

RECORD LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Natchitoches, State of Louisiana, and is described as follows:

PARCEL 1:

THAT CERTAIN PARCEL OR TRACT OF LAND, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS SITUATED THEREON, LOCATED IN SECTIONS 48 AND 137, TOWNSHIP 9 NORTH, RANGE 7 WEST, 3rd AND PARISH OF NATCHITOCHES, LOUISIANA, AND BEING DESCRIBED AS PARCEL NO. 1 OF ALBERTSON'S SUBDIVISION, AS SAME IS SHOWN ON A SURVEY BY DENMON ENGINEERING CO., INC., DATED AUGUST 26, 1997, RECORDED AT MAP SLIDE 437A OF THE RECORDS OF NATCHITOCHES PARISH, LOUISIANA, AND DESCRIBED THEREON AS FOLLOWS:

COMMENCING FROM THE NORTHWEST CORNER OF SECTION 138, TOWNSHIP 9 NORTH, RANGE 7 WEST, RUN EAST 2,752.70 FEET TO A POINT; THENCE RUN NORTH 3,532.8 FEET TO A POINT MARKED BY AN IRON ROD BEING THE NORTHEAST CORNER OF THE INTERSECTION OF LOUISIANA HIGHWAY 6 AND LOUISIANA HIGHWAY 1 BY-PASS; THENCE RUN NORTH 61 DEGREES 25 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF LOUISIANA HIGHWAY 6, A DISTANCE OF 329.42 FEET TO THE POINT OF BEGINNING, MARKED BY A SET REBAR;

THENCE NORTH 28 DEGREES 35 MINUTES 00 SECONDS WEST A DISTANCE OF 47.83 FEET TO A SET REBAR; THENCE NORTH 02 DEGREES 49 MINUTES 44 SECONDS WEST A DISTANCE OF 169.70 FEET TO A SET REBAR; THENCE NORTH 76 DEGREES 01 MINUTES 00 SECONDS EAST A DISTANCE OF 50.82 FEET TO A SET REBAR; THENCE NORTH 87 DEGREES 10 MINUTES 15 SECONDS EAST A DISTANCE OF 109.63 FEET TO A SET REBAR; THENCE SOUTH 02 DEGREES 50 MINUTES 02 SECONDS EAST A DISTANCE OF 159.66 FEET TO A SET REBAR ON THE NORTH RIGHT-OF-WAY OF LOUISIANA HIGHWAY 6; THENCE SOUTH 65 DEGREES 03 MINUTES 38 SECONDS WEST A DISTANCE OF 56.20 FEET TO A FOUND IRON ROD ON THE NORTH RIGHT-OF-WAY OF LOUISIANA HIGHWAY 6 SOUTH;

THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY OF LOUISIANA HIGHWAY 6, SOUTH 61 DEGREES 25 MINUTES 00 SECONDS A DISTANCE OF 96.20 FEET BACK TO THE POINT OF BEGINNING;

THIS PARCEL "1" CONTAINS 0.695 ACRE AND IS SITUATED AT THE NORTHWEST INTERSECTION OF ROBELINE ROAD (NEW) AND LOUISIANA HIGHWAY NO. 6 IN THE CITY OF NATCHITOCHES, LOUISIANA, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, HAVING A MUNICIPAL ADDRESS OF 3900 UNIVERSITY PARKWAY, NATCHITOCHES, LOUISIANA 71457.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, THE BENEFIT OF PARCEL 1, AS SET FORTH IN THAT CERTAIN SPECIAL DECLARATION OF RESTRICTIONS, AND GRANT OF EASEMENTS, RECORDED ON OCTOBER 17, 1997, UNDER REGISTRY NUMBER 207791, IN CONVEYANCE BOOK 525, PAGE 422.

