

**DEDICATION:**  
PUBLIC SERVITUDES & RIGHT-OF-WAYS: THE PROPOSED STREETS AND RIGHT-OF-WAYS SHOWN HEREON ARE TO BE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE TO BE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED; NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

**SEWAGE DISPOSAL:** NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

**ACCREDITED INVESTORS, LLC**

**VICINITY MAP**

Scale: 1"=2000'

**TRACT 2-A-3 LEGAL DESCRIPTION:**  
A CERTAIN TRACT OR PARCEL OF LAND CONTAINING .687 ACRES, LOCATED IN SECTION 21, TOWNSHIP 12 SOUTH, RANGE 6 EAST, SOUTHWESTERN LAND DISTRICT, IBERIA PARISH, LOUISIANA, IS FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE INTERSECTION OF LOUISIANA HIGHWAY 14 AND QUEEN CITY DRIVE, SAID POINT ALSO BEING THE POINT OF COMMENCEMENT (P.O.C.);

THENCE, SOUTH 62 DEGREES 54 MINUTES 09 SECONDS EAST, A DISTANCE OF 151.08 FEET TO A POINT; THENCE, SOUTH 00 DEGREES 35 MINUTES 46" EAST A DISTANCE OF 538.35 FEET TO A POINT; THENCE, NORTH 89 DEGREES 52 MINUTES 05 SECONDS WEST, A DISTANCE OF 169.20 FEET TO A POINT; THENCE, NORTH 88 DEGREES 47 MINUTES 38 SECONDS WEST, A DISTANCE OF 279.80 FEET TO A POINT; THENCE, NORTH 39 DEGREES 47 MINUTES 27 SECONDS WEST, A DISTANCE OF 58.89 FEET TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING (P.O.B.-3);

THENCE, NORTH 39 DEGREES 47 MINUTES 27 SECONDS WEST, A DISTANCE OF 117.67 FEET TO A POINT; THENCE, NORTH 20 DEGREES 34 MINUTES 18 SECONDS WEST, A DISTANCE OF 176.44 FEET TO A POINT; THENCE, NORTH 88 DEGREES 51 MINUTES 21 SECONDS EAST, A DISTANCE OF 172.16 FEET TO A POINT; THENCE, SOUTH 00 DEGREES 37 MINUTES 29 SECONDS EAST, A DISTANCE OF 227.98 FEET TO A POINT; THENCE, SOUTH 50 DEGREES 12 MINUTES 33 SECONDS WEST, A DISTANCE OF 48.55 FEET TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING (P.O.B.-3).

**TRACT 2-A-2 LEGAL DESCRIPTION:**  
A CERTAIN TRACT OR PARCEL OF LAND CONTAINING .074 ACRES, LOCATED IN SECTION 21, TOWNSHIP 12 SOUTH, RANGE 6 EAST, SOUTHWESTERN LAND DISTRICT, IBERIA PARISH, LOUISIANA, IS FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE INTERSECTION OF LOUISIANA HIGHWAY 14 AND QUEEN CITY DRIVE, SAID POINT ALSO BEING THE POINT OF COMMENCEMENT (P.O.C.);

THENCE, SOUTH 62 DEGREES 54 MINUTES 09 SECONDS EAST, A DISTANCE OF 151.08 FEET TO A POINT; THENCE, SOUTH 00 DEGREES 35 MINUTES 46" EAST A DISTANCE OF 538.35 FEET TO A POINT; THENCE, NORTH 89 DEGREES 52 MINUTES 05 SECONDS WEST, A DISTANCE OF 169.20 FEET TO A POINT; THENCE, NORTH 88 DEGREES 47 MINUTES 38 SECONDS WEST, A DISTANCE OF 255.25 FEET TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING (P.O.B.-2);

THENCE, NORTH 89 DEGREES 47 MINUTES 38 SECONDS WEST, A DISTANCE OF 24.55 FEET TO A POINT; THENCE, SOUTH 00 DEGREES 37 MINUTES 29 SECONDS WEST, A DISTANCE OF 58.89 FEET TO A POINT; THENCE, NORTH 50 DEGREES 12 MINUTES 33 SECONDS EAST, A DISTANCE OF 48.55 FEET TO A POINT; THENCE, NORTH 88 DEGREES 46 MINUTES 09 SECONDS EAST, A DISTANCE OF 22.39 FEET TO A POINT; THENCE, SOUTH 01 DEGREE 53 MINUTES 54 SECONDS EAST, A DISTANCE OF 76.93 FEET TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING (P.O.B.-2).

