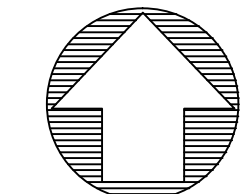
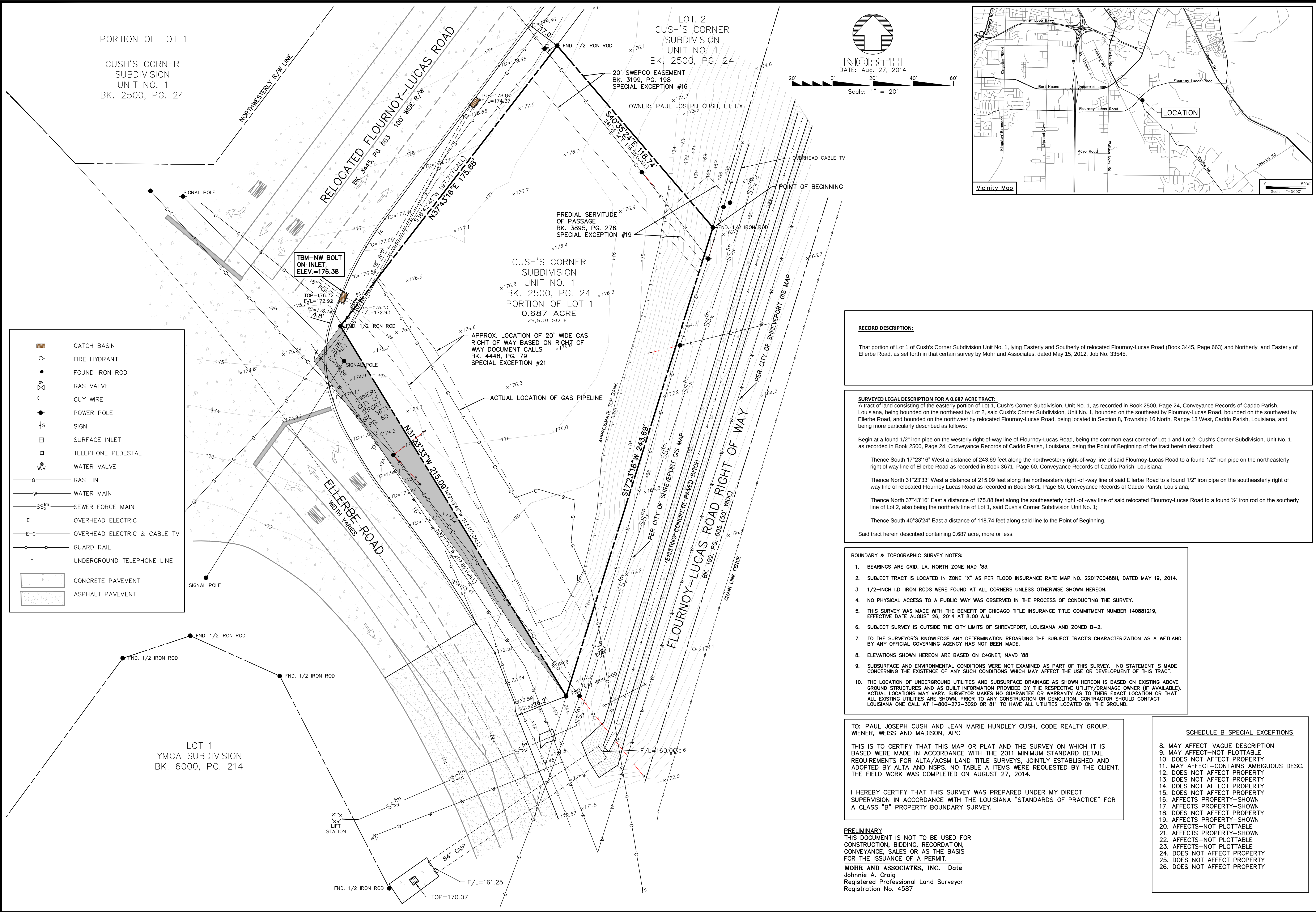
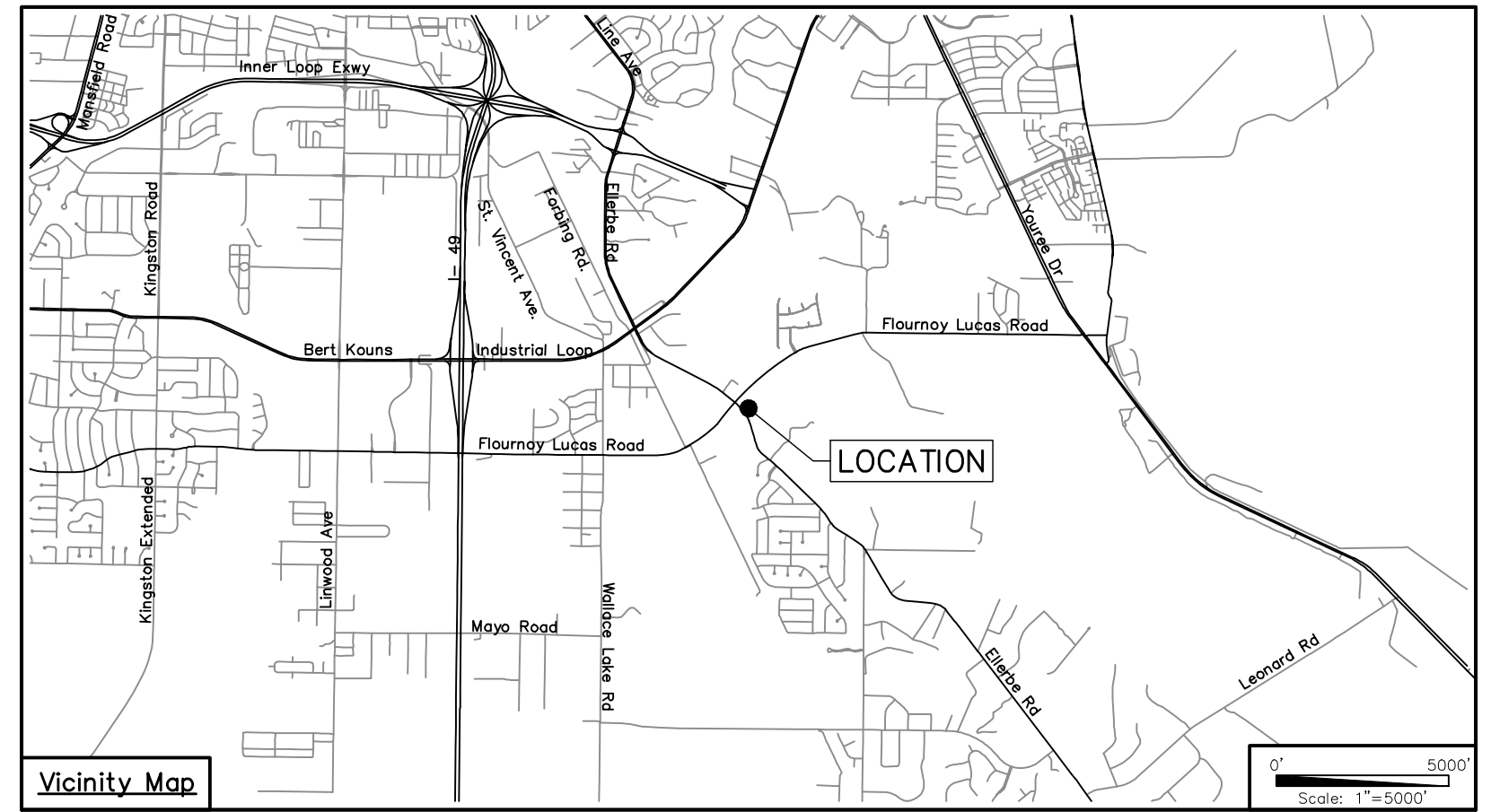


9/23/2014 8:59:57 AM V:\SURVEYS\CODE REALTY GROUP\ALTA UPDATE 2014\DRAWINGS\34901-BMAP.DWG



Scale: 1" = 20'



RECORD DESCRIPTION:

That portion of Lot 1 of Cush's Corner Subdivision Unit No. 1, lying Easterly and Southerly of relocated Flourney-Lucas Road (Book 3445, Page 663) and Northerly and Easterly of Ellerbe Road, as set forth in that certain survey by Mohr and Associates, dated May 15, 2012, Job No. 33545.

SURVEYED LEGAL DESCRIPTION FOR A 0.687 ACRE TRACT:

A tract of land consisting of the easterly portion of Lot 1, Cush's Corner Subdivision, Unit No. 1, as recorded in Book 2500, Page 24, Conveyance Records of Caddo Parish, Louisiana, being bounded on the northeast by Lot 2, said Cush's Corner Subdivision, Unit No. 1, bounded on the southeast by Flourney-Lucas Road, bounded on the southwest by Ellerbe Road, and bounded on the northwest by relocated Flourney-Lucas Road, being located in Section 8, Township 16 North, Range 13 West, Caddo Parish, Louisiana, and being more particularly described as follows:

Begin at a found 1/2" iron pipe on the westerly right-of-way line of Flourney-Lucas Road, being the common east corner of Lot 1 and Lot 2, Cush's Corner Subdivision, Unit No. 1, as recorded in Book 2500, Page 24, Conveyance Records of Caddo Parish, Louisiana, being the Point of Beginning of the tract herein described:

Thence South 17°23'16" West a distance of 243.69 feet along the northwesterly right-of-way line of said Flourney-Lucas Road to a found 1/2" iron pipe on the northeasterly right of way line of Ellerbe Road as recorded in Book 3671, Page 60, Conveyance Records of Caddo Parish, Louisiana;

Thence North 31°23'33" West a distance of 215.09 feet along the northeasterly right-of-way line of said Ellerbe Road to a found 1/2" iron pipe on the southeasterly right of way line of relocated Flourney Lucas Road as recorded in Book 3671, Page 60, Conveyance Records of Caddo Parish, Louisiana;

Thence North 37°43'16" East a distance of 175.88 feet along the southeasterly right-of-way line of said relocated Flourney-Lucas Road to a found 1/2" iron rod on the southerly line of Lot 2, also being the northerly line of Lot 1, said Cush's Corner Subdivision Unit No. 1;

Thence South 40°35'24" East a distance of 118.74 feet along said line to the Point of Beginning.

Said tract herein described containing 0.687 acre, more or less.

BOUNDARY & TOPOGRAPHIC SURVEY NOTES:

1. BEARINGS ARE GRID, LA. NORTH ZONE NAD '83.
2. SUBJECT TRACT IS LOCATED IN ZONE "X" AS PER FLOOD INSURANCE RATE MAP NO. 22017C0488H, DATED MAY 19, 2014.
3. 1/2-INCH I.D. IRON RODS WERE FOUND AT ALL CORNERS UNLESS OTHERWISE SHOWN HEREON.
4. NO PHYSICAL ACCESS TO A PUBLIC WAY WAS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
5. THIS SURVEY WAS MADE WITH THE BENEFIT OF CHICAGO TITLE INSURANCE TITLE COMMITMENT NUMBER 140881219, EFFECTIVE DATE AUGUST 26, 2014 AT 8:00 A.M.
6. SUBJECT SURVEY IS OUTSIDE THE CITY LIMITS OF SHREVEPORT, LOUISIANA AND ZONED B-2.
7. TO THE SURVEYOR'S KNOWLEDGE, ANY DETERMINATION REGARDING THE SUBJECT TRACTS CHARACTERIZATION AS A WETLAND BY ANY OFFICIAL GOVERNING AGENCY HAS NOT BEEN MADE.
8. ELEVATIONS SHOWN HEREON ARE BASED ON C4GNET, NAVD '88
9. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF ANY SUCH CONDITIONS WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
10. THE LOCATION OF UNDERGROUND UTILITIES AND SUBSURFACE DRAINAGE AS SHOWN HEREON IS BASED ON EXISTING ABOVE GROUND STRUCTURES AND AS BUILT INFORMATION PROVIDED BY THE RESPECTIVE UTILITY/DRAINAGE OWNER (IF AVAILABLE). ACTUAL LOCATIONS MAY VARY. SURVEYOR MAKES NO GUARANTEE OR WARRANTY AS TO THEIR EXACT LOCATION OR THAT ALL EXISTING UTILITIES ARE SHOWN. PRIOR TO ANY CONSTRUCTION OR DEMOLITION, CONTRACTOR SHOULD CONTACT LOUISIANA ONE CALL AT 1-800-272-3020 OR 811 TO HAVE ALL UTILITIES LOCATED ON THE GROUND.

TO: PAUL JOSEPH CUSH AND JEAN MARIE HUNDLEY CUSH, CODE REALTY GROUP, WIENER, WEISS AND MADISON, APC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. NO TABLE ITEMS WERE REQUESTED BY THE CLIENT. THE FIELD WORK WAS COMPLETED ON AUGUST 27, 2014.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE LOUISIANA "STANDARDS OF PRACTICE" FOR A CLASS "B" PROPERTY BOUNDARY SURVEY.

PRELIMINARY
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

MOHR AND ASSOCIATES, INC. Date
Johnnie A. Craig
Registered Professional Land Surveyor
Registration No. 4587

SCHEDULE B SPECIAL EXCEPTIONS

8. MAY AFFECT-VAGUE DESCRIPTION
9. MAY AFFECT-NOT PLOTTABLE
10. DOES NOT AFFECT PROPERTY
11. MAY AFFECT-CONTAINS AMBIGUOUS DESC.
12. DOES NOT AFFECT PROPERTY
13. DOES NOT AFFECT PROPERTY
14. DOES NOT AFFECT PROPERTY
15. DOES NOT AFFECT PROPERTY
16. AFFECTS PROPERTY-SHOWN
17. AFFECTS PROPERTY-SHOWN
18. DOES NOT AFFECT PROPERTY
19. AFFECTS PROPERTY-SHOWN
20. AFFECTS-NOT PLOTTABLE
21. AFFECTS PROPERTY-SHOWN
22. AFFECTS-NOT PLOTTABLE
23. AFFECTS-NOT PLOTTABLE
24. DOES NOT AFFECT PROPERTY
25. DOES NOT AFFECT PROPERTY
26. DOES NOT AFFECT PROPERTY

REVISIONS		DATE
NO.		
Mohr and Associates, Inc.		
Consulting Civil Engineers & Land Surveyors		
6025 Buncombe Road Phone : (318) 686-7190		
Shreveport, Louisiana 71129 Fax : (318) 686-7196		
ALTA/ACSM LAND TITLE SURVEY OF A 0.687 ACRE TRACT OF LAND		
CODE REALTY GROUP		
SECTION 8, T16N-R13W, CADD0 PARISH, LA.		
Date	8-27-2014	
Scale	1"=20'	
Drawn	B. Anderson	
Job	34901	
Sheet	1	
of	1	Sheets