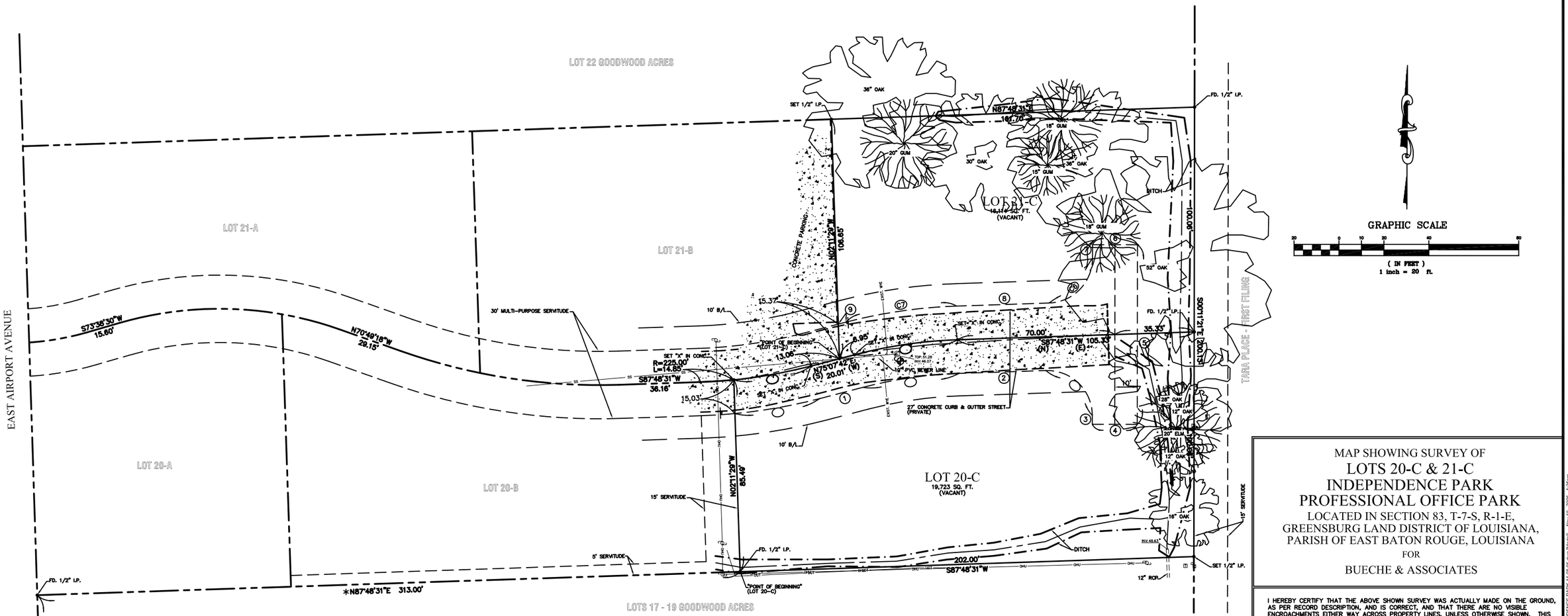
NO ATTEMPT HAS BEEN MADE BY SIGMA CONSULTING GROUP, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT SHOWN ON REFERENCE MAP(S) OR FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

