

BOUNDARY SURVEY

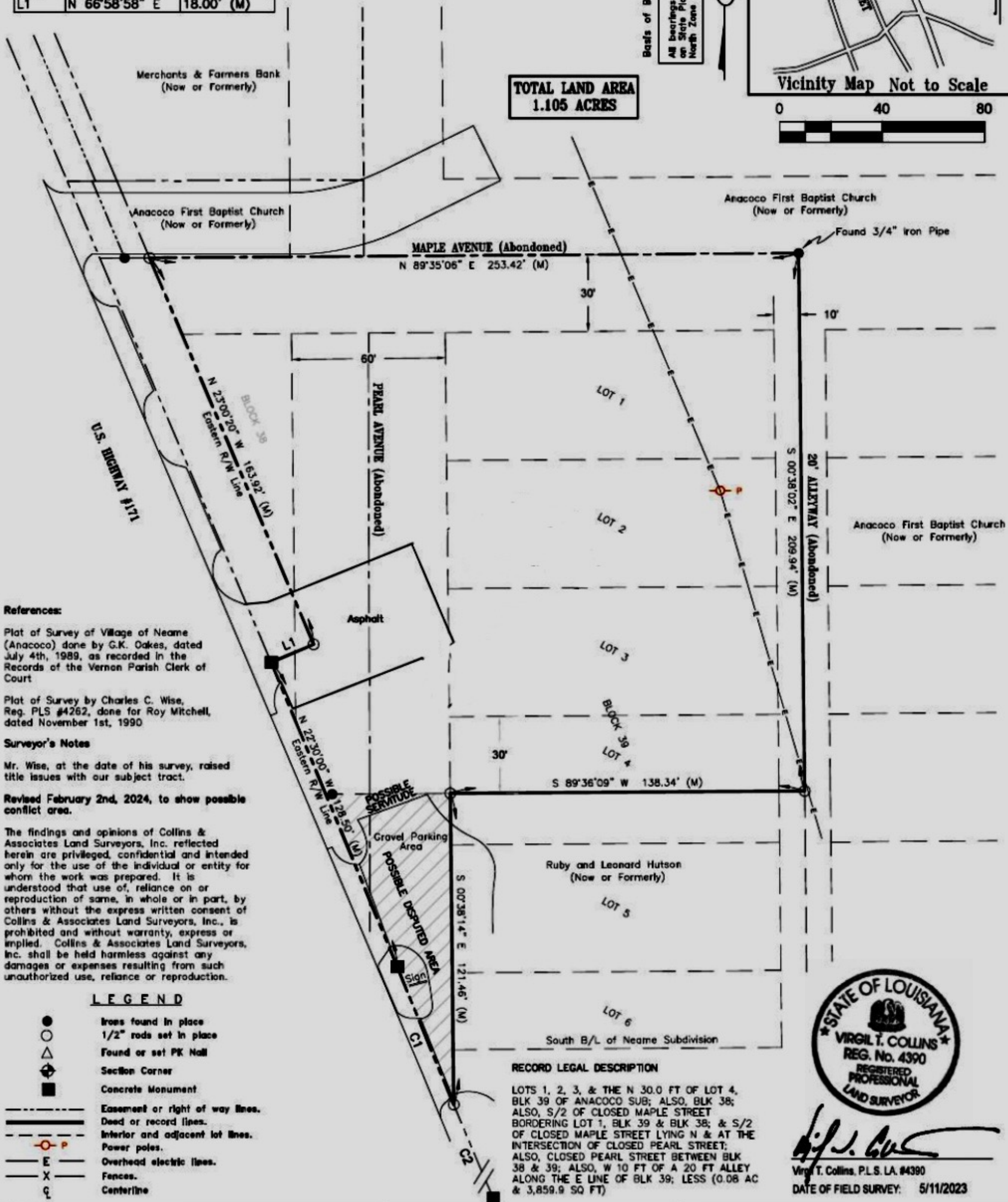
Situated in:
Blocks 38 & 39 in the Village of Anacoco Subdivision
Southeast Quarter of Section 12, Township 3 North, Range 10
West, Northwestern Land District, Louisiana Meridian, Vernon
Parish, Louisiana

