

Accuracy Notice:

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FLOOD ZONE NOTE:

THIS PROPERTY HAS BEEN DETERMINED TO BE LOCATED IN ZONE 'A'. SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD; NO BASE FLOOD ELEVATIONS DETERMINED. AS INDICATED ON FLOOD INSURANCE RATE MAP FOR JEFFERSON DAVIS PARISH, LOUISIANA, AND INCORPORATED AREAS; PANEL 7325 OF 475, MAP NUMBER 22053C0325C EFFECTIVE DATE: JULY 22, 2010.

REFERENCE PLAT:

1) SURVEY OF T. 10 S. - R. 4 W. SOUTH WESTERN DISTRICT LA.: BY SURVEYOR GENERAL; DATED: FEBRUARY 24, 1883.

GENERAL NOTES:

- 1) BEARINGS AND DIMENSIONS ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011) AS DERIVED FROM GPS OBSERVATIONS PERFORMED ON 09/09/2018 AREA CALCULATIONS HAVE BEEN MADE RELATIVE TO SAID GRID COORDINATES.
- 2) NO ATTEMPT HAS BEEN MADE BY THE SURVEYOR TO VERIFY TITLE OR ACTUAL LEGAL OWNERSHIP.
- 3) THIS PLAT DOES NOT DEPICT ALL UTILITY LOCATIONS, VISIBLE OR OF RECORD, THAT MAY EXIST ON OR ADJACENT TO PROPERTY.
- 4) I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND MEETS THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS UNDER A CLASS 'D' SURVEY AS ADOPTED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- 5) AREAS OF PROPERTY
NORTH OF MOUTON ROAD = 1.918 ACRES
MOUTON RD. AND LA HWY 382 RIGHT OF WAYS = 4.067 ACRES
REMAINING AREA = 35.637 ACRES

LEGAL DESCRIPTION:

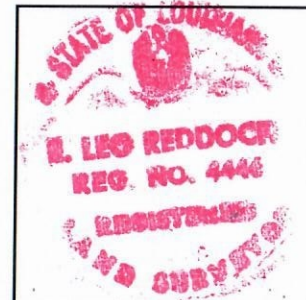
A CERTAIN TRACT OF LAND SITUATED IN SECTIONS 27, TOWNSHIP 10 SOUTH, RANGE 4 WEST, CITY OF WELSH, PARISH OF JEFFERSON DAVIS, STATE OF LOUISIANA, HAVING AN AREA OF 41.622 MORE OR LESS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND PK NAIL IN THE CENTERLINE OF LA HWY 382 MARKING THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 10 SOUTH, RANGE 4 WEST, ALSO BEING THE POINT OF BEGINNING, LABELED P.O.C. & P.O.B.

THENCE S 88°40'24" E A DISTANCE OF 1,346.32' ALONG THE NORTH LINE OF SECTION 27 TO A POINT;
THENCE S 00°37'20" W A DISTANCE OF 151.66' TO A FOUND 2" IRON PIPE TALL;
THENCE S 00°37'20" W A DISTANCE OF 1,195.49' TO A SET 1/2" IRON ROD;
THENCE N 88°37'44" W A DISTANCE OF 1,296.65' TO A SET 1/2" IRON ROD;
THENCE N 88°37'44" W A DISTANCE OF 50.00' TO A FOUND PK NAIL IN CENTERLINE OF ROAD ON WEST LINE OF SECTION 27;
THENCE N 00°38'09" E A DISTANCE OF 1,346.10' ALONG THE WEST LINE OF SECTION 27 TO A FOUND PK NAIL ALSO BEING THE POINT OF BEGINNING.

LEGEND:

- FOUND PROPERTY CORNER
- SET 1/2" IRON ROD
- FOUND 4" CONCRETE MONUMENT
- ⊙ FOUND PK NAIL
- ADJACENT PROPERTY LINE
- - - APPARENT ROAD RIGHT OF WAY +/- 50'
- SECTION/ TOWNSHIP LINES
- CENTERLINE OF ROAD
- POWER LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



PLAT OF SURVEY

DRAWN BY:
SPM
CHECKED BY:
ELR

PLAT OF SURVEY PERFORMED FOR:
BRYAN & STACY LAVOI

PROPERTY LOCATED IN:
SECTION 27 TOWNSHIP 10 SOUTH -
RANGE 4 WEST
JEFFERSON DAVIS PARISH, LOUISIANA

S 88°40'24" E 1,346.32'

MOUTON RD.

(APPARENT 50' R.O.W.)

THE NW 1/4 OF THE NW 1/4
SECTION 27 T10S-R4W
(±41.622 TOTAL ACRES)

S 88°40'24" E 4,019.07'
TO FND ROD AT
NE CORNER OF SEC 27

EDGE OF PAVEMENT
EDGE OF PAVEMENT

ON PROPERTY LINE
151.66' OFFSET

S 00°37'20" W 1,347.15'

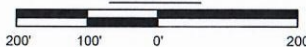
BAYOU CHENE

TOP BANK OF CANAL
TOP BANK OF CANAL

N 88°37'44" W 1,346.65'

REDDOCH LAND SURVEYING
E. LEO REDDOCH
REGISTERED LAND SURVEYOR
NO. 4446 STATE OF LOUISIANA
528 PUJO ST. LAKE CHARLES, LA 70601
PH: (337) 491-9520
FAX: (337) 439-6859

SCALE: 1" = 200'



P.O.C. & P.O.B. FND. NW CORNER
SECTION 27 MAG NAIL IN
CENTERLINE OF ROAD

N 00°41'17" E 5,445.97'
TO FND PK NAIL AT
NW CORNER OF SEC 22

N 00°38'09" E 1,346.10'
(APPARENT 100' R.O.W.)
LA HWY 382

FND PK NAIL
N 00°38'09" E 4,038.30'
TO FND PK NAIL
AT SW CORNER OF SEC 27

ON PROPERTY LINE
50.00' OFFSET

SET 1/2" IR