Curve Table				
Curve #	Length	Radius	CHORD BEARING	CHORD DIST.
C2	305.90'	109.28'	N74°53'14"E	215.36'
C1	36.63'	32.50'	S57°16'01"E	34.73'

CALCASIEU PARISH PUBLIC TRUST
LOT 1
EAST WOOD OFFICE PARK, PHASE II
LeJOLLIET APARTMENT COMPLEX
PO BOX 1425
LAKE CHARLES, LA 70602

MACH ENTERPRISES
LOT 2-A
EASTWOOD OFFICE PARK
PO BOX 53962
LAFAYETTE, LA 70505

1/2" IRON ROD W/CAP

S89°02'15"E 516.44'

S89°02'15"E 162.33'

C1

N90°00'00"E 90.62'

N90°00'00"E 289.76'

B

20' DRAINAGE EASEMENT
C.M. CHARTER CAPITAL CORP, ET AL
PLAT BK 22 PG. 277
PLAT BK 54 FOLIO 54

15' UTILITY EASEMENT
C.M. CHARTER CAPITAL CORP, ET AL
PLAT BK 22 PG. 277
PLAT BK 54 FOLIO 54

C2

S46°18'21"W 289.41'

N46°18'21"E 289.41'

20' UTILITY EASEMENT
THE CITY OF LAKE CHARLES LOUISIANA
LE JOLLIET, LP, ET AL
COB 3835 FOLIO 297
PLAT BK 54 FOLIO 54

12' POWER SERVITUDE
GULF STATES UTILITY COMPANY
COB 2448 FOLIO 354
10-13-1994

PROPOSED 10'
DRAINAGE SERVITUDE*

S00°09'48"W 68.25'

N00°09'48"E 68.25'

N89°50'12"W 202.72'

S89°50'12"E 202.72'

LDG LAND HOLDINGS, LLC
LOT 2-B-1
EAST WOOD OFFICE PARK
433427.21 SQ.FT.
9.950 ACRES
(ACREAGE INCLUDES PROPOSED POLICE SUBSTATION TRACT)

L5

L4

L6

L7

L8

PROPOSED 25'
ACCESS SERVITUDE
177598.71 SQ. FT.
0.404 ACRES

L3

L9

L2

L1

L10

5TH AVE. (100' ROW)
CITY OF LAKE CHARLES
COB 1048 FOLIO 357
03-25-1968

N00°19'57"E 561.86'

S00°19'55"W 779.85'

P.O.B. PROPOSED 25'
ACCESS SERVITUDE
N: 617,254.94
E: 2,694,795.50

S00°32'40"E 236.85'

N00°32'40"W 236.85'

LDG LAND HOLDINGS, LLC
LOT 2-B-2
EAST WOOD OFFICE PARK
443752.50 SQ.FT.
10.187 ACRES

PROPOSED 100' X 300' POLICE SUBSTATION
TRACT ACCORDING TO REF. MAP NO. 2

N33°45'54"W 160.56'

S33°45'54"E 160.56'

30' MAINTENANCE RIGHT-OF-WAY
C.M. CHARTER CAPITAL CORP, ET AL
PLAT BK.22 PG. 277
PLAT BK 54 FOLIO 54

60' DRAINAGE RIGHT-OF-WAY
C.M. CHARTER CAPITAL CORP, ET AL
PLAT BK 22 PG. 277
PLAT BK 54 FOLIO 54

0.18 ACRES IN
FLOOD ZONE AE
BFE: 13.0 FT.

P.O.B. LOT 2-B-1
N: 617,132.63
E: 2,694,794.79

N88°43'32"W 350.00'

N00°22'46"E 130.00'

15' SANITARY SEWER EASEMENT
CITY OF LAKE CHARLES
COB 3335 FOLIO 259
4-18-2007

TRACT A
C.A.R.C. INC
4100 SEN J. BENNET JOHNSON
LAKE CHARLES, LA 70615

10' WATER MAIN EASEMENT
GREATER LAKE CHARLES WATER COMPANY
COB 1368 FOLIO 210
9-23-1976

S89°40'03"E 50.16'

N00°19'57"E 162.84'

S01°13'36"W 94.95'

N01°13'36"E 94.95'

N88°46'24"W 165.78'

N88°46'24"W 172.21'

A

95.31'

N88°46'24"W 267.52'

N00°03'50"E 33.59'

S88°41'49"E 783.37'

N88°43'49"W 512.83'

SECTION 16,
T-10-S, R-8-E
SECTION 21,
T-10-S, R-8-E

P.O.C.
FOUND 1" IRON PIPE
SW CORNER OF W 1/2 OF SE 1/4,
SEC 16, T-10-S, R-8-W
N: 616,970.09
E: 2,694,743.68

P.O.B. LOT 2-B-2
N: 616,951.98
E: 2,695,577.01

CSC SERVICE WORKS, INC.

