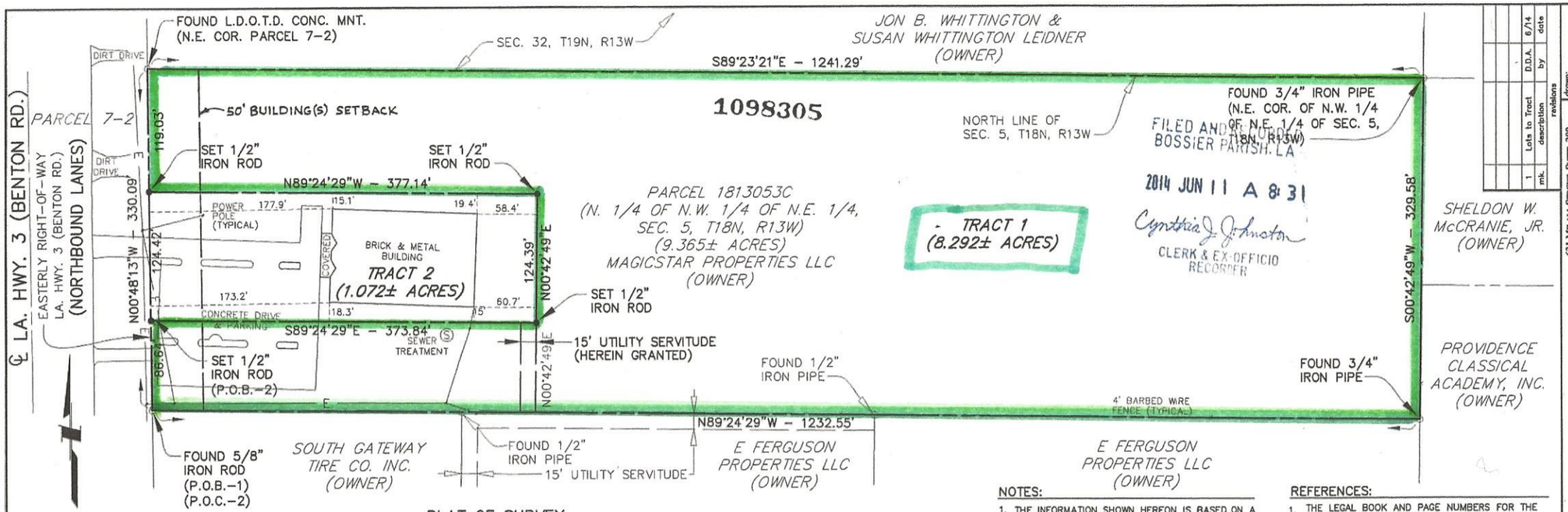


SCALE: 1" = 100'

PLAT OF SURVEY

PREPARED FOR THE EXCLUSIVE USE OF
MAGICSTAR PROPERTIES LLC & OLIVER LEE UNDERWOOD, III

SHOWING A SURVEY OF 2 TRACTS, TAKEN OUT OF LARGER 9.365 ACRE, MORE OR LESS, PARENT TRACT, LOCATED IN THE NORTH QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 13 WEST, AND ALL IN BOSSIER PARISH, LOUISIANA, EACH TRACT LABELED TRACTS 1 AND 2 HEREON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SURVEY DESCRIPTIONS:

PARENT TRACT:
A TRACT OF LAND BEING THE NORTH QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 13 WEST, BOSSIER PARISH, LOUISIANA, LESS AND EXCEPT THAT PORTION OF RIGHT-OF-WAY FOR LOUISIANA HIGHWAY 3, (ALSO KNOWN AS BENTON ROAD) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8 INCH IRON ROD AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE NORTH QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER SAID SECTION 5 WITH THE EASTERLY RIGHT-OF-WAY BOUNDARY LINE OF PARCEL 7-2 AS SHOWN ON THE PROPERTY MAP FOR STATE PROJECT No. 44-01-24, ROUTE LA 3 (ALSO KNOWN AS BENTON ROAD), SAID POINT ALSO BEING THE POINT OF BEGINNING (P.O.B.-1); THENCE NORTH 00°48'13" WEST, ALONG SAID EASTERLY LINE, 330.09 FEET TO A FOUND LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT (L.D.O.T.D.) CONCRETE MONUMENT ON THE NORTHERLY LINE OF SAID NORTH QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°23'21" EAST DEPARTING SAID EASTERLY LINE AND ALONG SAID NORTHERLY LINE, 1241.29 FEET TO A FOUND 3/4 INCH IRON PIPE ON THE EASTERLY LINE OF SAID NORTH QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 00°42'49" WEST ALONG SAID EASTERLY LINE, 329.58 FEET TO A FOUND 3/4 INCH IRON PIPE ON THE SOUTHERLY LINE OF SAID NORTH QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 89°24'29" WEST ALONG SAID SOUTHERLY LINE, 1232.55 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS AN AREA OF 9.365 ACRES, MORE OR LESS.