TITLE COMMITMENT EXCEPTION NOTES

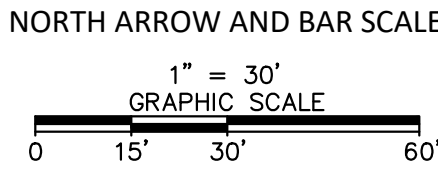
- 10
- NORTHWESTERN STATE COLLEGE GRANTS A UTILITY RIGHT OF USE IN FAVOR OF CLECO, RECORDED ON OCTOBER 30, 1959, UNDER REGISTRY NUMBER 110526, IN CONVEYANCE BOOK 237, PAGE 128.
(DOES NOT AFFECT SUBJECT PROPERTY)
- 11
- LOUISIANA STATE BOARD OF EDUCATION GRANTS A WATERLINE RIGHT OF USE IN FAVOR OF THE CITY OF NATCHITOCHES, RECORDED ON OCTOBER 21, 1959, UNDER REGISTRY NUMBER 110493, IN CONVEYANCE BOOK 238, PAGE 59.
(UNABLE TO DETERMINE, PLAT OF SURVEY SHOWING RIGHT-OF-WAY AREA ACROSS 3 SECTIONS IS NOT ATTACHED TO DOCUMENT)
- 12
- LOUISIANA STATE BOARD OF EDUCATION GRANTS A SEWER LINE RIGHT OF USE IN FAVOR OF THE CITY OF NATCHITOCHES, RECORDED ON AUGUST 1, 1966, UNDER REGISTRY NUMBER 123994, IN CONVEYANCE BOOK 271, PAGE 128.
(UNABLE TO DETERMINE, PROVIDED DOCUMENTATION DOES NOT HAVE THE MENTIONED SKETCH ATTACHED SHOWING THE RIGHT-OF-WAY)
- 13
- BUILDING SETBACK LINES DEPICTED ON SURVEY, RECORDED ON MAY 3, 1983, UNDER REGISTRY NUMBER 209208, IN MAP SLIDE 437-A.
(AFFECTS, PLOTTED AND SHOWN)
- 14
- BUILDING SETBACK LINES AND UTILITY RIGHTS OF USE DEPICTED ON PLAT OF SURVEY, RECORDED ON DECEMBER 9, 1998, UNDER REGISTRY NUMBER 0211013, IN CONVEYANCE BOOK 525, PAGE 414.
(DOCUMENT NOT PROVIDED)
- 15
- SPECIAL DECLARATION OF RESTRICTIONS, AND GRANT OF EASEMENTS, RECORDED ON OCTOBER 17, 1997, UNDER REGISTRY NUMBER 207791, IN CONVEYANCE BOOK 525, PAGE 422.
(AFFECTS, PLOTTED AND SHOWN)

LAND AREA

30297 SQ. FT. ±
0.695 ACRES ±

LIST OF POSSIBLE ENCROACHMENTS

- ⚠
- Back of parking area appears to cross Subject Property Line by as much as 9.5'.
- ⚠
- Back of parking area appears to cross Subject Property Line by as much as 11.9'.
- ⚠
- Fence appears to cross Subject Property Line by as much as 8.2'.



ZONING INFORMATION

ZONING DISTRICT: B-3 (COMMUNITY & CENTRAL BUSINESS DISTRICTS)
CURRENT USE: RETAIL

SETBACKS

- MIN. FRONT: 25'
- MIN. SIDE: NONE SPECIFIED
- MIN. REAR: 25'

MAX. HEIGHT: 45'

