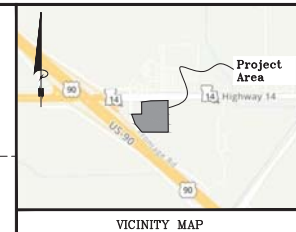


LA HWY 14
(STATE PROJECT NO. 55-07-53)

CONCRETE (WIDTH VARIES)
PUBLIC R/W (WIDTH VARIES)

BASES OF BEARINGS:
NAD83 STATE PLANE
LOUISIANA SOUTH ZONE
AND ELEVATIONS ARE NAVD83



VICINITY MAP

GRAPHIC SCALE



REFERENCES:

- 1) PLAT SHOWING TRACT 1 AND TRACT 2, PREPARED BY ROLAND W. LAURENT, DATED NOVEMBER 30, 1972.
- 2) PLAT OF SURVEY, PREPARED BY ELLIS L. JONES, DATED DECEMBER 1977.
- 3) PLAT SHOWING TRACTS 1 AND 2 OWNED BY MARIA BRAQUET ALLEMAN, PREPARED BY B.G. CURRY, DATED JULY 31, 1978.
- 4) PLAT SHOWING SURVEY OF PROPERTY BELONGING TO ESTATE OF E.M. BOUTTE, JR., PREPARED BY DAVID T. BURDETTE, DATED DECEMBER 16, 1977.
- 5) PLAT OF SURVEY SHOWING PROPERTY OF SEGURA PROPERTIES, LTD., ET AL., PREPARED BY CARROLL G. WESTBROOK, DATED MAY 29, 2001.
- 6) DEPARTMENT OF TRANSPORTATION - STATE PROJECT NO. 55-07-53
- 7) PLAT OF SURVEY SHOWING PROPERTY AND IMPROVEMENTS OF HOLIDAY INN, PREPARED BY WAYNE M. LABICHE & ASSOC., LLC, DATED JULY 14, 2004.

METES & BOUNDS
(6.177 TOTAL ACRES)

STARTING FROM A BRASS DISC ALONG THE SOUTH ROW OF LA HWY 14, BEING (THE POINT OF BEGINNING),

THENCE N83°20'31"E A DISTANCE OF 156.01' TO A R/W MON. FOUND, THENCE N88°35'23"E A DISTANCE OF 293.66' TO A 1/2" IRON ROD FOUND, THENCE S00°35'46"W A DISTANCE OF 538.35' TO A 1/2" IRON ROD FOUND, THENCE N89°52'05"W A DISTANCE OF 169.20' TO A 1/2" IRON ROD FOUND, THENCE N89°47'38"W A DISTANCE OF 279.80' TO A 3/8" IRON ROD FOUND, THENCE N39°47'27"W A DISTANCE OF 176.56' TO A R/W MON. FOUND, THENCE N20°34'18"W A DISTANCE OF 176.44' TO A R/W MON. FOUND, THENCE N88°51'21"E A DISTANCE OF 172.16' TO A BRASS DISC FOUND, THENCE N00°37'29"W A DISTANCE OF 207.32' TO A BRASS DISC FOUND, BEING (THE POINT OF BEGINNING).

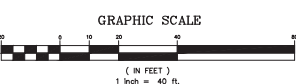
PLAT OF SURVEY
Showing
PROPERTY AND IMPROVEMENTS
OF
RAMADA INN
2915 LA-14, NEW IBERIA, LOUISIANA, 70560
SECTION 21, T12S-R6E
CITY OF NEW IBERIA
IBERIA PARISH, LOUISIANA



LERoy J. GARY, JR., P.L.S. 4793
I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS FOR THE PRACTICE OF PROFESSIONAL SURVEYING IN THE STATE OF LOUISIANA, PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD.

SURVEY MADE AT THE REQUEST OF AND CERTIFIED TO:
STEWART TITLE GUARANTY COMPANY
PEOPLES BANK AND TRUST
SIBS HOSPITALITY LLC.

SCALE:	1" = 40'
DATE:	6/25/2022
DRAWN BY:	CSB
CHECKED BY:	L.J.G.
PROJECT NO.	22-032
DRAWING NO.	1
SHEET OF	1



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

ENCROACHMENTS:

- 1) 4" CHAIN LINK FENCE ENCROACHES 0.0' - 4.2' WEST OF THE EASTERLY RIGHT OF WAY LINE FOR U.S. HWY 90.
- 2) SEWER TREATMENT PLANT ENCROACHES 0.9' - 2.2' NORTH OF THE SOUTH PROPERTY LINE FOR GULF OIL CORPORATION.
- 3) CONCRETE PAVEMENT ENCROACHES 0.0' - 5.7' NORTH OF THE SOUTH RIGHT OF WAY LINE FOR LA HWY 14.

LEGEND:

- FOUND 1/2" IRON ROD
- PP POWER POLE
- RIGHT OF WAY MARKER
- OVERHEAD ELECTRICAL
- FENCE LINE

GENERAL NOTES:

1. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THEY WERE NOT EXCAVATED TO BE ACCURATELY LOCATED. CALL LOUISIANA ONE CALL 800 BEFORE DIGGING.
2. SETBACKS SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SETBACKS OF RECORD ARE SHOWN ON TITLE DEEDS OR TITLE PLATS. SETBACKS WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.
3. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" & "A" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 2204002005 DATED DECEMBER 01, 2011.
4. SETBACK LINES SHALL BE VERIFIED BY OWNER OR CONTRACTOR PRIOR TO ANY CONSTRUCTION. AS AN ABSTRACT HAS NOT BEEN PERFORMED BY THE UNDERSIGNED.
5. THIS SURVEY WAS DONE ON THE GROUND UNDER MY DIRECT SUPERVISION AND CONTROL, AND FOUND NO ENCROACHMENTS ON THE SUBJECT PROPERTY UNLESS OTHERWISE SHOWN.
6. POSITIONAL ACCURACY OF POINT MONUMENTS AND WITHIN DIMENSIONAL TOLERANCES IN ACCORDANCE WITH THE MINIMUM STANDARDS OF A CLASS C SURVEY UNLESS OTHERWISE NOTED.
7. BEARINGS ARE BASED ON NAD83 STATE PLANE, LOUISIANA SOUTH ZONE.
8. NO ATTEMPT HAS BEEN MADE TO LOCATE BASEMENTS OR OTHER BUILDINGS ON THIS PROPERTY OTHER THAN THOSE IDENTIFIED BY THIS OWNER OR HIS/HER REPRESENTATIVE. THIS PROPERTY MAY BE SUBJECT TO OTHER BURDENS NOT SHOWN.