TRACT 1:
A TRACT OF LAND BEING LOCATED IN THE NORTH QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 13 WEST, BOSSIER PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8 INCH IRON ROD AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE NORTH QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER SAID SECTION 5 WITH THE EASTERLY RIGHT-OF-WAY BOUNDARY LINE OF PARCEL 7-2 AS SHOWN ON THE PROPERTY MAP FOR STATE PROJECT No. 44-01-24, ROUTE LA 3 (ALSO KNOWN AS BENTON ROAD), SAID POINT ALSO BEING THE POINT OF BEGINNING OF TRACT 1 (P.O.B.-1); THENCE NORTH 00°48'13" WEST, ALONG SAID EASTERLY LINE, 86.64 FEET TO A SET 1/2 INCH IRON ROD WITH CAP LABELED "BALAR"; THENCE SOUTH 89°24'29" EAST AND DEPARTING SAID EASTERLY LINE, 373.84 FEET TO A SET 1/2 INCH IRON ROD WITH CAP LABELED "BALAR"; THENCE NORTH 00°42'49" EAST, 124.39 FEET TO A SET 1/2 INCH IRON ROD WITH CAP LABELED "BALAR"; THENCE NORTH 89°24'29" WEST, 377.14 FEET TO A SET 1/2 INCH IRON ROD WITH CAP LABELED "BALAR", ON SAID EASTERLY LINE; THENCE NORTH 00°48'13" WEST, 119.03 FEET TO A FOUND LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT (L.D.O.T.D.) CONCRETE MONUMENT ON THE NORTHERLY LINE OF SAID NORTH QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°23'21" EAST DEPARTING SAID EASTERLY LINE AND ALONG SAID NORTHERLY LINE, 1241.29 FEET TO A FOUND 3/4 INCH IRON PIPE ON THE EASTERLY LINE OF SAID NORTH QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 00°42'49" WEST ALONG SAID EASTERLY LINE, 329.58 FEET TO A FOUND 3/4 INCH IRON PIPE ON THE SOUTHERLY LINE OF SAID NORTH QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 89°24'29" WEST ALONG SAID SOUTHERLY LINE, 1232.55 FEET TO THE POINT OF BEGINNING. SAID TRACT 1 CONTAINS AN AREA OF 8.292 ACRES, MORE OR LESS.

TRACT 2:
A TRACT OF LAND LOCATED IN THE NORTH QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 13 WEST, BOSSIER PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING (P.O.C.-2) AT A FOUND 5/8 INCH IRON ROD AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER SAID SECTION 5 WITH THE EASTERLY RIGHT-OF-WAY BOUNDARY LINE OF PARCEL 7-2 AS SHOWN ON THE PROPERTY MAP FOR STATE PROJECT No. 44-01-24, ROUTE LA 3 (ALSO KNOWN AS BENTON ROAD); THENCE NORTH 00°48'13" WEST, ALONG SAID EASTERLY LINE, 86.64 FEET TO A SET 1/2 INCH IRON ROD WITH CAP LABELED "BALAR" AND ALSO BEING THE POINT OF BEGINNING OF TRACT 2 (P.O.B.-2); THENCE NORTH 00°48'13" WEST, CONTINUING ALONG SAID EASTERLY LINE, 124.42 FEET TO A SET 1/2 INCH IRON ROD WITH CAP LABELED "BALAR"; THENCE SOUTH 89°24'29" EAST DEPARTING SAID EASTERLY LINE, 377.14 FEET TO A SET 1/2 INCH IRON ROD WITH CAP LABELED "BALAR"; THENCE SOUTH 00°42'49" WEST, 124.39 FEET TO A SET 1/2 INCH IRON ROD AND CAP LABELED "BALAR"; THENCE NORTH 89°24'29" WEST, 373.84 FEET TO THE POINT OF BEGINNING. SAID TRACT 2 CONTAINS AN AREA OF 1.072 ACRES, MORE OR LESS.

