N
W E
S
0 30' 60'

GENERAL NOTES:

1.) Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 22033C0160E for East Baton Rouge Parish Louisiana, last revised May 2, 2008, the property shown hereon is located in Flood Zones "AE" & "X". Nearest adjacent Base Flood Elevation = 80 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": Areas determined to be outside the 0.2% annual chance flood plain.

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

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

3.) Reference Maps:
A. Map Showing the Survey of Tract A-1 of the Joe Penn Property Located in the Southeast 1/4 of Section 13, T-5-S, R-1-W, Greensburg Land District in the City of Baker, in East Baton Rouge Parish, LA. for Louisiana Skid & Pallet Co., Inc. by Toxie W. Craft, Jr. P.L.S. dated May 20, 1998.

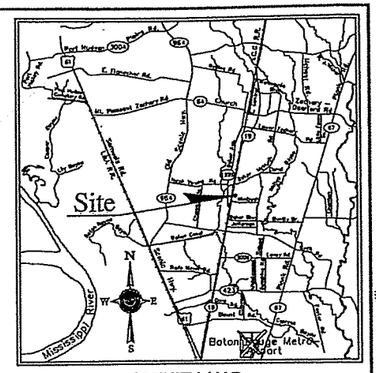
B. Map Showing ALTA / ACSM Survey of Tract A-1 Located in Section 13, T-5-S, R-1-W, Greensburg Land District, East Baton Rouge Parish, Louisiana for Baragon Properties, L.L.C. by David L. Patterson P.L.S. dated 5-1-06.

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 underground utilities shown hereon have been located from visible utility features, paint markings made on the ground by utility companies requested by LA. One Call 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.

7.) Parking Summary:
Regular Spaces:..... 11
Handicap Spaces:..... 0
Total Spaces:..... 11



VICINITY MAP
NOT TO SCALE

LANDSOURCE
INCORPORATED
Professional Surveying and Land Information Company
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Baton Rouge, LA 70809
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email: info@landsource.com

TRACT B
TDG AAII, LLC
(NOW OR FORMERLY)

EXISTING 30' SERVITUDE (15' OFF EACH SIDE) (ORIG. 251, BNDL. 11326)
1.57' ASPHALT PAVT ENCROACHMENT
2.76' FENCE ENCROACHMENT
0.94' FENCE ENCROACHMENT
"N 89°58'46" E 662.21'
STUBUP POST
FND 1/2" IP
6' SHEET METAL FENCE
6' CLF
FND 1/2" IP ON LINE & 0.57' WEST OF CORNER
0.88' PAVT ENCROACHMENT
EXISTING 10' SERVITUDE (ORIG. 205, BNDL. 9393)
EXIST. 40'x12' METAL BUILDING
EXISTING METAL BUILDING (8,642 sq.ft.)
CANOPY
EXISTING 12' SERVITUDE (ORIG. 617, BNDL. 9302)
EXISTING 1' RESERVED
FUEL TANKS
NORTH BAKER PARK SUBDIVISION
EXISTING 10' SERVITUDE
SHED
EXISTING METAL BUILDING (13,409 sq.ft.)
59.32'
S 08°45'01" W 274.60'
BAKER - ZACHARY ROAD (LA. HWY 19) (R/W VARIES)(PUBLIC)(ASPHALT)
N 09°34'36" E 275.00'
92.45'
SIGN
TRACT A-1
(4.136 ac.)
(180,182 sq.ft.)
115.54'
METAL GATE
CONC. FLUME
14x14' roll up door + man door
12x14' roll up door + man door
43x43
25x40
25x40
LOADING DOCK
CANOPY
CANOPY
CANOPY
FLOOD ZONE "AE"
FLOOD ZONE "X"
EXISTING METAL BUILDING (39,078 sq.ft.)
11.44'
11.56'
S 90°00'00" W 666.19'
FND 1/2" IP 1.81' OFF CORNER
UNDERGROUND CONDUITS
EXIST. 12.5'x8.3' METAL BUILDING
FND 1/2" IP
TRACT A-2-A
BUZBEE, BILLY J
(NOW OR FORMERLY)

LEGEND

Property Line	Pad Mounted Transformer	Catch Basin
Right of Way Line	Electric Meter	Drain Manhole
Servitude Line	Street Light	CONC. Concrete
OH-E Overhead Electric	AC Air Conditioner Unit	FND Found
OH-C Overhead Cable	Sign	IP Iron Pipe
OH-EC Overhead Electric & Cable	DM Dumpster	CLF Chain Link Fence
OH-ETC Overhead Elec., Tele. & Cable	Bollard	Asphalt Pavement
Guard Rail	Pipe Stub-Up	Concrete Pavement
Fence Line	Fire Hydrant	
Ditch Line	Water Meter	
Found Iron Pipe/Rod	Water Valve	
Power Pole	Water Faucet	
Guy Anchor	Telephone Pedestal	
Pole Mounted Transformer	Drain Inlet	

Louisiana One Call before you dig.
1-800-272-3020

MAP SHOWING ALTA / NSPS LAND TITLE SURVEY
OF
TRACT A-1
BEING A PORTION OF THE JOE PENN PROPERTY
LOCATED IN SECTION 13, T-5-S, R-1-W,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA
FOR
SAURAGE ROTENBERG COMMERCIAL REAL ESTATE

STATE OF LOUISIANA
DAVID L. PATTERSON
REG. No. 04784
REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFICATION:

This is to certify to Saurage Rotenberg Commercial Real Estate, 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 2021 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, 11a, 16 & 19 of Table A thereof. The fieldwork was completed on 12/21/2021.

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

12/21/21
Date

DATE: 12/21/2021
JOB #: 21-600-01
DWN. BY: DCS
CKD. BY: DLP
SHEET NO: 01
OF: 01

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