

- SURVEY NOTES:**
1. BEARINGS AND COORDINATES ARE GRID, LA. STATE PLANE, NORTH ZONE, NAD 83, AND ELEVATIONS REFERENCE NAVD 83 AS PER GPS OBSERVATIONS UTILIZING THE CADOH NTRC.
 2. SUBJECT TRACTS ARE LOCATED IN ZONES "A" & "T" AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 22017C046H, DATED MAY 19, 2014 AS GRAPHICALLY DEPICTED HEREON.
 3. 1/2" IRON PIPES WERE SET AT ALL CORNERS UNLESS OTHERWISE SHOWN HEREON.
 4. 7.168 ACRE TRACT ABUTS WINSTON ROAD, 5.321 ACRE TRACT ABUTS BERT KOUNS INDUSTRIAL LOOP. ACCESS IS SUBJECT TO A DOTT APPROVAL.
 5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THIS SURVEY WAS MADE WITH THE BENEFIT OF FIRST AMERICAN TITLE INSURANCE COMPANY OF LOUISIANA, TITLE COMMITMENT NOS. 2021-020378 & 2021-020407 EFFECTIVE DATE AUGUST 29, 2021 AT 8:00 A.M. SURVEYOR HAS NOT MADE ANY INVESTIGATIVE SEARCH FOR TITLE EVIDENCE, ENCUMBRANCES, SERVITUDES, RESTRICTIVE COVENANTS, LEASES OR ANY OTHER FACT THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
 6. SUBJECT TRACTS ARE LOCATED CITY LIMITS OF SHREVEPORT, LA.
 7. TO THE SURVEYOR'S KNOWLEDGE ANY DETERMINATION OF THE SUBJECT TRACTS' CHARACTERIZATION AS A WETLAND BY ANY OFFICIAL GOVERNING AGENCY HAS NOT BEEN MADE.
 8. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF ANY CONDITIONS WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
 9. THE LOCATION OF UNDERGROUND UTILITIES AND SUBSURFACE DRAINAGE FACILITIES AS SHOWN HEREON IS BASED ON EXISTING ABOVE GROUND STRUCTURES AND PAINTED MARKINGS. ACTUAL LOCATIONS MAY VARY. SURVEYOR MAKES NO GUARANTEE OR WARRANTY AS TO THEIR EXACT LOCATION OR THAT ALL EXISTING UTILITIES ARE SHOWN. ONE CALL TICKETS 210180767 & 210180768 DATED 4-01-2021 AT 7AM.
 10. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
 11. THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES NOR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
 12. THERE ARE NOT PLOTTABLE OFFSITE EASEMENTS EXCEPT AS SHOWN.
 13. THERE ARE POSSIBLE ENCROACHMENTS SHOWN AND NOTED ON THE SOUTH LINE.

