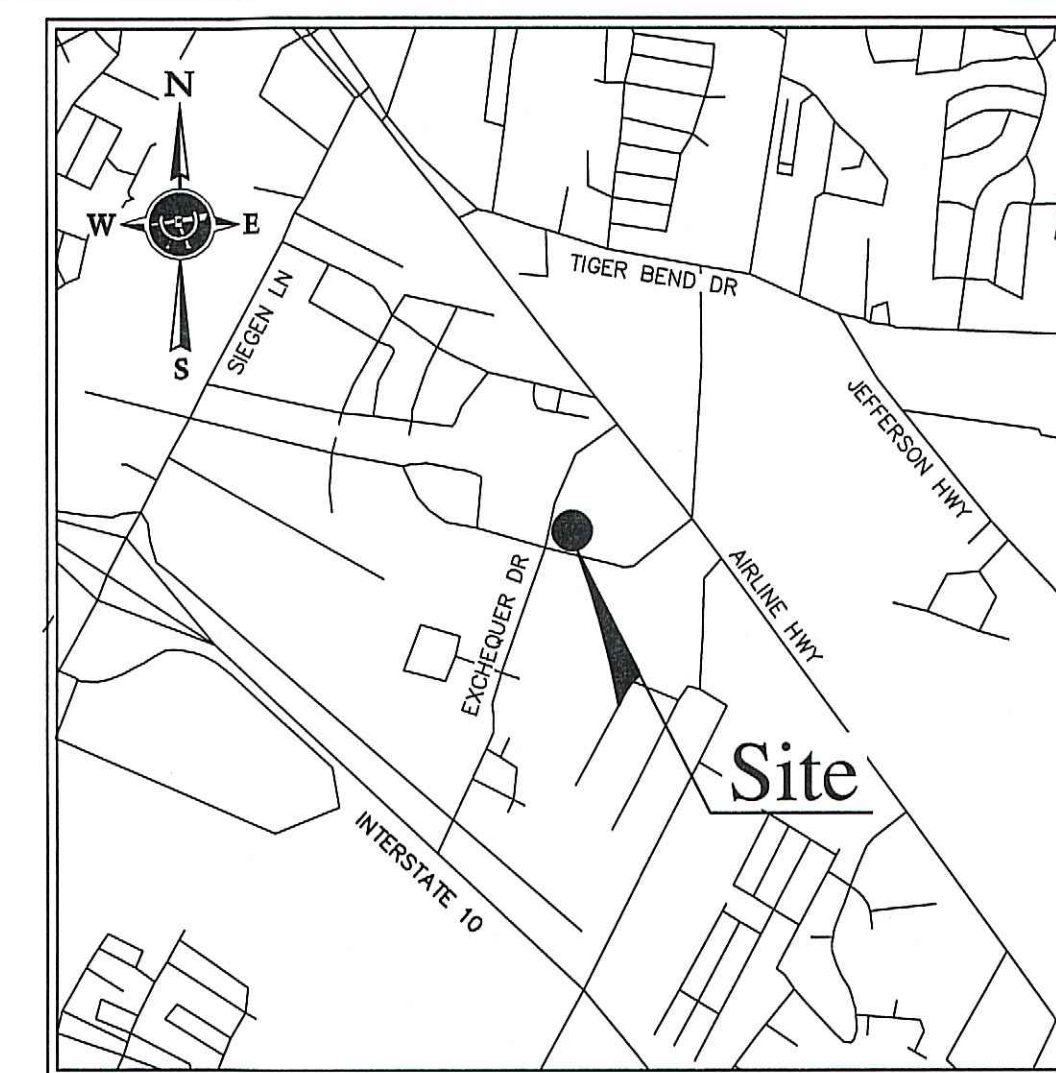
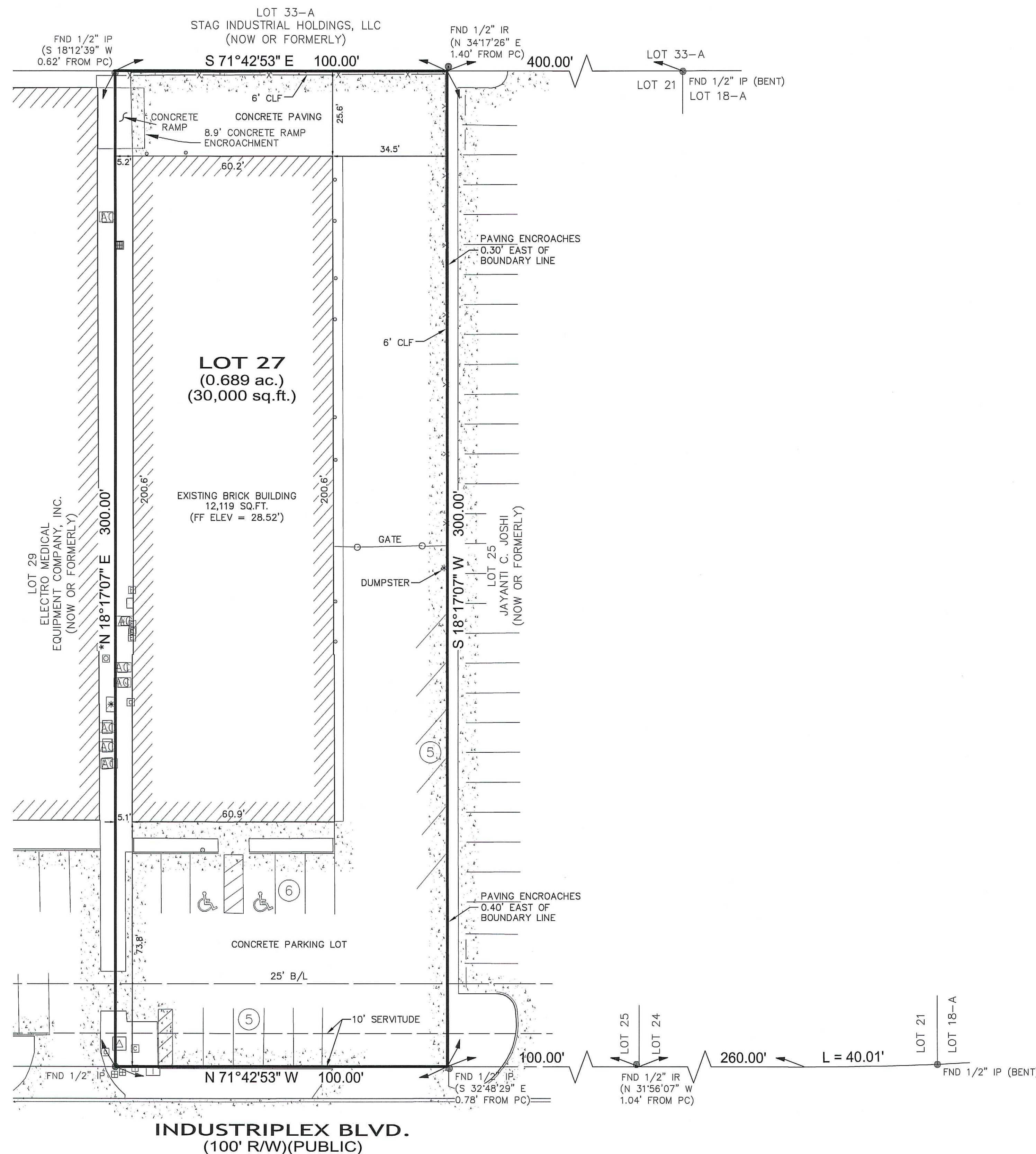




