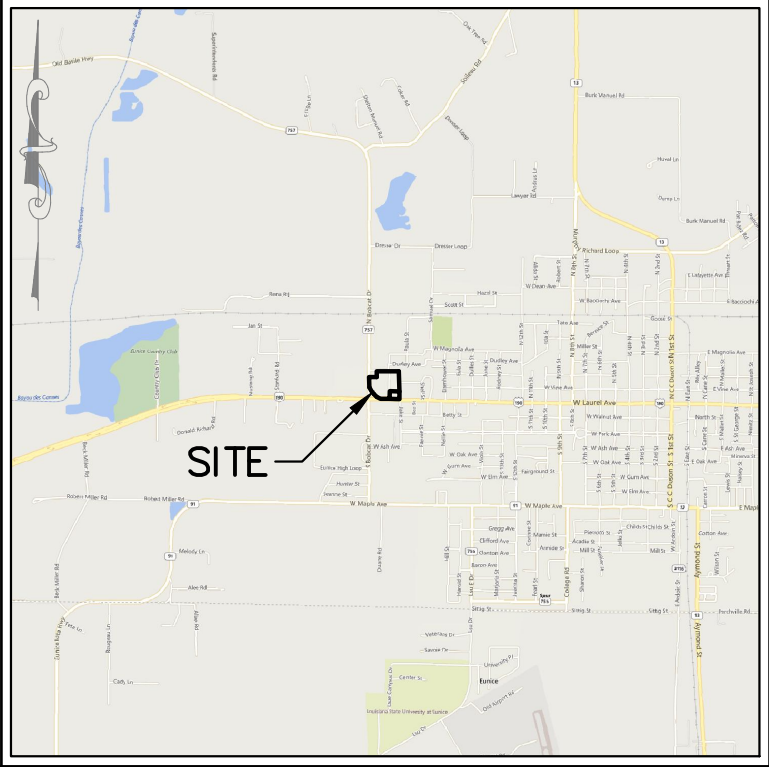
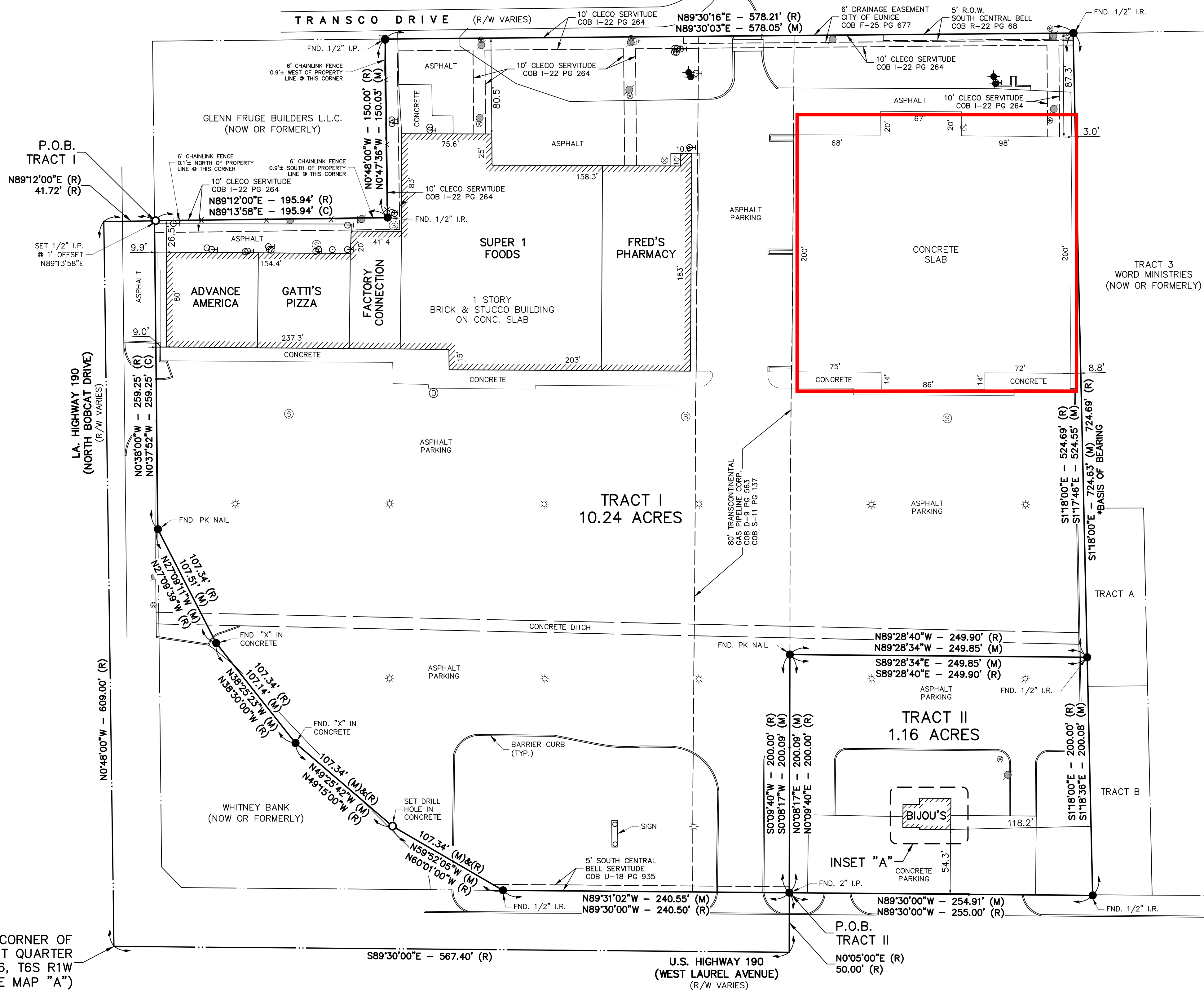
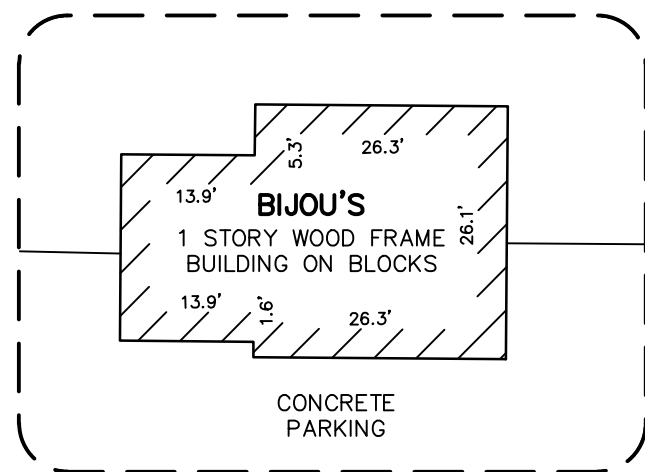