LEGAL DESCRIPTION
LOT 20-C:
A CERTAIN LOT OR PARCEL OF LAND LOCATED IN SECTION 83, T-7-S, R-1-E, GREENSBURG LAND DISTRICT OF LOUISIANA, PARISH OF EAST BATON ROUGE, LOUISIANA, BEING DESIGNATED AS LOT 20-C AS SHOWN ON MAP ENTITLED "MAP SHOWING TOPOGRAPHIC SURVEY OF LOTS 20-C & 21-C, INDEPENDENCE PARK, PROFESSIONAL OFFICE PARK", BY M. GREGORY BREAUX, P.L.S., DATED _____ AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF GOODWOOD BLVD. AND THE EASTERLY RIGHT OF WAY LINE OF EAST AIRPORT AVENUE; THENCE PROCEED N02°06'30"W ALONG THE EASTERLY RIGHT OF WAY LINE OF EAST AIRPORT AVENUE A DISTANCE OF 372.40' TO A POINT AND CORNER BEING THE SOUTHWEST CORNER OF LOT 20-A INDEPENDENCE PARK, PROFESSIONAL OFFICE PARK; THENCE N87°48'31"E 313.00' TO A POINT AND CORNER BEING THE "POINT OF BEGINNING"; THENCE N02°11'29"W 85.49' TO A POINT AND CORNER; THENCE IN AN EASTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 225.00', AN ARC LENGTH OF 34.95', A CHORD BEARING OF N79°34'41"E AND A CHORD DISTANCE OF 34.91' TO A POINT AND CORNER; THENCE N75°07'42"E 20.01' TO A POINT AND CORNER; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 210.00', AN ARC LENGTH OF 46.47', A CHORD BEARING OF N81°28'06"E AND A CHORD DISTANCE OF 46.38' TO A POINT AND CORNER; THENCE N87°48'31"E 105.33' TO A POINT AND CORNER; THENCE S00°11'21" 100.06' TO A POINT AND CORNER; THENCE S87°48'31"W 202.00' TO A POINT AND CORNER BEING THE "POINT OF BEGINNING".
SAID LOT CONTAINING 19,723 SQ. FT.

LEGAL DESCRIPTION
LOT 21-C:
A CERTAIN LOT OR PARCEL OF LAND LOCATED IN SECTION 83, T-7-S, R-1-E, GREENSBURG LAND DISTRICT OF LOUISIANA, PARISH OF EAST BATON ROUGE, LOUISIANA, BEING DESIGNATED AS LOT 21-C AS SHOWN ON MAP ENTITLED "MAP SHOWING TOPOGRAPHIC SURVEY OF LOTS 20-C & 21-C, INDEPENDENCE PARK, PROFESSIONAL OFFICE PARK", BY M. GREGORY BREAUX, P.L.S., DATED _____ AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF GOODWOOD BLVD. AND THE EASTERLY RIGHT OF WAY LINE OF EAST AIRPORT AVENUE; THENCE PROCEED N02°06'30"W ALONG THE EASTERLY RIGHT OF WAY LINE OF EAST AIRPORT AVENUE A DISTANCE OF 372.40' TO A POINT AND CORNER BEING THE SOUTHWEST CORNER OF LOT 20-A INDEPENDENCE PARK, PROFESSIONAL OFFICE PARK; THENCE N87°48'31"E 313.00' TO A POINT AND CORNER; THENCE N02°11'29"W 85.49' TO A POINT AND CORNER; THENCE IN AN EASTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 225.00', AN ARC LENGTH OF 34.95', A CHORD BEARING OF N79°34'41"E AND A CHORD DISTANCE OF 34.91' TO A POINT AND CORNER; THENCE N75°07'42"E 13.06' TO A POINT AND CORNER BEING THE "POINT OF BEGINNING; THENCE N02°11'29"W 106.65' TO A POINT AND CORNER; THENCE N87°48'31"E 161.70' TO A POINT AND CORNER; THENCE S00°11'21"E 100.06' TO A POINT AND CORNER; THENCE S87°48'31"W 105.33' TO A POINT AND CORNER; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 210.00', AN ARC LENGTH OF 46.47', A CHORD BEARING OF S81°28'06"W AND A CHORD DISTANCE OF 46.38' TO A POINT AND CORNER; THENCE S75°07'42"W 6.95' TO A POINT AND CORNER BEING THE "POINT OF BEGINNING".
SAID LOT CONTAINING 16,114 SQ. FT.