PC WILLSHIRE, LLC
4956 NORTH 300 WEST
SUITE 300
PROVO, UTAH 84604

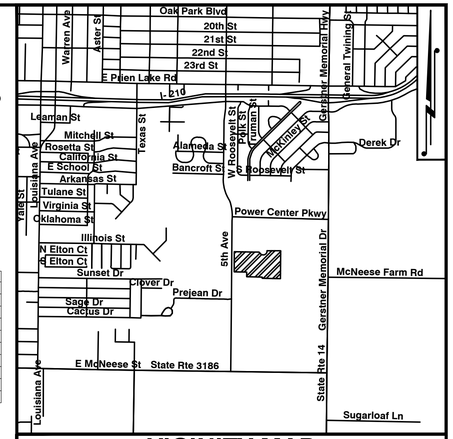
CTC FINANCIAL
INVESTMENTS, LLC
PO BOX 6976
LAKE CHARLES, LA 70606

LEGEND:

- SET 5/8" IRON ROD
- FOUND 5/8" IRON ROD (OR AS SHOWN)
- POWER POLE
- LIGHT POLE
- P — OVERHEAD POWER LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°19'56" E	25.47'
L2	N 89°38'50" E	43.27'
L3	N 00°18'34" E	97.15'
L4	N 74°25'19" E	123.47'
L5	S 89°54'16" E	434.33'
L6	S 00°32'40" E	25.08'
L7	N 89°50'58" W	422.90'
L8	S 76°03'00" W	108.60'
L9	S 00°16'10" W	105.64'
L10	N 89°36'32" W	68.66'



VICINITY MAP
SCALE: 1"= 2000'
SCALE IN FEET
2000' 1000' 0' 2000' 4000' 6000'

LINDSAY BROOKE
BODIN SPANO
8768 FOURMILE CANYON DRIVE
BOULDER, CO 80302

BOTTLING GROUP, LLC
1412 MAIN STREET
SUITE 1500
DALLAS, TX 75202

DESCRIPTION OF LOT 2-B-1

A CERTAIN TRACT OF LAND BEING A PORTION OF EASTWOOD OFFICE PARK SUBDIVISION LOT 2-B, SITUATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 10 SOUTH, RANGE 8 WEST, CITY OF LAKE CHARLES, PARISH OF CALCASIEU, STATE OF LOUISIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND 1" IRON PIPE, BEING THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP TEN (10) SOUTH, RANGE EIGHT (8) WEST; THENCE S 89°40'03" E A DISTANCE OF 50.16' TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF 5TH AVENUE; THENCE, ALONG SAID EASTERN RIGHT OF WAY LINE, N 00°19'57" E A DISTANCE OF 162.84' TO A FOUND 5/8" IRON ROD AT THE SOUTHWEST CORNER AND POINT OF BEGINNING (P.O.B. LOT 2-B-1) OF HEREINAFTER DESCRIBED PROPERTY;

THENCE, CONTINUING ALONG THE EASTERN RIGHT OF WAY LINE OF 5TH AVENUE, N 00°19'57" E A DISTANCE OF 561.86' TO A FOUND 1/2" IRON ROD WITH CAP;

THENCE S 89°02'15" E A DISTANCE OF 516.44' TO A FOUND 5/8" IRON ROD;

THENCE S 89°02'15" E A DISTANCE OF 162.33' TO A FOUND 5/8" IRON ROD;

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 36.63', A RADIUS OF 32.50', A CHORD BEARING OF S 57°16'01" E, AND A CHORD LENGTH OF 34.73' TO A FOUND 5/8" IRON ROD;

THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 305.90', A RADIUS OF 109.28', A CHORD BEARING OF N 74°53'14" E, AND A CHORD LENGTH OF 215.36' TO A FOUND 5/8" IRON ROD;

THENCE N 90°00'00" E A DISTANCE OF 90.62' TO A SET 5/8" IRON ROD;

