

GENERAL NOTES

1. The original drawing of this work is the property of Alvin Fairburn & Assoc., LLC. Reproduction of this print is prohibited except by permission of this firm. Additional information is often added in a continuous updating process. Check for latest revision data before acting on data shown. This firm is not responsible for actions or projects based upon obsolete drawings for which this firm was not specifically consulted.
2. Property restrictions, improvements, servitudes, and/or rights-of-way other than those shown may exist on this property and owners or potential buyers should be aware that abstracting the title to this property to show all encumbrances was not within the scope of this survey.
3. Bearings shown are based on reference no. 1.
4. * Indicates taken from reference and not surveyed.
5. Wetland determination was not requested, and was not included in this survey.

NOTES

1. Water: Baton Rouge Water Works
2. Sewerage: EBR Sewer District
3. Zoning: A4
4. Character Area = URBAN/WALKABLE
5. Future Land Use = UN
6. Existing Land Use = MDR
7. Open effluent ditches are predominant in area.
8. Total Acreage: 0.39 Acres
9. Building Site elevation to be a minimum of 24" above the invert of existing effluent ditch.
10. Flood Zone: According to the Federal Emergency Management Agency Flood Insurance Rate Map, dated 5/02/2008, 220033C0235 E. of the Parish Community No. of East Baton Rouge, La., this property lies within Flood Zone "X".
11. East Baton Rouge Parish D.P.W. 100 year Flood Base Flood Elev=M/A
12. Inundation Level=M/A
13. The base flood elevations are subject to change and the current base flood elevation should be verified with the Engineering Division of the Department of Public Works.

11. Council District: 10
12. Electricity: Entergy
13. Gas: Baton Rouge Gas
14. Fire District: Baton Rouge City Fire
15. School District: EBR-5

FILL NOTE

The approval of this plot or map does not relieve the immediate property owner or future property owner from complying with all applicable federal, state and city-parish laws and ordinances governing the sale and development of the property, in particular, no filling of the property shall be commenced until all applicable provisions of chapter 15 of the unified development code are addressed.

RESTRICTION NOTE

The Parish of East Baton Rouge does not enforce private deed and/or subdivision restrictions. However, the approval of this plot does not release the owner and/or contractor/builder from complying with any such restrictions that may be attached to the property on this plot.

STORMWATER MANAGEMENT NOTE

As Part of construction, it shall be the responsibility of the Owner to comply with stormwater management and drainage requirements set forth in Section 15.13 of the Unified Development Code Latest Revision.

SETBACKS - A4 ZONING

Front - 20'
Side - 5'
Rear - 25'