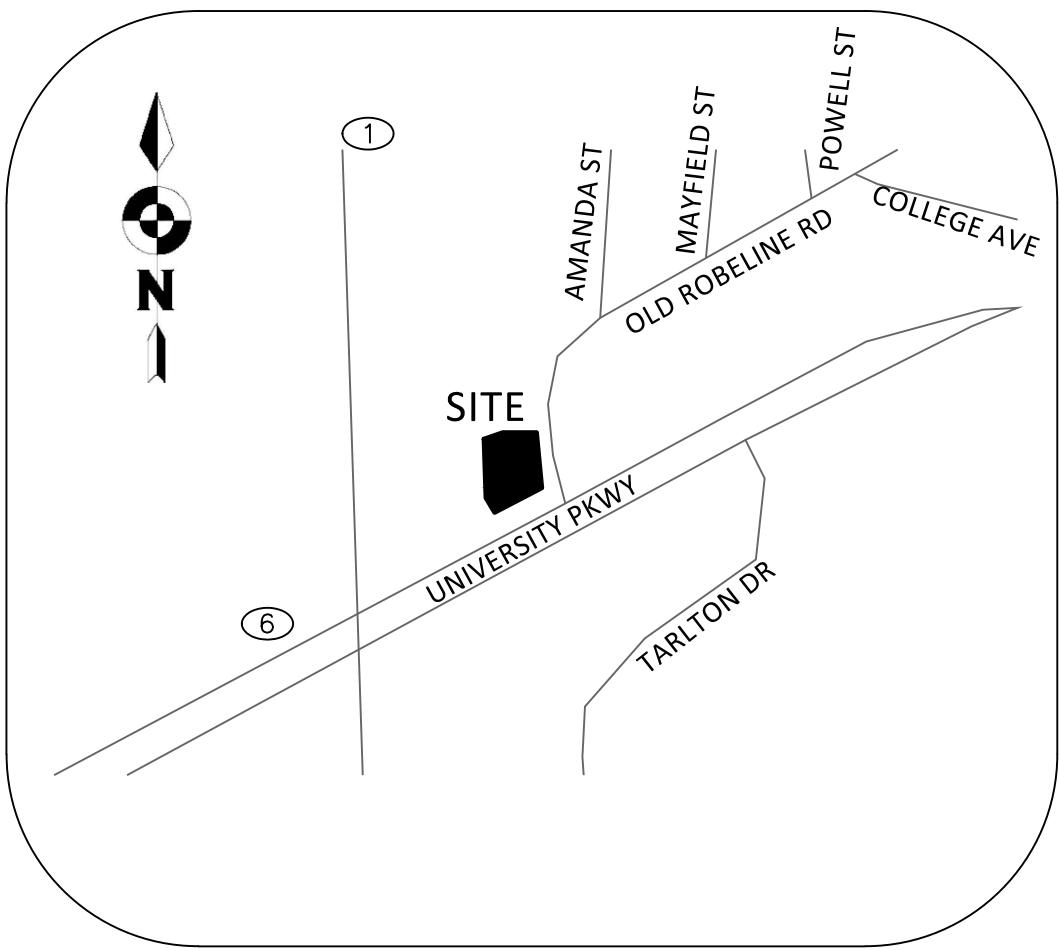
MIN. LOT AREA: NONE SPECIFIED
MIN. LOT WIDTH: NONE SPECIFIED
MIN. LOT DEPTH: NONE SPECIFIED
MAX. FLOOR AREA RATIO: NONE SPECIFIED
MAX. COVERAGE: NONE REQUIRED
MIN. PARKING: 1 SPACE PER 100 SQ. FT.
3,996 / 100 = 40 SPACES

ZONING INFORMATION OBTAINED FROM:
BUREAU VERITAS
10461 MILL RUN CIRCLE, SUITE 1100
OWINGS MILLS, MARYLAND 21117
800.733.0660
WWW.US.BUREAUVERITAS.COM