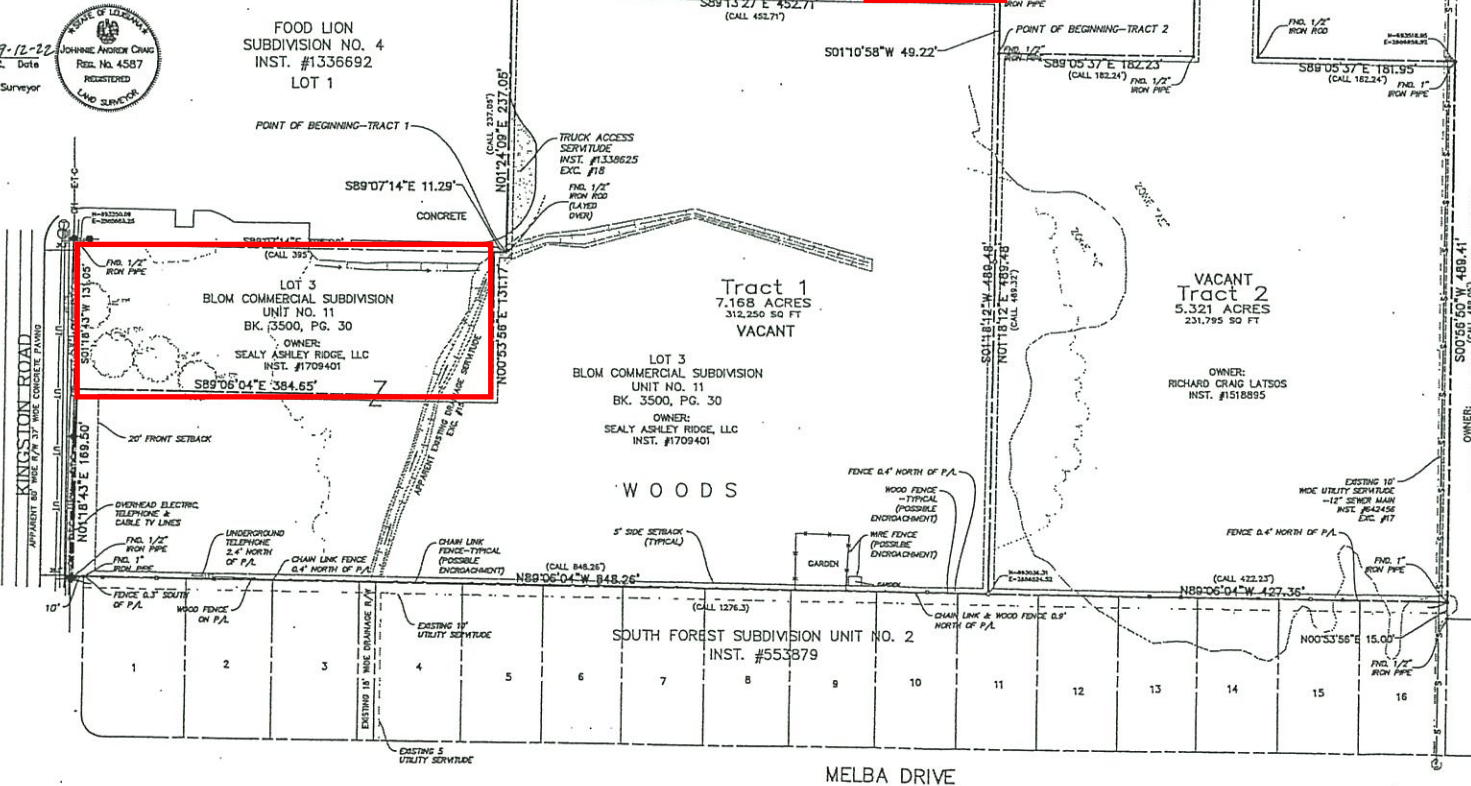
The undersigned hereby certifies to Ardennwood Partners, LP, a Louisiana limited partnership, Bankford Financial Services, Allier Housing Fund 298, LLC, a Delaware limited liability company, Sealy & Company, Inc., and First American Title Insurance Company, that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/ACSP Land Title Surveys, jointly established and adopted by ALTA and ACSP, and includes items 3.4, 5 through 3.6, and 13, 14, 16-19 of Table A thereof. The fieldwork was completed on 4-28-2021.

Date of Plat or Map: 4-28-2021

MOHR AND ASSOCIATES, INC. Date: 4-28-2021
Johny A. Craig
Registered Professional Land Surveyor
Registration No. 4587

STATE OF LOUISIANA
JOHNNIE ANDREW CRAIG
REG. NO. 4587
REGISTERED
LAND SURVEYOR

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ZONING: R-1-7
MINIMUM LOT AREA: 7000 SF
HEIGHT LIMITATION: MAXIMUM OF 35'
MAXIMUM FLOOR AREA: MAXIMUM BUILDING COVERAGE 50%
RATIO (OR OTHER TYPE: MAXIMUM IMPERVIOUS SURFACE 60%
OF BULK RESTRICTION):
LIMITATION OF NUMBER OF DWELLING UNITS (IF ANY): 1
PRINCIPAL BUILDING PER LOT
FRONT YARD REQUIREMENTS: 20' MINIMUM FRONT SETBACK
SIDE AND REAR YARD REQUIREMENTS: SIDE: MINIMUM 5'
INTERIOR SIDE SETBACK
REAR: MINIMUM 15' REAR SETBACK
PARKING REQUIREMENTS: MINIMUM OF 2 OFF-STREET VEHICLE
PARKING SPACES.