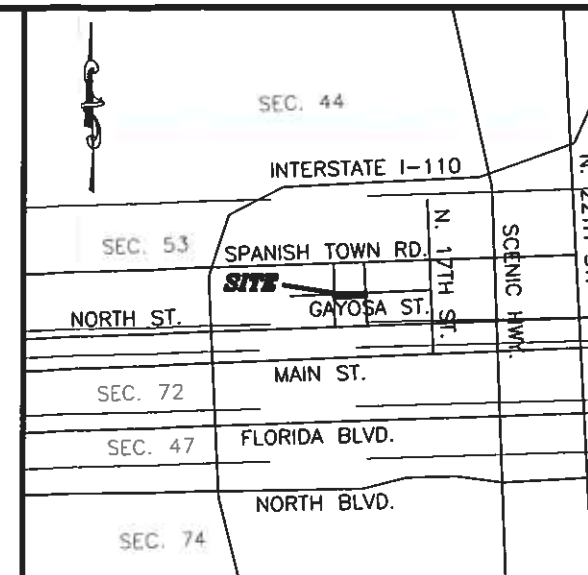
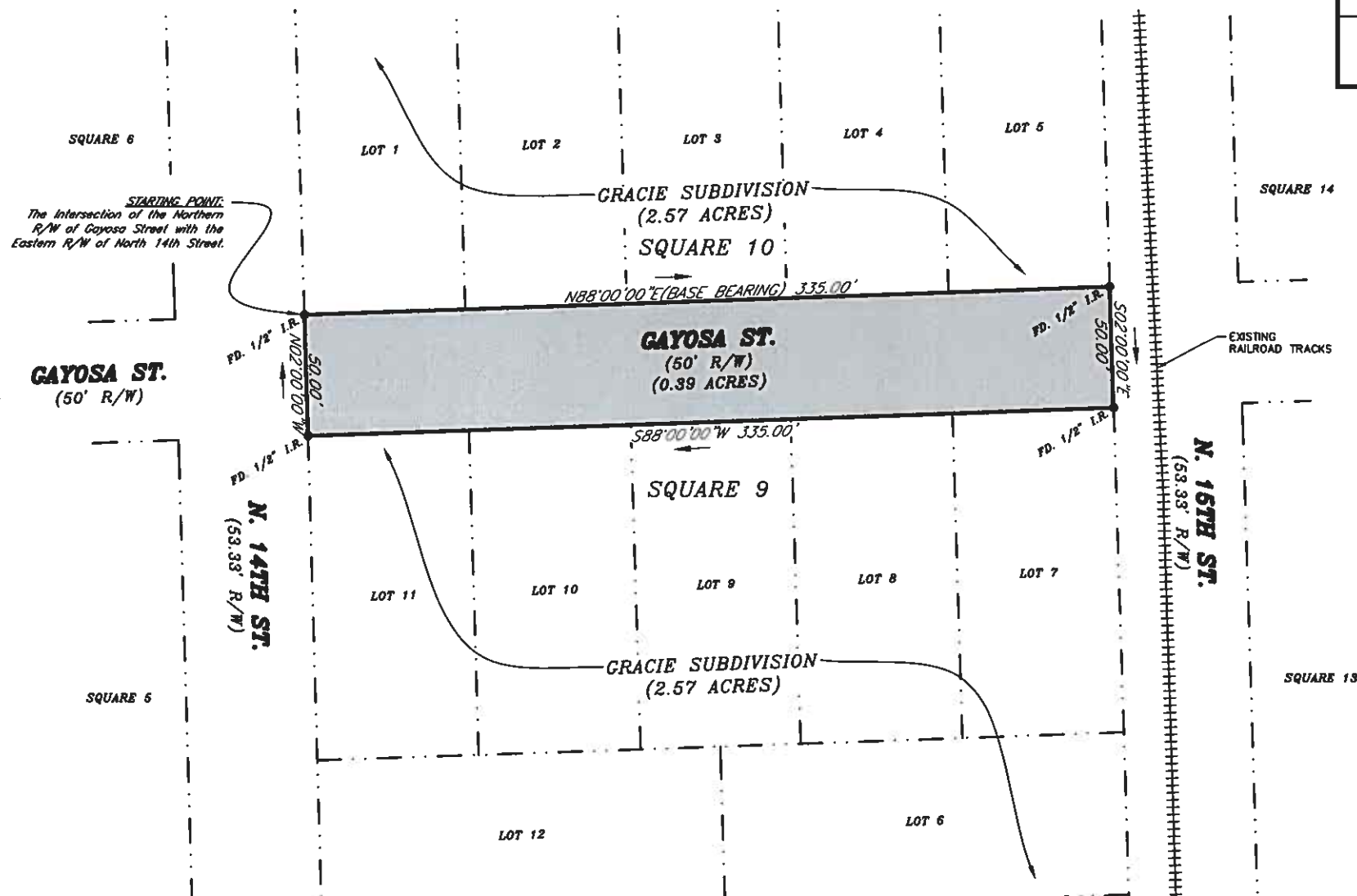
REFERENCE

1. "Sale with Mortgage between Gracie Corporation and Riddick Investments", dated 04-28-2006, Orig 837, Bnd 11831.

■ DENOTES AREA TO BE REVOKED - PER ORDINANCE 16615.

CERTIFICATION

This is to certify to the client that in August 2018 this exhibit was prepared to show a 67' right-of-way (bridge street) for revocation. This is not a boundary survey and should not be construed as such. This certification is specifically restricted to the client for their individual use and does not extend to third parties unless properly revised by the certifier to reflect the same.



VICINITY MAP
1"=2000'

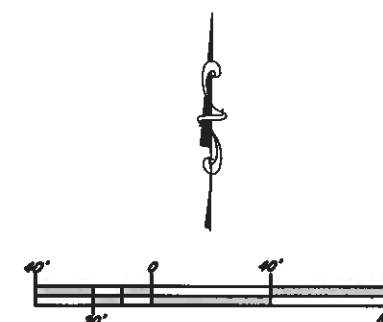


EXHIBIT SHOWING REVOCATION OF
**A CERTAIN 60' RIGHT OF WAY,
KNOWN AS GAYOSA STREET**
LOCATED IN SECTION 53, T7S-R1W, C.L.D.
EAST BATON ROUGE PARISH, LOUISIANA
FOR
**RENAISSANCE NEIGHBORHOOD
DEVELOPMENT CORPORATION**



ALVIN FAIRBURN & ASSOCIATES, LLC

CONSULTING ENGINEERS ~ LAND SURVEYORS

LAND DEVELOPMENT CONSULTANTS ~

PROJECT DESIGNERS

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(225) 665-1515

JOB NO. A180368-2A

25-C	18	NC	DC	DC	AFJR
FB	PGS	PC	CALC.	DWG	CKD

This is to certify that this plot is made in accordance with Louisiana Revised Statutes 33:5051 et. seq. and conforms to all Parish ordinances governing the subdivision of land. This map is made in accordance with the minimum standards for Boundary Surveys for Class D Survey and it was the intent to subdivide this surveyed tract into the platted subdivision. This certification is specifically restricted to the client for his required subdivision of property only, and does not extend to third parties unless the plot is properly revised by the certifier to reflect same.

Ali Fairburn
ALVIN FAIRBURN, JR., P.L.S.
DATE: APRIL 08, 2019

FILE: "VALENCIA PARK..."

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EXHIBIT P.C. PACKET (JUL 19 P.C. MEET)
6-1-9-18