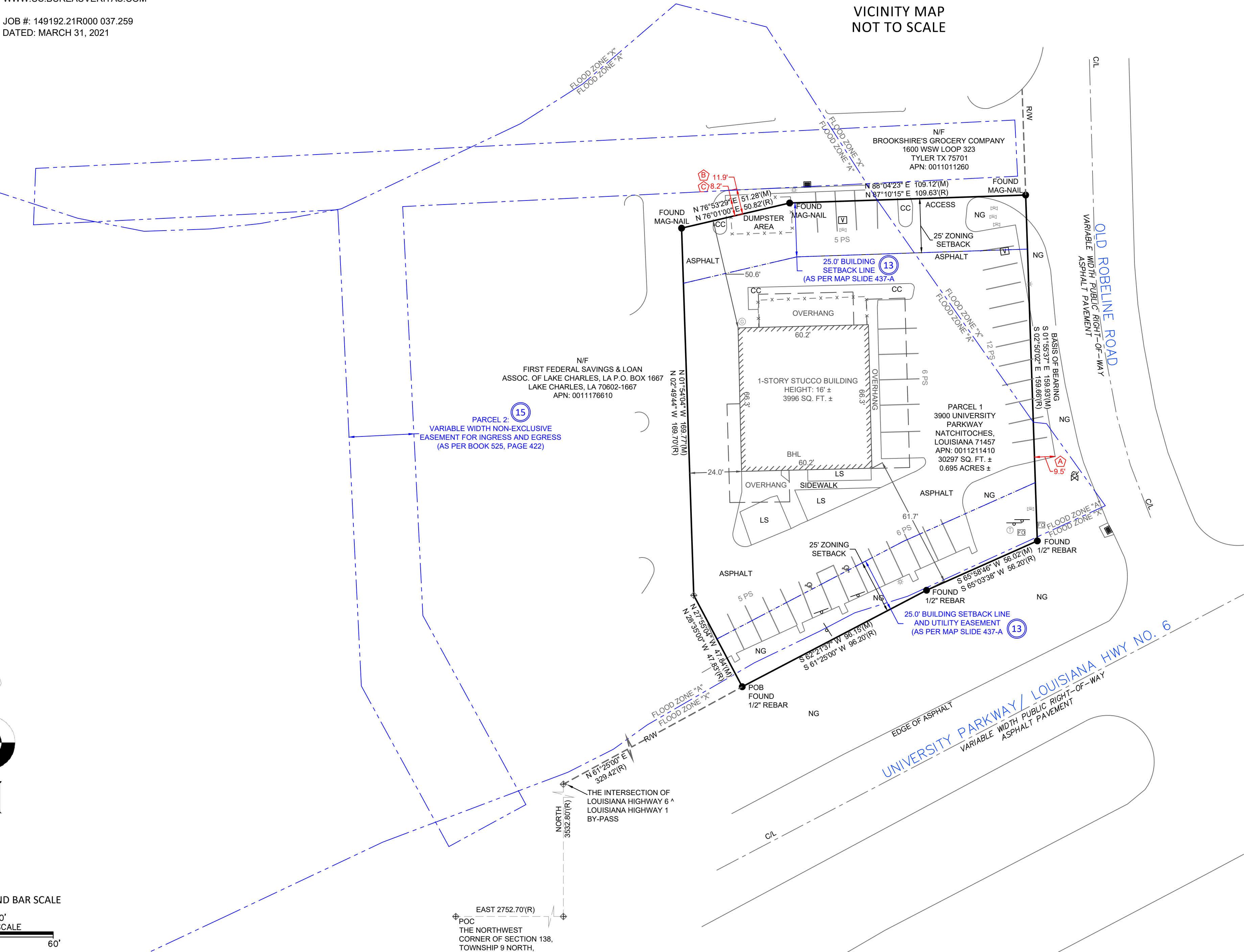
JOB #: 149192.21R000 037.259
DATED: MARCH 31, 2021

LEGEND OF SYMBOLS & ABBREVIATIONS

- FOUND MONUMENT (AS NOTED)
- ⊕ COMPUTED POINT
- C/L CENTERLINE OF ROAD
- R/W RIGHT-OF-WAY
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- NG NATURAL GROUND
- LS LANDSCAPING
- CC CONCRETE
- BHL BUILDING HEIGHT LOCATION
- FO FOUND OPTIC BOX
- SP LIGHT POLE
- PS WATER VALVE
- GS GAS METER
- HP HANDICAP PARKING
- TP TELEPHONE PEDESTAL
- SG SIGN
- SV GAS VALVE
- VG DRAIN GRATE
- UL UTILITY VAULT
- BOUNDARY LINE
- FLOOD LINE
- CENTERLINE OF ROAD
- RIGHT OF WAY
- x-x- FENCE
- - - BUILDING SETBACK



VICINITY MAP
NOT TO SCALE



GENERAL SURVEY NOTES:

1.
- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF LOUISIANA.
2.
- THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER LOUISIANA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83-2011, AS MEASURED ALONG THE EAST LINE OF THE SUBJECT PROPERTY WHICH BEARS S01°55'37"E PER GPS COORDINATE OBSERVATIONS.