- COMMITMENT NO. 2021-020378
SCHEDULE B, PART II, EXCEPTIONS
11. INTENTIONALLY DELETED
 12. INTENTIONALLY DELETED
 13. OIL, GAS & A LIQUID HYDROCARBONS LEASE DATED NOVEMBER 11, 2009, EFFECTIVE OCTOBER 29, 2009, FILED UNDER ENTRY NO. 2261961, RECORDS OF CADDO PARISH, LOUISIANA, PROVIDED THE SURFACE SHALL NOT BE USED FOR DRILLING OPERATIONS, AFFECTS, NOT A SURVEY MATTER
 14. HOUSING CREDIT PERCENTAGE COMMITMENT AGREEMENT AND COMMITMENT TO ALLOCATED 2021 HOUSING CREDITS BY AND BETWEEN ARDENWOOD PARTNERS, LP (TAXPAYER) AND LOUISIANA HOUSING CORPORATION (CREDIT AGENCY), DATED MARCH 22, 2021 AND FILED UNDER ENTRY 2828283, RECORDS OF CADDO PARISH, LOUISIANA, AFFECTS, NOT A SURVEY MATTER
 15. APPARENT DRAINAGE SERVITUDE, TRAVELING THE PROPERTY AS SHOWN ON PLAT PREPARED BY MOHR AND ASSOCIATES, INC. DATED JULY 18, 2021, AFFECTS, SHOWN
 16. SERVITUDE SET FORTH ON PLAT PREPARED BY MOHR AND ASSOCIATES, INC. DATED JULY 18, 2021, AFFECTS, SHOWN
 17. INTENTIONALLY DELETED
 18. SERVITUDES AGREEMENT BY AND BETWEEN COMMERCIAL NATIONAL BANK AND FOOD LION, INC. DATED MARCH 26, 1992, RECORDED UNDER ENTRY NO. 1338625 OF THE RECORDS OF CADDO PARISH, LOUISIANA, AFFECTS, SHOWN
- COMMITMENT NO. 2021-020407
SCHEDULE B, PART II, EXCEPTIONS
11. INTENTIONALLY DELETED
 12. OIL, GAS & MINERAL LEASE IN FAVOR OF CHESAPEAKE LOUISIANA, L.P., DATED MARCH 19, 2010, FILED UNDER ENTRY NO. 2280018, RECORDS OF CADDO PARISH, LOUISIANA, HAVING A PRIMARY TERM OF 3 YEARS, MAY AFFECT, NOT A SURVEY MATTER
 13. INTENTIONALLY DELETED
 14. HOUSING CREDIT PERCENTAGE COMMITMENT AGREEMENT AND COMMITMENT TO ALLOCATED 2021 HOUSING CREDITS BY AND BETWEEN ARDENWOOD PARTNERS, LP (TAXPAYER) AND LOUISIANA HOUSING CORPORATION (CREDIT AGENCY), DATED MARCH 22, 2021 AND FILED UNDER ENTRY 2828283, RECORDS OF CADDO PARISH, LOUISIANA, AFFECTS, NOT A SURVEY MATTER
 15. INTENTIONALLY DELETED
 16. RIGHT OF WAY IN FAVOR OF SOUTHWEST ELECTRIC POWER COMPANY DATED DECEMBER 21, 1976 AND FILED UNDER ENTRY NO. 704563 OF THE RECORDS OF CADDO PARISH, LOUISIANA, AFFECTS, SHOWN
 17. UTILITY AND DRAINAGE EASEMENTS REFERENCED IN THAT CERTAIN ACT FILED UNDER ENTRY NO. 642456, DATED DECEMBER 23, 1974 OF THE RECORDS OF CADDO PARISH, AFFECTS, SHOWN.

DATE
4-28-2021

SCALE
1"=60'

DRAWN
B. ANDERSON

JOB
37928

SHEET
1

OF 2 SHEETS

MOHR AND ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
1324 N. HEARNE AVE., SUITE 301
SHREVEPORT, LOUISIANA 71107
PHONE: (504) 686-7190
FAX: (504) 402-4400

ALTA/ACSP LAND TITLE SURVEY OF 2 TRACTS OF
LAND LOCATED IN SECTION 2, T16N-R14W,
SHREVEPORT, CADDO PARISH, LOUISIANA
FOR ROWANOK DEVELOPMENT

2/12/2022 3:22:21 PM V:\SUBMIT\TOWANOK DEVELOPMENT, LLC\BERT KOLINS AND KINGSTON ALTA DRAWINGS\37728-ALTA TRACTS 1&2 2022.DWG

Downloaded from <http://ajph.org/> on May 4, 2015

Said tract herein described containing 7.158 acres, more or less.

Said tract herein described contains 5.29 acres (more or less).

Said tract herein described containing 12.489 acres, more or less.



ORIGIN
BOWMANOK DEVELOPMENT

of 2 Sheets