**GENERAL NOTES:**  
1. FLOOD NOTE: IN ACCORDANCE WITH FEMA, FLOOD INSURANCE RATE MAP, PANEL NO. 22045C0205E OF IBERIA PARISH, LOUISIANA, LAST REVISED 12/2/2011, THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" AND "AE". NEAREST BASE FLOOD ELEVATION = 12' (NAVD 1983). 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.

2. ZONING:  
C4 - HIGHWAY COMMERCIAL DISTRICT  
SETBACKS FROM PROPERTY LINE:  
ZONING INFORMATION WAS OBTAINED FROM:  
[https://library.municode.com/la/new\\_iberia/codes](https://library.municode.com/la/new_iberia/codes) ZONING IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S ZONING ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.

3. REFERENCE DOCUMENTS:  
a.) "PLAT OF SURVEY SHOWING PROPERTY AND IMPROVEMENTS OF RAMADA INN" BY LEROY J. GARY JR., P.L.S. DATED 6/25/2022

4. SUBDIVISION NOTES:  
NUMBER OF LOTS - 3  
TOTAL ACREAGE - 6.176 AC.  
MINIMUM FRONTAGE - 58.89'  
MINIMUM LOT SIZE - .074 AC. (3228 SQ FT.)

5. BEARINGS ARE BASED ON REFERENCE MAP "A", BASE BEARING DENOTED BY "\*". DISTANCES ARE U.S. SURVEY FEET.

6. NO ATTEMPT HAS BEEN MADE BY CSRS, LLC, 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.

7. SECTION LINES HAVE NOT BEEN VERIFIED IN THE FIELD AND ANY SHOWN ARE FOR GENERAL LOCATIVE INFORMATION ONLY.

8. WETLANDS:  
A JURISDICTIONAL WETLAND DETERMINATION HAS NOT BEEN DONE BY CSRS, LLC, AND IS NOT PART OF THIS SURVEY.

9. UTILITIES:  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM LA. ON CALL OF VARIOUS UTILITY PROVIDERS. 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. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES.

10. LOUISIANA ONE CALL WAS CONTACTED FOR UTILITY LOCATIONS ON 11/4/25; UTILITIES TO BE MARKED BY: 11/07/25. TICKET NO.: 250747854

UTILITY COMPANIES TO BE CONTACTED BY LOUISIANA ONE CALL:  
CITY OF NEW IBERIA - WATER  
LA WATER COMPANY - WATER  
AT&T DISTRIBUTION - TELEPHONE  
DECATUR GAS & LIQUEFIED GAS - GAS  
CLECO POWER, LLC - ELECTRIC  
CLASSIC CABLE - CABLE

11. BUILDING SQUARE FOOTAGE SHOWN IS APPROXIMATE AREA OF BUILDING FOOTPRINT AND DOES NOT INDICATE TOTAL USEABLE ENCLOSED AREA.

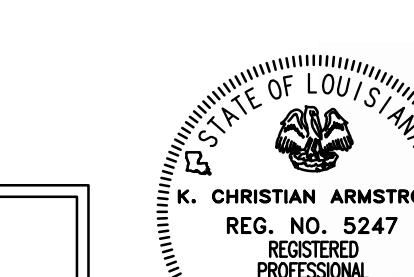
12. NEAREST INTERSECTING STREETS LA HWY 14 & QUEEN CITY DR.