LEGEND	
— UGT —	UNDERGROUND TELEPHONE LINE
— OHU —	OVERHEAD UTILITIES
(S)	SANITARY SEWER MANHOLE
	POWER POLE
	TELEPHONE PEDESTAL
o	FIBER OPTIC MARKER
	CABLE TELEVISION BOX
	ELECTRIC BOX

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	8°53'55"	225.00'	34.95'	N79°34'41"E	34.91'
C2	12°40'48"	210.00'	46.47'	S81°28'06"W	46.38'
C3	9°06'10"	240.00'	38.27'	N79°41'46"E	38.23'
C4	12°40'48"	195.00'	43.16'	S81°28'06"W	43.07'
C5	91°59'07"	20.00'	32.11'	N46°11'26"W	28.77'
C6	88°00'53"	20.00'	30.72'	N43°48'34"E	27.79'
C7	12°40'48"	225.00'	49.79'	S81°28'06"W	49.69'

LINE TABLE		
LINE	LENGTH	BEARING
1	20.01'	N75°07'42"E
2	38.76'	N87°48'31"E
3	3.93'	N00°11'23"W
4	20.00'	S89°48'37"W
5	80.00'	S00°11'23"E
6	20.00'	N89°48'37"E
7	6.03'	N00°11'23"W
8	41.20'	N87°48'31"E
9	3.58'	N75°07'42"E

REFERENCE MAP:
1) "FINAL PLAT OF INDEPENDENCE PARK, PROFESSIONAL OFFICE PARK", BY G. WAYNE SLEDGE, P.L.S., DATED 7-15-82.

*REFERENCE BEARING: AS SHOWN ON ABOVE REFERENCE MAP.
• DENOTES FOUND 1/2" IRON PIPE UNLESS OTHERWISE NOTED

NOTES:
ACCORDING TO F.I.R.M. 220058 0095D, DATED 5-17-93, THIS PROPERTY LIES IN FLOOD ZONE "X".

ZONING: B1
ZONING REQUIREMENTS:
MAXIMUM HEIGHT: 45' - 4 STORIES
MINIMUM FRONT YARD: 20'
MINIMUM SIDE YARD: 5'
MINIMUM REAR YARD: 25'
MAXIMUM GROSS UNITS PER ACRE: 43.6

SITE TBM: TOP OF SANITARY SEWER MANHOLE
ELEVATION= 51.28

REFERENCE BENCHMARK: CP 103, ELEVATION= 48.26 (LWRRI 1969)

MAP SHOWING SURVEY OF
LOTS 20-C & 21-C
INDEPENDENCE PARK
PROFESSIONAL OFFICE PARK
LOCATED IN SECTION 83, T-7-S, R-1-E,
GREENSBURG LAND DISTRICT OF LOUISIANA,
PARISH OF EAST BATON ROUGE, LOUISIANA
FOR
BUECHE & ASSOCIATES

I HEREBY CERTIFY THAT THE ABOVE SHOWN SURVEY WAS ACTUALLY MADE ON THE GROUND, AS PER RECORD DESCRIPTION, AND IS CORRECT, AND THAT THERE ARE NO VISIBLE ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, UNLESS OTHERWISE SHOWN. THIS SURVEY IS IN ACCORDANCE WITH THE APPLICABLE MINIMUM STANDARDS OF PRACTICE FOR SURVEYS IN LOUISIANA FOR A CLASS "C" SURVEY.

THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT SHOWN HEREON AND DOES NOT EXTEND TO THIRD PARTIES, UNLESS THIS PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT THE SAME.

M. GREGORY BREAUX, P.L.S.
REG. NO. 4618

DATE

F.B. 639 PG. 14
F.B. 636 PG. 62

SIGMA CONSULTING GROUP, INC.
ENGINEERS AND SURVEYORS
10605 AIRLINE HWY. - BATON ROUGE, LA. 70816
225-293-0800

W:_SBI Projects 2000\Archive 2000\A05-029 Bueche & Associates - EBI Office\Survey\20C INDEPENDENCE PARK 11.08.05.dwg [Model] Nov 10, 2005 - 1:36pm