LATITUDE: 31°45'12.7394"
LONGITUDE: -93°06'22.3680"
CONVERGENCE ANGLE: -00°19'14.8194"
3.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY OF LOUISIANA, COMMITMENT NO. NCS-1056799-27-CH12 WITH AN EFFECTIVE DATE OF MAY 27, 2021 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
4.
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS "X" AND "A" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 22069C0390D, WITH A DATE OF IDENTIFICATION OF 07/06/2015, FOR COMMUNITY NO. 220131, IN NATCHITOCHES COUNTY, STATE OF LOUISIANA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
5.
- THE PROPERTY HAS INDIRECT ACCESS TO UNIVERSITY PARKWAY AND OLD ROBELINE ROAD, BEING DEDICATED PUBLIC STREETS OR HIGHWAYS, BY WAY OF THE ACCESS EASEMENT RECORDED IN BOOK 525, PAGE 422.
6.
- THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE SUBJECT PROPERTY IS 36, INCLUDING 2 DESIGNATED HANDICAP SPACES.
7.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
8.
- THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
9.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
10.
- UTILITY NOTE: OBSERVED EVIDENCE OF UTILITIES HAS BEEN SHOWN PURSUANT TO SECTION 5 PARAGRAPH E (IV) OF THE ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS. 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 ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
11.
- THE BUILDING HEIGHT, SHOWN HEREON, WAS MEASURED BETWEEN THE HIGHEST POINT OF THE BUILDING AND THE FINISHED FLOOR ELEVATION IN THE APPROXIMATE LOCATION AS DEPICTED ON THE DRAWING.
12.
- THE NEAREST INTERSECTION OF STREETS IS UNIVERSITY PARKWAY AND OLD ROBELINE ROAD, WHICH IS APPROXIMATELY 85' FROM THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
13.
- THE DISTANCES SHOWN HEREON ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND)= 1.00008118349137.
14.
- IN REGARDS TO ALTA TABLE A ITEM 10, NO VISIBLE CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT; NECESSARY PERMISSIONS WERE NOT PROVIDED.

SURVEYOR'S CERTIFICATION

TO SRI OPERATING COMPANY, AN OKLAHOMA CORPORATION AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 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, 6B, 7A, 7B1, 7C, 8, 9, 10, 11(A), 13, 14, 16, 17 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 03/29/2021

DATE OF PLAT OR MAP 03/30/2021

MICHAEL O. COOK
PROFESSIONAL SURVEYOR NO. 4879
STATE OF LOUISIANA



DATED: 7/16/2021

RESPONSIBLE SURVEYOR CONTACT INFORMATION

Blew & Associates, P.A.

3825 North Shiloh Drive

Fayetteville, Arkansas, 72703

479-443-4506

Survey@Blewinc.com

SHEET 1 OF 1

Blew Job No: 21-1734

Drawn by: MV Approved by: MOC

Survey Coordinated by:

Bureau Veritas

510 E. Memorial Road, Suite A-1

Oklahoma City, OK 73114

800-411.2010

ALTA@bvna.com

www.bvna.com



**BUREAU
VERITAS**

ALTA /NSPS LAND TITLE SURVEY

NATCHITOCHES II 5096

BV PROJECT NO: 149192.21R000

BV SITE NO: 037.220

3900 UNIVERSITY PARKWAY

NATCHITOCHES, NATCHITOCHES COUNTY, LOUISIANA