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5724.98' (M)	58.21' (M)	58.21' (M)	S 22°17'09" E	0°34'57"
C2	5724.98' (M)	102.12' (M)	102.12' (M)	S 23°05'17" E	1°01'19"

LINE	BEARING	DISTANCE
L1	N 66°58'58" E	18.00' (M)

Base of Bearings:

All bearings shown hereon are based
on State Plane Coordinates, Louisiana
North Zone 1701, GEOD 18



References:

Plat of Survey of Village of Neame (Anacoco) done by G.K. Oakes, dated July 4th, 1989, as recorded in the Records of the Vernon Parish Clerk of Court

Plat of Survey by Charles C. Wise, Reg. PLS #4262, done for Roy Mitchell, dated November 1st, 1990

Surveyor's Notes

Mr. Wise, at the date of his survey, raised title issues with our subject tract.

Revised February 2nd, 2024, to show possible conflict area.

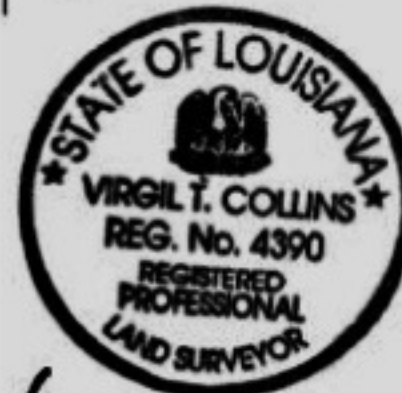
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LEGEND

- Irons found in place
- 1/2" rods set in place
- △ Found or set PK Nail
- ⊕ Section Corner
- Concrete Monument
- Easement or right of way lines.
- Dead or record lines.
- - - Interior and adjacent lot lines.
- P Power poles.
- E Overhead electric lines.
- X Fences.
- ℄ Centerline

RECORD LEGAL DESCRIPTION

LOTS 1, 2, 3, & THE N 30.0 FT OF LOT 4, BLK 39 OF ANACOCO SUB; ALSO, BLK 38; ALSO, S/2 OF CLOSED MAPLE STREET BORDERING LOT 1, BLK 39 & BLK 38; & S/2 OF CLOSED MAPLE STREET LYING N & AT THE INTERSECTION OF CLOSED PEARL STREET; ALSO, CLOSED PEARL STREET BETWEEN BLK 38 & 39; ALSO, W 10 FT OF A 20 FT ALLEY ALONG THE E LINE OF BLK 39; LESS (0.08 AC & 3,859.9 SQ FT)



Virgil T. Collins
Virgil T. Collins, P.L.S. LA. #4390
DATE OF FIELD SURVEY: 5/11/2023

NOTE:
THE WORD "CERTIFY" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF. AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X".
FEMA MAP PANEL NO.: 22115C0075E
REVISED: 3/20/2018

THE SERVITUDES AND RESTRICTIONS SHOWN HEREON ARE THOSE VISIBLE ON THE GROUND OR SET FORTH IN THE DESCRIPTION FURNISHED TO US BY THE CLIENT OR REPRESENTATIVE AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN IN COMPILING THE DATA FOR THIS SURVEY.

I CERTIFY THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION, AND THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY OTHER THAN THOSE SHOWN HEREON. MADE AT THE REQUEST OF:

TRAVAL ROBISON

SITE SITUATED IN:
Blocks 38 & 39 in the Village of Anacoco Subdivision
Southeast Quarter of Section 12, Township 3 North,
Range 10 West, Northwestern Land District, Louisiana
Meridian, Vernon Parish, Louisiana

COLLINS LAND SURVEYORS

Licensed To Serve Louisiana, Texas, Arkansas, Mississippi, and Alabama

2105 Peach Street,
DeRidder, LA 70634
337-239-5902 office

DATE:	SCALE:	REFERENCES:	DRAWN BY:	CHECKED BY:	JOB NO.:	PLAT No.:	THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR A CLASS "B" SURVEY ACCORDING TO THE "LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."
5/17/2023	1"=40'	N/A	LMC	JHC	2230053	2230053	