

Calcasieu Parish Recording Page

H. Lynn Jones II
Clerk of Court
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Lake Charles, LA 70602
(337) 437-3550

Received From :

Attn: 318-448-0826
RATCLIFF CONSTRUCTION
P.O. BOX 7538
ALEXANDRIA, LA 71306

First VENDOR

NINETY CENTER SUBDIVISION

First VENDEE

-RE: SUBDIVISION PLAT

Index Type : PLATS

Inst. Number : 3236378

Type of Document : PLAT

Book : 49 Page : 19

Recording Pages : 2

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Calcasieu Parish, Louisiana

On (Recorded Date) : 07/11/2016

At (Recorded Time) : 11:54:37AM



Doc ID - 031474200002

CLERK OF COURT
H. LYNN JONES II
Parish of Calcasieu

I certify that this is a true copy of the attached document that was filed for registry and
Recorded 07/11/2016 at 11:54:37
File Number 3236378
Recorded in Book 49 Page 19

Deputy Clerk



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NINETY CENTER SUBDIVISION

(LOTS 1-3)

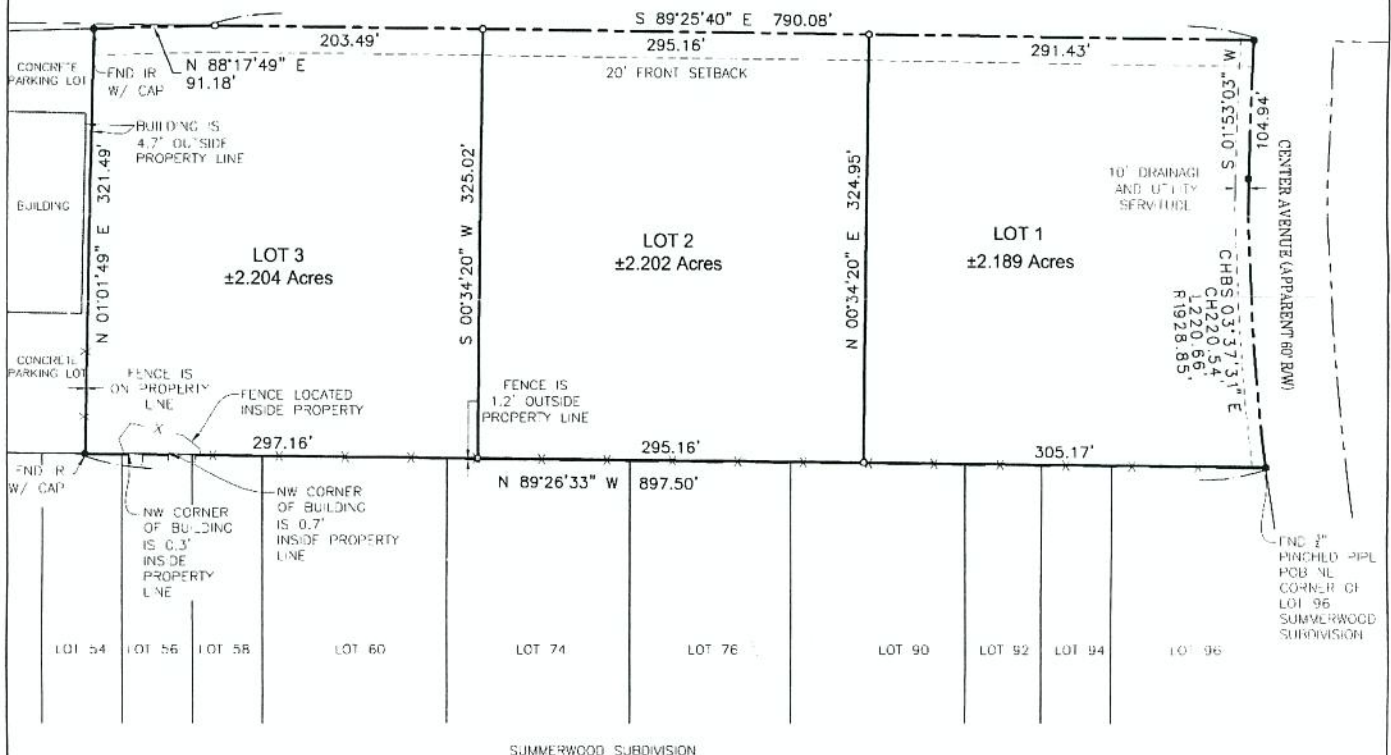
LOCATED IN THE SOUTH $\frac{1}{2}$, NE $\frac{1}{4}$, SECTION 31, TOWNSHIP 9 SOUTH - RANGE 9 WEST
CITY OF SULPHUR, CALCASIEU PARISH, LOUISIANA

LEGAL DESCRIPTION FOR A 6.60 ACRE TRACT

A CERTAIN TRACT OF LAND LOCATED IN THE S $\frac{1}{2}$, NE $\frac{1}{4}$ SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST, CITY OF SULPHUR, CALCASIEU PARISH, LOUISIANA, AND CONTAINING 6.60 ACRES MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF LOT 96 SUMMERWOOD SUBDIVISION;
PROCEED N 89°26'33" W A DISTANCE OF 897.50';
THENCE N 01°01'49" E A DISTANCE OF 321.49';
THENCE N 88°17'49" E A DISTANCE OF 91.18';
THENCE S 89°25'40" E A DISTANCE OF 790.08';
THENCE S 01°53'03" W A DISTANCE OF 104.94';
THENCE HAVING A CURVE TO THE LEFT WITH A CHORD BEARING OF S 03°37'31" E,
A CHORD LENGTH OF 220.54' AND A RADIUS OF 1928.85';
BACK TO THE POINT OF BEGINNING.

U.S. HWY 90 (APPARENT 100' R/W)



LEGEND

- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- SET 1/2" IRON ROD

GENERAL NOTE:

NO ATTEMPT HAS BEEN MADE BY MONCEAUX BULLER & ASSOCIATES, L.L.C. TO VERIFY TITLE, ACTUAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

BASIS OF BEARING:

NAD 83, GRID NORTH, SOUTH ZONE

REFERENCE PLATS:

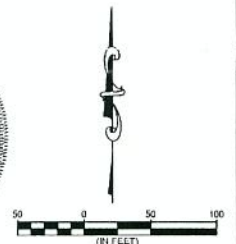
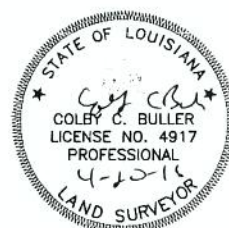
- CERTIFICATE OF SURVEY FOR A 6.60 ACRE TRACT BY COLBY C. BULLER DATED JULY 2, 2014.
- PLAT OF SUMMERWOOD SUBDIVISION BY VERNON MEYER & ASSOC. DATED APRIL 5, 1979

FLOOD NOTE:

PROPERTY IS LOCATED IN ZONE "X" PER THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR CALCASIEU PARISH COMMUNITY - PANEL NO. 22019C0452F, DATED FEBRUARY 18, 2011. FLOOD ZONE SCALED FROM FEMA MAP.

ZONING:

I-INDUSTRIAL
20' FRONT SETBACK



Arline Blanchard
Council Clerk
6/20/16

Monceaux Buller
& Associates, LLC
civil engineers & land surveyors

610 Desoto Street Alexandria, LA 71301
Tel: 318.442.8465 Fax: 318.442.8799

FILE: 14-149SP
DATE: 04/20/16
SHEET NO: 2 OF 2