THENCE S 46°18'21" W A DISTANCE OF 289.41' TO A SET 5/8" IRON ROD;

THENCE S 00°09'48" W A DISTANCE OF 68.25' TO A SET 5/8" IRON ROD;

THENCE N 89°50'12" W A DISTANCE OF 202.72' TO A SET 5/8" IRON ROD;

THENCE S 00°32'40" E A DISTANCE OF 236.85' TO A SET 5/8" IRON ROD;

THENCE S 33°45'54" E A DISTANCE OF 160.56' TO A SET 5/8" IRON ROD;

THENCE S 01°13'36" W A DISTANCE OF 94.95' TO A SET 5/8" IRON ROD;

THENCE N 88°46'24" W A DISTANCE OF 172.21' TO A SET 5/8" IRON ROD;

THENCE N 88°46'24" W A DISTANCE OF 165.78' TO A FOUND 5/8" IRON ROD;

THENCE N 00°22'46" E A DISTANCE OF 130.00' TO A FOUND 5/8" IRON ROD;

THENCE N 88°43'32" W A DISTANCE OF 350.00' BACK TO THE POINT OF BEGINNING AND CONTAINING 433,427.21 SQUARE FEET OR 9.950 ACRES.

DESCRIPTION OF LOT 2-B-2

A CERTAIN TRACT OF LAND BEING A PORTION OF EASTWOOD OFFICE PARK SUBDIVISION LOT 2-B, SITUATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 10 SOUTH, RANGE 8 WEST, CITY OF LAKE CHARLES, PARISH OF CALCASIEU, STATE OF LOUISIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1" IRON PIPE, BEING THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP TEN (10) SOUTH, RANGE EIGHT (8) WEST; THENCE S 89°40'3" E A DISTANCE OF 50.16' TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF 5TH AVENUE; THENCE S 88°41'49" E A DISTANCE OF 783.37' TO A FOUND 5/8" IRON ROD AT THE SOUTHWEST CORNER AND POINT OF BEGINNING (P.O.B. LOT 2-B-2) OF HEREINAFTER DESCRIBED PROPERTY;

THENCE N 00°03'50" E A DISTANCE OF 33.59' TO FOUND 5/8" IRON ROD;

THENCE N 88°46'24" W A DISTANCE OF 95.31' TO A SET 5/8" IRON ROD;

THENCE N 01°13'36" W A DISTANCE OF 94.95' TO A SET 5/8" IRON ROD;

THENCE N 33°45'54" W A DISTANCE OF 160.56' TO A SET 5/8" IRON ROD;

THENCE N 00°32'40" W A DISTANCE OF 236.85' TO A SET 5/8" IRON ROD;

THENCE S 89°50'12" E A DISTANCE OF 202.72' TO A SET 5/8" IRON ROD;

THENCE N 00°09'48" E A DISTANCE OF 68.25' TO A SET 5/8" IRON ROD;

THENCE N 46°18'21" E A DISTANCE OF 289.41' TO A SET 5/8" IRON ROD;

THENCE N 90°00'00" E A DISTANCE OF 289.76' TO A FOUND 5/8" IRON ROD;

THENCE S 00°19'55" W A DISTANCE OF 779.85' TO A FOUND 5/8" IRON ROD;

THENCE N 88°43'49" W A DISTANCE OF 512.83' BACK TO THE POINT OF BEGINNING AND CONTAINING 443752.50 SQUARE FEET OR 10.187 ACRES.

DESCRIPTION OF 25' ACCESS SERVITUDE

A CERTAIN TRACT OF LAND CROSSING LOT 2-B-1 OF EASTWOOD OFFICE PARK SUBDIVISION, SITUATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 10 SOUTH, RANGE 8 WEST, CITY OF LAKE CHARLES, PARISH OF CALCASIEU, STATE OF LOUISIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1" IRON PIPE, BEING THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP TEN (10) SOUTH, RANGE EIGHT (8) WEST; THENCE S 89°40'3" E A DISTANCE OF 50.16' TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF 5TH AVENUE; THENCE, ALONG THE EASTERN RIGHT OF WAY LINE OF 5TH AVENUE, N 00°19'57" E A DISTANCE OF 162.84' TO A FOUND 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 2-B-1 OF EASTWOOD OFFICE PARK SUBDIVISION; THENCE, ALONG THE WESTERN BOUNDARY LINE OF SAID LOT 2-B-1, N 00°19'57" E A DISTANCE OF 122.31' TO THE POINT OF BEGINNING OF HEREINAFTER DESCRIBED 25' ACCESS SERVITUDE;