VICINITY MAP
Scale: 1"=2000'±



LEGEND:	
ABBREVIATION	DESCRIPTION
(C)	CALCULATED BEARING AND/OR DISTANCE
(M)	MEASURED BEARING AND/OR DISTANCE
(R)	RECORDED BEARING AND/OR DISTANCE
I.P.	IRON PIPE
I.R.	IRON ROD
SYMBOL	
⊙	SEWER MANHOLE
⊕	DRAINAGE MANHOLE
⊙	POWER POLE
⊙	GUY ANCHOR
⊙	AREA LIGHT
⊙	TELEPHONE PEDESTAL
⊙	FIRE HYDRANT
⊙	WATER METER
⊙	WATER VALVE



INSET "A"
Scale: 1"=20'

GENERAL NOTES:

- FLOOD NOTE: IN ACCORDANCE WITH FEMA, FLOOD INSURANCE RATE MAP NO. 22097C 0405D FOR ST. LANDRY PARISH, LOUISIANA, DATED FEBUARY 18, 2011, THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAIN ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.
- ZONING: LIGHT INDUSTRIAL

MINIMUM FRONT YARD: 25'
MINIMUM SIDE YARD: NONE
MINIMUM REAR YARD: 12'
- REFERENCE MAP:
"MAP SHOWING AS-BUILT SURVEY OF PLAZA ACADIENNE..." BY MICHAEL B. SONGY, P.L.S., CSRS, INC., DATED DECEMBER 7, 1994.
- BASIS OF BEARING: BEARINGS SHOWN HEREON ARE BASED ON REFERENCE MAP "A".
- NO ATTEMPT HAS BEEN MADE BY CSRS, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
- WETLANDS: A JURISDICTIONAL WETLAND DETERMINATION HAS NOT BEEN DONE, BY CSRS, INC. AND IS NOT PART OF THIS SURVEY.