LEGEND

	Property Line
	Right of Way Line
	Servitude Line
	Building Setback Line
	Fence Line
	Found Iron Pipe/Rod
	Set 1/2" Iron Pipe
	Pad Mounted Transformer
	Electric Meter
	Water Meter
	Water Valve
	Water Faucet
	Gas Meter
	Electric Generator
	Telephone Pedestal
	Telephone Switch Box
	Telephone Manhole
	Cable Pedestal
	Sewer Manhole
	Drain Inlet
	Drain Manhole
	Sign
	Bollard
	Air Conditioner Unit
	Traffic Signal Pole
	Mail Box
	Right of Way
	Building Setback Line
	Chain Link Fence
	Concrete
	Found
	Iron Pipe
	Property Corner
	Recorded
	Measured
	Handicap Parking
	Concrete Pavement



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- 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 "AE". Nearest adjacent Base Flood Elevation = 29.5 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 "AE": Special flood hazard areas subject to inundation by the 1% annual chance flood (base flood elevations determined).
Flood Insurance Rate Maps are revised frequently and can be found online at: msc.fema.gov
- Zoning:** M1 (Light Industrial)

Yard Requirements:
Minimum Front Yard: 25 feet
Minimum Rear Yard: N/A
Minimum Side Yard: N/A

Zoning information should be verified with City/Parish Planning Commission.
- Reference Maps:**
A. Final Plat Baton Rouge Industripex Subdivision First Filing for Baton Rouge Industripex Inc. by Dawson Engineers Incorporated, dated 10-16-1980.
B. Right of Way Map Project Number 00-TL-CL-0002, Exchequer Dr. @ Industripex Blvd., by ABMB Engineers Inc., dated 9-6-2000.
- (*)** represents the Basis of Bearings. Bearings are based on reference map "A" (above). Distances are U.S. Survey Feet.

The survey shown hereon 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 underground utilities shown hereon 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.
- Parking Summary:**
Regular Spaces: 14
Handicap Spaces: 2
Total Spaces: 16

CERTIFICATION:

This is to certify to Saurage Rotenberg that this map or plat and the survey on which it is based were made in accordance with the State of Louisiana "Standards of Practice for Property Boundary Surveys and the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 7a, 7b1, 8, 9, 11, 13, 14, 19 & 20 of Table A thereof. The fieldwork was completed on 10-19-2020.



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

10/19/2020
Date

MAP SHOWING ALTA/NSPS LAND TITLE SURVEY
OF
LOT 27
BEING A PORTION OF BATON ROUGE INDUSTRIPLEX SUBDIVISION
LOCATED IN SECTION 6, T-8-S, R-2-E,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA
FOR
X-CHECKER INVESTMENTS, LLC

Louisiana
Call before
you dig.
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