THENCE, CONTINUING ALONG SAID WESTERN BOUNDARY LINE, N 00°19'56" E A DISTANCE OF 25.47' TO A POINT;

THENCE, N 89°38'50" E A DISTANCE OF 43.27' TO A POINT;

THENCE, N 00°18'34" E A DISTANCE OF 97.15' TO A POINT;

THENCE, N 74°25'19" E A DISTANCE OF 123.47' TO A POINT;

THENCE, S 89°54'16" E A DISTANCE OF 434.33' TO A POINT ON THE EASTERN BOUNDARY LINE OF SAID LOT 2-B-1;

THENCE, ALONG SAID EASTERN BOUNDARY LINE, S 00°32'40" E A DISTANCE OF 25.08' TO A POINT;

THENCE, N 89°50'58" W A DISTANCE OF 422.90' TO A POINT;

THENCE, S 76°03'00" W A DISTANCE OF 108.60' TO A POINT;

THENCE, S 00°16'10" W A DISTANCE OF 105.64' TO A POINT;

THENCE, N 89°36'32" W A DISTANCE OF 68.66' BACK TO THE POINT OF BEGINNING AND CONTAINING 177,598.71 SQUARE FEET OR 0.404 ACRES.

OWNER
LDG LAND HOLDINGS, LLC
545 SOUTH 3RD ST.
LOUISVILLE, KY 40202

UTILITY NOTES:

SANITARY	-	CITY OF LAKE CHARLES 1132 W 18TH ST. LAKE CHARLES, LA 70601 (337)491-1224	ELECTRIC	-	ENTERGY 303 N. RYAN ST LAKE CHARLES, LA 70601 (800)368-3749
WATER	-	CITY OF LAKE CHARLES WATER DIVISION 326 W. PUJO ST LAKE CHARLES, LA 70601 (337)491-1307	PHONE	-	AT&T 419 W. PRIEN LAKE RD. LAKE CHARLES, LA 70601 (337)497-8040
GAS	-	CENTERPOINT ENERGY 3700 GERSTNER MEMORIAL LAKE CHARLES, LA 70607 (866)275-5252	CABLE TV	-	COX COMMUNICATIONS 1538 E PRIEN LAKE RD LAKE CHARLES, LA 70601 (337)221-5852

ZONING NOTE:

CURRENT ZONING: BUSINESS

SCALE: 1" = 60'
60' 30' 0' 60' 120' 180'

REFERENCE MAPS:

1) ALTA/NSPS LAND TITLE SURVEY, LOT 1, EAST WOOD OFFICE PARK, PHASE II, 5TH AVENUE AND CENTRE PARKWAY, CALCASIEU PARISH, LA; BY T. BAKER SMITH, LLC; DATED AUGUST 3, 2018.

2) EAST WOOD OFFICE PARK SUBDIVISION; BY: D.W. JESSEN, JR., P.L.S.; DATED: APRIL 13, 2009; RECORDED IN CALCASIEU PARISH CLERCK OF COURTS PLAT BOOK 22, PAGE 277, FILE NUMBER 2917353.

3) 20 FOOT UTILITY EASEMENT TO THE CITY OF LAKE CHARLES; BY: D.W. JESSEN, JR., P.L.S.; DATED: SEPTEMBER 18, 2012; RECORDED IN CALCASIEU PARISH CLERCK OF COURTS BOOK 3835, PAGE 297, FILE NUMBER 3074105.

4) C.A.R.C. TRACT B; BY: D.W. JESSEN, JR., P.L.S.; DATED: FEBRUARY 15, 2008; RECORDED IN CALCASIEU PARISH CLERCK OF COURTS BOOK 3457, PAGE 278, FILE NUMBER 2858670 (NOT APPROVED BY PLANNING AND ZONING).

5) FRONTIER HOSPITAL TRACT "A"; BY: D.W. JESSEN, JR., P.L.S.; DATED: SEPTEMBER 18, 2012; RECORDED IN CALCASIEU PARISH CLERCK OF COURTS BOOK 3824, PAGE 638, FILE NUMBER 3067887 (NOT APPROVED BY PLANNING AND ZONING).