**TRACT 2-A-1 LEGAL DESCRIPTION:**  
A CERTAIN TRACT OR PARCEL OF LAND CONTAINING 5.415 ACRES, LOCATED IN SECTION 21, TOWNSHIP 12 SOUTH, RANGE 6 EAST, SOUTHWESTERN LAND DISTRICT, IBERIA PARISH, LOUISIANA, IS FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE INTERSECTION OF LOUISIANA HIGHWAY 14 AND QUEEN CITY DRIVE, SAID POINT ALSO BEING THE POINT OF COMMENCEMENT (P.O.C.);

THENCE, SOUTH 62 DEGREES 54 MINUTES 09 SECONDS EAST, A DISTANCE OF 151.08 FEET TO A POINT; THENCE, NORTH 89 DEGREES 52 MINUTES 05 SECONDS WEST, A DISTANCE OF 169.20 FEET TO A POINT; THENCE, NORTH 88 DEGREES 47 MINUTES 38 SECONDS WEST, A DISTANCE OF 255.30 FEET TO A POINT; THENCE, NORTH 88 DEGREES 46 MINUTES 09 SECONDS WEST, A DISTANCE OF 76.93 FEET TO A POINT; THENCE, SOUTH 00 DEGREES 37 MINUTES 29 SECONDS WEST, A DISTANCE OF 435.30 FEET TO A POINT; THENCE, NORTH 83 DEGREES 20 MINUTES 31 SECONDS EAST, A DISTANCE OF 156.01 FEET TO A POINT; THENCE, NORTH 88 DEGREES 35 MINUTES 46" EAST A DISTANCE OF 538.35 FEET TO A POINT; THENCE, NORTH 89 DEGREES 52 MINUTES 05 SECONDS WEST, A DISTANCE OF 169.20 FEET TO A POINT; THENCE, NORTH 88 DEGREES 47 MINUTES 38 SECONDS WEST, A DISTANCE OF 279.80 FEET TO A POINT; THENCE, NORTH 88 DEGREES 46 MINUTES 09 SECONDS WEST, A DISTANCE OF 48.55 FEET TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING (P.O.B.-1).

APPROVED:  
DEPARTMENT OF PERMITTING, PLANNING, & ZONING  
JANE BRAUD, DIRECTOR  
DATE



CERTIFICATION:  
I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:0501, ET SEQ., AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "B" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.  
K. CHRISTIAN ARMSTRONG  
REG. NO. 5247  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
11/6/2025  
K. CHRISTIAN ARMSTRONG, P.L.S.  
License No. 5247

LEGEND	
SYMBOL	DESCRIPTION
—	PROPERTY LINE
—	ADJACENT PROPERTY
—	APPARENT RIGHT OF WAY
X	FENCE
○	FOUND IRON MONUMENT
—	SET IRON MONUMENT
2915	FOUND ROW MONUMENT
EM	MUNICIPAL ADDRESS
AC	ELECTRIC METER
DP	A/C UNIT
●	TELEPHONE PEDESTAL
★	POWER POLE
○	LIGHT POLE
○	GUY POWER
○	TELEPHONE POLE
—	SIGN
—	TREE
—	DROP INLET
—	TELE FIBER OPTICS MARKER
—	FLOODZONE AE

**OWNER/DEVELOPER**  
FERNANDO 28, LLC  
2093 PHILADELPHIA PIKE #5041  
CLAYMONT, DE 19703  
JASON THROWER  
702-277-6071

Revisions:  
8555 United Plaza Blvd., Baton Rouge, LA 70809  
Telephone: 225-769-0546 Fax: 225-767-0060  
[www.crsinc.com](http://www.crsinc.com) | [westwoods.com](http://westwoods.com)

**MAP SHOWING RESUBDIVISION**

**TRACT 2-A**

**INTO**  
**TRACT 2-A-1, TRACT 2-A-2, & TRACT 2-A-3**

LOCATED IN  
SECTION 21  
T-12-S R-6-E  
SOUTHWESTERN LAND DISTRICT  
IBERIA PARISH  
LOUISIANA

FOR  
**ACCREDITED INVESTORS, LLC**

Date: NOVEMBER 4, 2025  
Project Number: P0075310  
Drawn By: HCL  
Checked By: EMC  
Sheet: