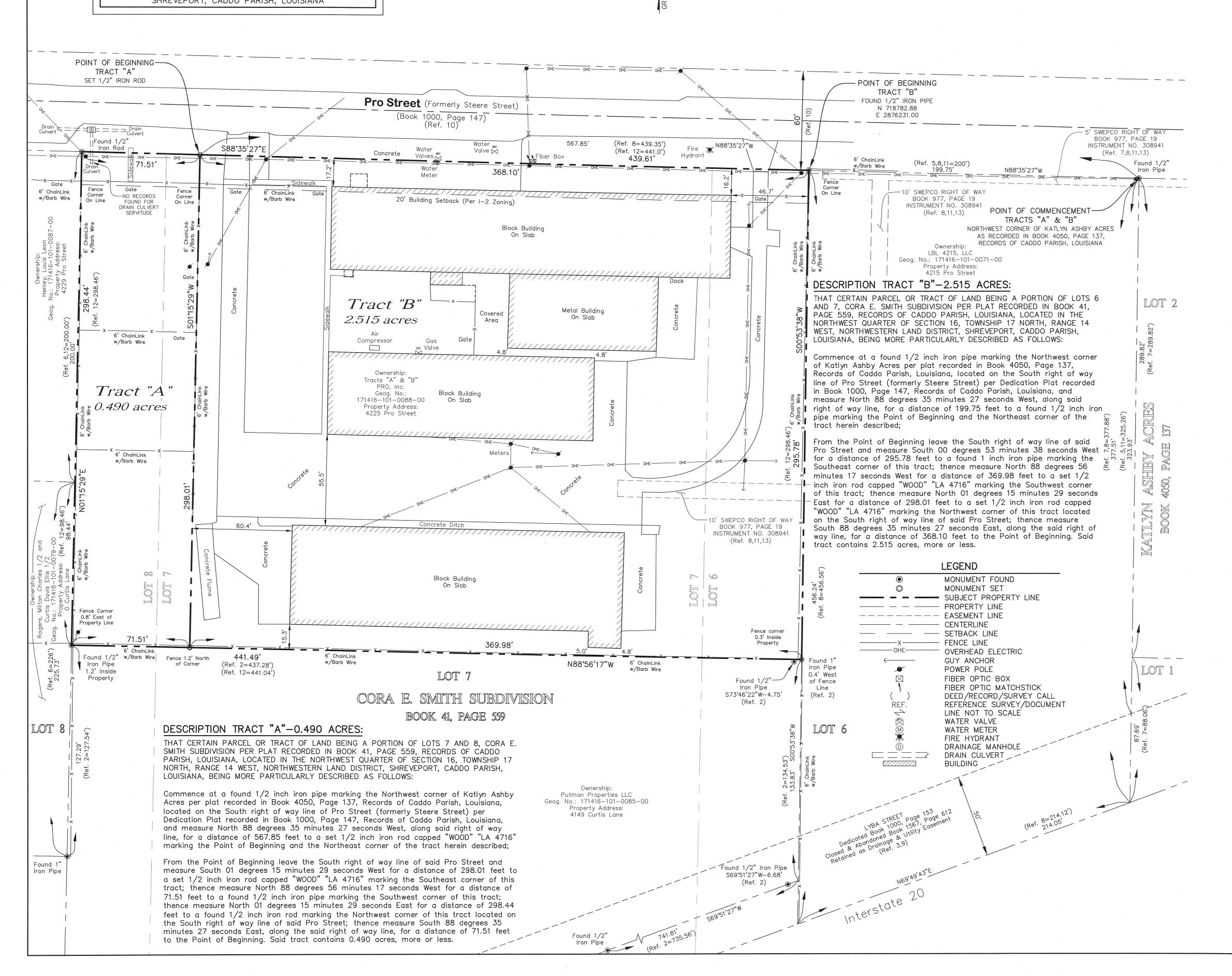
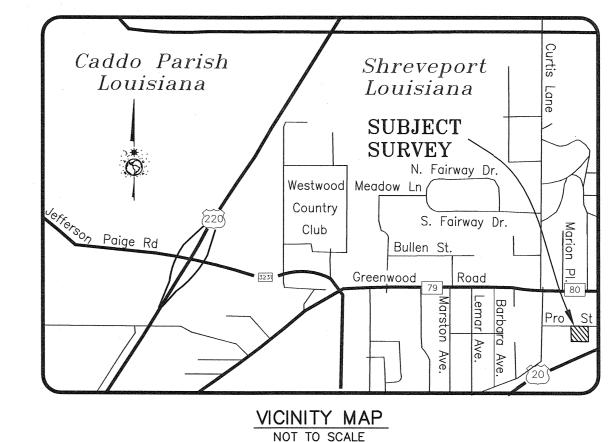
SHOWING A SURVEY OF PORTIONS OF LOTS 6, 7, & 8, CORA E SMITH SUBDIVISION PER PLAT RECORDED IN BOOK 41 PAGE 559, RECORDS OF CADDO PARISH, LOUISIANA, LOCATED IN SECTION 16, TOWNSHIP 17 NORTH, RANGE 14 WEST, NORTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, SHREVEPORT, CADDO PARISH, LOUISIANA







GENERAL NOTES:

- 1. THIS PROPERTY IS WITHIN THE INCORPORATED CITY LIMITS OF SHREVEPORT, LOUISIANA.
- 2. THIS PLAT DOES NOT CONSTITUTE THE FOLLOWING:
- A. WET LANDS DETERMINATION B. SUB SURFACE DETERMINATIONS
- C. ENVIRONMENTAL ASSESSMENTS
- 3. THE SUBJECT SURVEY HAS ACCESS TO THE PUBLICLY DEDICATED RIGHT OF WAY OF PRO STREET.
- 4. THE SUBJECT SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THIS TIME.
- 5. FIELD WORK WAS PERFORMED ON JUNE 25, 2025 THRU JULY 22, 2025.
- 6. SET CORNER IS A 1/2 INCH IRON ROD CAPPED "WOOD" "LA 4716" UNLESS NOTED OTHERWISE.

BASIS OF BEARING:

THE BASIS OF BEARING USED IN THIS SURVEY IS GRID BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983 (GEOID 2018), DETERMINED BY GPS OBSERVATIONS USING THE LSU C4G GPS NETWORK. FOR THE NORTHWEST CORNER OF TRACT "A", THE COMBINED FACTOR IS 0.999953235 AND THE MAPPING ANGLE OR CONVERGENCE IS 00°41'40" # BEARINGS AND HORIZONTAL DISTANCES HEREON ARE GRID.

REFERENCE SURVEYS/DOCUMENTS:

- 1. CORA E. SMITH SUBDIVISION PER PLAT RECORDED IN BOOK 41, PAGE 559, RECORDS
- OF CADDO PARISH, LOUISIANA. 2. MAP OF SURVEY DATED NOVEMBER 03, 2000, PREPARED BY CHARLES G. COYLE FOR JELKS, INC.
- 3. LYBA STREET DEDICATION PLAT PER PLAT RECORDED IN BOOK 1000, PAGE 153, RECORDS OF CADDO PARISH, LOUISIANA.
- 4. CURTIS LANE EXTENSION DEDICATION PLAT PER PLAT RECORDED IN BOOK 1000, PAGE 453, RECORDS OF CADDO PARISH, LOUISIANA.
- 5. MAP OF SURVEY DATED MAY 27, 1970, PREPARED BY JOHN R. BOWMAN FOR PRO, INC. 6. MAP OF SURVEY DATED JUNE 08, 1970, PREPARED BY JOHN R. BOWMAN FOR PRO, INC. 7. KATLYN ASHBY ACRES PER PLAT RECORDED IN BOOK 4050, PAGE 137, RECORDS OF CADDO PARISH, LOUISIANA.
- 8. ALTA/ACSM LAND TITLE SURVEY DATED JUNE 13, 2012, PREPARED BY TRAVIS STURDIVANT FOR FLOW-CHEM TECHNOLOGIES, L.L.C.
- 9. ORDINANCE NO. 110 OF 1976 CLOSING AND ABANDONING LYBA STREET BETWEEN CURTIS LANE AND EMORY AVENUE RECORDED IN BOOK 1567, PAGE 612, RECORDS OF CADDO PARISH, LOUISIANA. 10. STEERE STREET (CURRENTLY PRO STREET) WIDENING DEDICATIONS PER PLAT RECORDED
- IN BOOK 1000, PAGE 147, RECORDS OF CADDO PARISH, LOUISIANA. 11. MAP OF SURVEY DATED MARCH 09, 1973, PREPARED BY JOHN R. BOWMAN FOR SAM
- MARRS, INC. 12. DECLARATION OF OWNERSHIP BY PRO, INC. RECORDED IN BOOK 2501, PAGE 594,
- RECORDS OF CADDO PARISH, LOUISIANA. 13. SWEPCO RIGHT OF WAY GRANT RECORDED IN BOOK 977, PAGE 19, INSTRUMENT NO. 308941, RECORDS OF CADDO PARISH, LOUISIANA.
- FLOOD CERTIFICATION:

BY GRAPHIC PLOTTING ONLY AND ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.), MAP NUMBER 22017C0452 H, 22017C0454 H, 22017C0456 H, AND 22017C0458 H, ALL WITH EFFECTIVE DATE MAY 19, 2014, THIS PROPERTY IS IN ZONE "X". NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS INFORMATION.

RESEARCH NOTE:

THE SURVEYOR AND POLARIS SERVICES, L.L.C. DO NOT GUARANTEE TITLE, OWNERSHIP OR THAT ALL SERVITUDES, EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD OR USE AFFECTING THIS PROPERTY ARE SHOWN HEREON. THE TITLE, OWNERSHIP, SERVITUDES, EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS SHOWN ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO THIS FIRM. THE SURVEYOR AND POLARIS SERVICES, L.L.C. HAVE NOT MADE A COMPREHENSIVE TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS MAP.

CERTIFICATION:

THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED, AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS "B" SURVEY. THIS CERTIFICATION VALID ONLY IF SURVEYOR'S SEAL IS IN RED INK. (THE WORD "CERTIFY", "CERTIFIED", OR "CERTIFICATION" AS SHOWN AND USED HEREIN MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED:

DON R. WOOD, II, P.L.S. PROFESSIONAL LA LICENSE NO. 4716

7/22/2025

DATE

evisions o. date:

job no. 3330 drawing name 3330bmap scale : 1" = 30'

date: 7-22-2025 drawn by: R.B.N.

checked by: D.R.W. SHEET No.

OF 1 SHEETS