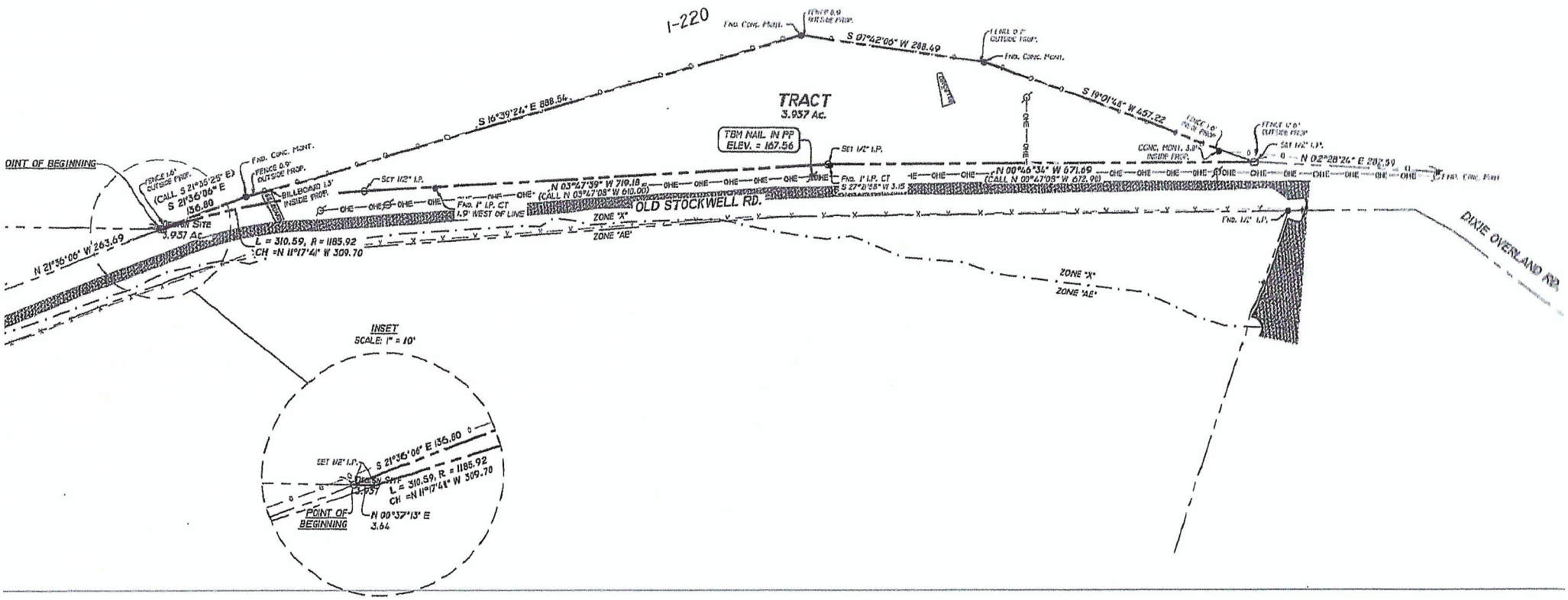

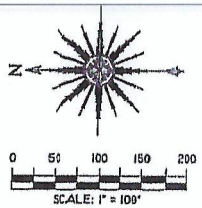

LEGEND

● FOUND CORNER	⚡ POWER POLE
○ SET CORNER	✓ GUY ANCHOR
	⊕ LIGHT POLE
EXISTING ASPHALT	
FND. - FOUND	I.P. - IRON PIPE
PROP. - PROPERTY	
CONC. MONT. - CONCRETE MONUMENT	
— x — x — EXIST. BARB WIRE FENCE	
— o — o — EXIST. CHAIN LINK (C.L.) FENCE	
—OHE—OHE—OHE— EXIST. OVERHEAD ELEC. LINE	
PROPERTY LINE	