NOTES:

1. THE INFORMATION SHOWN HEREON IS BASED ON A REASONABLE SEARCH OF AVAILABLE RECORDS FOR THE PARENT TRACT.
2. THE PARCEL DEPICTED AND DESCRIBED HEREON IS SUBJECT TO ANY RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES THAT A THOROUGH TITLE SEARCH MIGHT DISCLOSE.
3. THIS SURVEY IN NO WAY GUARANTEES TITLE OR OWNERSHIP. OWNERSHIPS SHOWN ARE TAKEN FROM BOSSIER PARISH TAX ASSESSOR RECORDS.
4. BEARING DATA BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM (N.A.D.) 83, LOUISIANA NORTH ZONE, USING A GEODETIC POSITIONING SYSTEM (G.P.S.).
5. FLOOD CERTIFICATION:
ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 22015C0403E WITH AN EFFECTIVE DATE OF MARCH 19, 2013, SAID PROPERTY IS IN ZONE "X".

RECORDED OWNER(S):

WE, THE UNDERSIGNED OWNER(S), DO HEREBY APPROVE THE PLATTING OF THIS SURVEY.

6-4-2014
OLIVER LEE UNDERWOOD, III — DATE
MAGICSTAR PROPERTIES LLC

APPROVALS:

BOSSIER PARISH ENGINEER — DATE

ENGINEER'S OFFICE
LOUISIANA
PARISH OF BOSSIER

6-10-14
BOSSIER CITY METROPOLITAN PLANNING COMMISSION — DATE

REFERENCES:

1. THE LEGAL BOOK AND PAGE NUMBERS FOR THE PARENT TRACT, AS PER BOSSIER PARISH TAX ASSESSOR RECORDS ARE AS FOLLOWS: 163-312, 163-311, 691-390.
2. THE RIGHT-OF-WAY BOUNDARY LINE IS IDENTIFIED AS PARCEL 7-2, ON THE PROPERTY MAP FOR STATE PROJECT No. 44-01-24, F.A.P. No. F-37-07(006), BOSSIER CITY-BENTON HWY., (SOUTH SECTION), ROUTE LA 3, BOSSIER PARISH, LOUISIANA, PREPARED BY BLANCHARD J. MARCHAND, REGISTERED LAND SURVEYOR, DATED JUNE 15, 1979, AS PER INTRUMENT No. 358091 OF THE RECORDS OF BOSSIER PARISH, LOUISIANA.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY REPRESENTS AN ACTUAL GROUND SURVEY PERFORMED UNDER MY SUPERVISION IN ACCORDANCE WITH REQUIREMENTS OF CLASS "B" SURVEYS AND OTHER APPLICABLE PORTIONS OF CHAPTER 29 "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS SET FORTH IN TITLE 46, PROFESSIONAL AND OCCUPATIONAL STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

I ALSO CERTIFY THAT THIS SURVEY MEETS THE STANDARDS FOR A PLAT TO BE APPROVED BY THE BOSSIER PARISH AND OF THE BOSSIER CITY METROPOLITAN PLANNING COMMISSION.

STATE OF LOUISIANA
JOE ED ROACH
REG. No. 3235
REGISTERED
LAND SURVEYOR

JOE ED ROACH, P.L.S. — DATE
REG. NO. 3235

no.	revisions	by	date
1	Lots to Tract	D.D.A.	6/14
mk.	description	by	date

drawn: J. A. C.
checked: J. E. R.
date: MAY, 2014
project: 14012

631 MILAM STREET, SUITE 300
SHREVEPORT, LOUISIANA 71101
PHONE: 318-221-8312
FAX: 318-424-6508
E-MAIL: balar@balar-engineers.com
WEB: www.balar-engineers.com
LOUISIANA REGISTRATION No. 64
TEXAS REGISTRATION No. 11221

BALAR
ENGINEERS & SURVEYORS

PLAT OF SURVEY
MAGICSTAR PROPERTIES LLC
IN N. 1/4 OF N.W. 1/4 OF N.E. 1/4, SEC. 5, T18N, R13W
BOSSIER PARISH, LOUISIANA

sheet no. 1 of 1 sheets

G:\PROJECTS\P\14012\PETSPAR-BENTON ALL LOTS JUNE Rev.dwg, dashley, 1:100