6) LEGAL DESCRIPTION FOR PROPOSED ROAD RIGHT OF WAY WITHIN THE EAST WOOD OFFICE PARK SUBDIVISION, LAKE CHARLES; BY D.W. JAESSEN & ASSOCIATES, LLC; DATED APRIL 16, 2009.

FLOOD ZONE NOTE:

THIS PROPERTY HAS BEEN DETERMINED TO BE LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN) AND ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED) AS INDICATED ON FLOOD INSURANCE RATE MAP FOR THE CALCASIEU PARISH, LOUISIANA, AND INCORPORATED AREAS; PANEL 480 OF 715, MAP NUMBER 22019C0480F EFFECTIVE DATE: FEBRUARY 18, 2011,PANEL 485 OF 715, MAP NUMBER 22019C0485F EFFECTIVE DATE: FEBRUARY 18, 2011, PANEL 490 OF 715, MAP NUMBER 22019C0490F EFFECTIVE DATE: FEBRUARY 18, 2011, AND PANEL 495 OF 715, MAP NUMBER 22019C0495F EFFECTIVE DATE: FEBRUARY 18, 2011.

GENERAL NOTES:

1) BEARINGS AND DIMENSIONS ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011) AS DERIVED FROM STATIC GPS OBSERVATIONS PREFORMED ON JANUARY 26, 2017 , PROCESSED THROUGH OPUS USING CORS STATIONS DN4512 TXOR, DE8095 MCNE, AND DP7417 CALC. AREA CALCULATIONS HAVE BEEN MADE RELATIVE TO SAID GRID COORDINATES.

2) NO ATTEMPT HAS BEEN MADE BY THE SURVEYOR TO VERIFY TITLE OR ACTUAL LEGAL OWNERSHIP.

4) UTILITIES LOCATED FROM LA ONE CALL

5) FLOOD ZONE AND FLOODWAY INFO SCALED FROM FIRMETTE MAPS.

6) PROPERTY OWNER INFORMATION GATHERED FROM PUBLIC INFORMATION ON RECORD AT THE CALCASIEU PARISH TAX ASSESSORS OFFICE.

7) FIELD SURVEY WAS COMPLETED ON JUNE 14, 2022. EXISTING CORNER MONUMENTS WERE VERIFIED AND DIVISION LINES SET DURING A FIELD SURVEY PERFORMED ON ??????.

8) THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT OTHERWISE SHOWN HEREON.

*9) CENTERLINE OF PROPOSED 10' DRAINAGE SERVITUDE RUNS ALONG SHARED PROPERTY BOUNDARY LINE BETWEEN LOTS 2-B-1 & 2-B-2, FROM CORNER IDENTIFIED BY THE LETTER "A" TO CORNER IDENTIFIED BY THE LETTER "B" SHOWN HEREON. SAID SERVITUDE EXTENDS FOR 5 FEET ON EACH SIDE OF SAID PROPERTY BOUNDARY LINE.

CERTIFICATION:

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND MEETS THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS UNDER A CLASS "B" SURVEY AS ADOPTED BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD.

APPROVED: _____ 10/03/2023
JACOB J. CALLAIS, P.L.S. # 5132 DATE

NOTES:

LDG Development

REV. NO:	REV. DATE:	REV. DESCRIPTION:	REV. BY:
00	--/--/--		

REVISIONS

TBS T. BAKER SMITH
A CENTURY OF SOLUTIONS
1100 South Acadia Road, Thibodaux, LA 70301
(985)446-7970 - tbsmith.com

SCALE: 1" = 60'
60' 30' 0' 60' 120' 180'

DRAWN BY:	SMB	APPROVED BY:	JJC
DATE:	10/03/2023	JOB NO:	2019.0536
DRAWING NAME:	2019.0536_RESUB.DWG		
PROJECTION: SPCS LA SOUTH (1702) GEO. DATUM: NAD83 | VERT. DATUM: NAVD88 GRID UNITS: US SURVEY FEET			
SHEET NO:	1 OF 1		

RESUBDIVISION OF

A 20.137 ACRE TRACT OF LAND KNOWN AS LOT 2-B EASTWOOD OFFICE PARK SUBDIVISION INTO LOTS 2-B-1 & 2-B-2 EASTWOOD OFFICE PARK SUBDIVISION ALL LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, T10S-R8W CITY OF LAKE CHARLES, CALCASIEU PARISH, LOUISIANA

10/4/2023 - P:\Y-2019\2019.0536\DWG\RESUB\2023-08-14 RESUB\2019.0536_RESUB.DWG