REFERENCE SURVEY
- RIGHT OF WAY MAP FOR STATE PROJECT NO. 451-31-04, BY JOHN L. COTTON, DATED 11-24-1969

LEGAL DESCRIPTION

BEING A TRACT OF LAND CONTAINING LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 LESS PART ABANDONED TO SUPER HIGHWAY, BEING A RESUBDIVISION OF LOT 1, RED CHUTE FARMS, LESS PART ABANDONED TO SUPER HIGHWAY; AND THAT PART OF LOT 2 OF RED CHUTE FARMS LYING SOUTH OF RESUBDIVISION OF RED CHUTE FARMS; LOCATED IN SECTION 17, TOWNSHIP 18 NORTH, RANGE 12 WEST, BOSSIER PARISH, LOUISIANA. SAID TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17, RUN THENCE SOUTH 00°37'13" WEST A DISTANCE OF 906.38 FEET TO A SET 1/2" IRON PIPE ON THE WEST RIGHT-OF-WAY OF INTERSTATE 220 AND ALSO BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

FROM SAID POINT OF BEGINNING, RUN THENCE ALONG SAID WEST RIGHT-OF-WAY THE FOLLOWING FOUR CALLS: SOUTH 21°36'06" EAST A DISTANCE OF 136.80 FEET TO A FOUND CONCRETE MONUMENT, SOUTH 16°39'24" EAST A DISTANCE OF 888.54 FEET TO A FOUND CONCRETE MONUMENT, SOUTH 01°42'06" EAST A DISTANCE OF 288.49 FEET TO A FOUND CONCRETE MONUMENT, SOUTH 19°01'48" WEST A DISTANCE OF 457.22 FEET TO A SET 1/2" IRON PIPE ON THE EAST RIGHT-OF-WAY OF OLD STOCKWELL ROAD, THENCE RUN ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING THREE CALLS: NORTH 00°46'34" WEST A DISTANCE OF 671.69 FEET TO A SET 1/2" IRON PIPE, NORTH 03°47'39" WEST A DISTANCE OF 719.18 FEET TO A SET 1/2" IRON PIPE, ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 310.59 FEET (SAID CURVE HAVING A RADIUS OF 1185.92 FEET AND A CHORD BEARING NORTH 11°17'41" WEST A DISTANCE OF 309.70 FEET TO A SET 1/2" IRON PIPE, THENCE RUN NORTH 00°37'13" EAST A DISTANCE OF 3.64 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 3.937 ACRES.

NOTES

THE BASIS OF BEARINGS USED FOR THIS MAP IS GRID, ESTABLISHED FROM THE LOUISIANA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983 (2011) POSITION (EPOCH 2010.00) ADJUSTMENT, AS ENTERBURED FROM CAGNET RTN.

BOUNDARY BASED ON CASH SALE DEED AS RECORDED IN BOOK 1421, PAGE 400, OF THE RECORDS OF BOSSIER PARISH, LOUISIANA, AND LOUISIANA DOTD HIGHWAY PLANS.

SURVEYOR DOES NOT GUARANTEE THAT ALL SERVITUDES OF RECORD OR USE AFFECTING THIS PROPERTY ARE SHOWN ON THIS SURVEY. THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO THIS FIRM. THE SURVEYOR HAS NOT MADE A TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE ARE EXISTING APPARENT EASEMENTS AND SERVITUDES. SURVEYOR RECOMMENDS A TITLE RESEARCH BE PERFORMED TO FIND ALL EASEMENTS AND SERVITUDES THAT AFFECT THIS PROPERTY.

SUBJECT SURVEY IS LOCATED IN ZONE 'X', AS PER GRAPHIC PLOTTING OF FIRM MAP NO 22015C0410D, DATED 09/26/2008.

SUBJECT SITE IS ZONED B-3 GENERAL BUSINESS.
SETBACKS; FRONT - 35'
SIDE - 10'
REAR - 25'

THIS SURVEY DOES NOT GUARANTEE TITLE OR OWNERSHIP.

PROPERTY WAS SURVEYED UNDER THE RESPONSIBLE CHARGE OF THE UNDERSIGNED AND IN ACCORDANCE WITH THE LA. "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS 'B' SURVEY. THE FIELD WORK WAS COMPLETED ON APRIL 20, 2023.

Ryan Estess 04-21-2023
T. RYAN ESTESS DATE
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF LOUISIANA
T. RYAN ESTESS
License No. 5014
PROFESSIONAL