LEGAL DESCRIPTION (TRACT I)

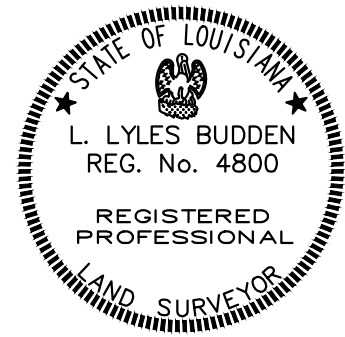
A CERTAIN TRACT OF LAND LOCTAED IN SECTION 26, TOWNSHIP 6 SOUTH, RANGE 1 WEST, ST. LANDRY PARISH, CITY OF EUNICE, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 1 WEST, ST. LANDRY PARISH, LOUISIANA; THENCE NORTH 00°48'00" WEST A DISTANCE OF 609.00 FEET; THENCE NORTH 89°12'00" EAST A DISTANCE OF 41.72 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°12'00" EAST A DISTANCE OF 195.94 FEET; THENCE NORTH 00°48'00" WEST A DISTANCE OF 150.00 FEET; THENCE NORTH 89°30'16" EAST A DISTANCE OF 578.21 FEET; THENCE SOUTH 01°18'00" EAST A DISTANCE OF 524.69 FEET; THENCE NORTH 89°28'40" WEST A DISTANCE OF 249.90 FEET; THENCE SOUTH 00°09'40" WEST A DISTANCE OF 200.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 190 (WEST LAUREL AVENUE); THENCE NORTH 89°30'00" WEST ALONG THE RIGHT-OF-WAY LINE A DISTANCE OF 240.50 FEET THENCE NORTH 60°01'00" WEST A DISTANCE OF 107.34 FEET; THENCE NORTH 49°15'00" WEST A DISTANCE OF 107.34 FEET; THENCE NORTH 38°30'00" WEST A DISTANCE OF 107.34 FEET; THEN PROCEED NORTH 27°09'39" WEST A DISTANCE OF 107.34 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY 757 (NORTH BOBCAT DRIVE); THENCE NORTH 00°38'00" WEST ALONG RIGHT-OF-WAY LINE A DISTANCE OF 259.25 FEET TO THE POINT OF BEGINNING, CONTAINING 10.24 ACRES, MORE OR LESS.

LEGAL DESCRIPTION (TRACT II)

A CERTAIN TRACT OF LAND LOCTAED IN SECTION 26, TOWNSHIP 6 SOUTH, RANGE 1 WEST, ST. LANDRY PARISH, CITY OF EUNICE, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 1 WEST, ST. LANDRY PARISH, LOUISIANA; THENCE SOUTH 89°30'00" EAST A DISTANCE OF 567.40 FEET; THENCE NORTH 00°05'00" EAST A DISTANCE OF 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HWY. 190 (WEST LAUREL AVENUE) AND THE POINT OF BEGINNING; THENCE NORTH 00°09'40" EAST A DISTANCE OF 200.00 FEET TO A POINT; THENCE SOUTH 89°28'40" EAST A DISTANCE OF 249.90 FEET TO A POINT; THENCE SOUTH 01°18'00" EAST A DISTANCE OF 200.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HWY 190 (WEST LAUREL AVENUE); THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 89°30'00" WEST A DISTANCE OF 255.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.16 ACRES, MORE OR LESS.



CERTIFICATION:
I HEREBY CERTIFY THAT I MADE A SURVEY ON THE GROUND OF THE PROPERTY SHOWN AND THAT THIS PLAT REFLECTS THE FINDINGS OF SAID SURVEY, AND THAT THIS SURVEY CONFORMS TO A CLASS "B" SURVEY IN ACCORDANCE WITH THE STATE OF LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS.

L. LYLES BUDDEN, P.L.S.
REG. No. 4800

01/04/2016
DATE

MAP SHOWING
BOUNDARY SURVEY
OF
TRACTS I & II
PLAZA ACADIENNE
LOCATED IN
SECTION 36 T-6-S R-1-E
GREENSBURG LAND DISTRICT
CITY OF EUNICE
ST. LANDRY PARISH, LOUISIANA
FOR
COBALT REALTY, L.L.C.
&
FIRST BANK & TRUST

Date: JANUARY 4, 2016
Project Number: 215189
Drawn By: JBB
Checked By: LLB
Sheet: