



VICINITY SKETCH
SCALE: N. T. S.

DESCRIPTION:

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF LOTS TWO (2), THREE (3) AND FOUR (4) OF BLOCK 18, BARBE ADDITION AND BEING MORE FULLY SHOWN ON THAT CERTAIN PLAT ENTITLED "PLAN OF BARBE ADDITION TO THE CITY OF LAKE CHARLES, LOUISIANA, AS EXECUTED BY JOHN W. RHORER, PARISH SURVEYOR, DATED OCTOBER, 1899 AND RECORDED NOVEMBER 10, 1899, WITH THE OFFICE OF CLERK AND RECORDER OF MORTGAGES FOR CALCASIEU PARISH, LOUISIANA IN BOOK 26, PAGE 265, FILE NO. 214, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE SOUTHEAST CORNER OF THE BARTELEMY LEBLEU CLAIM IN IRREGULAR SECTION 38, TOWNSHIP 10 SOUTH, RANGE 9 WEST, CALCASIEU PARISH, LOUISIANA;

THENCE NORTH 88° 15' 23" WEST, ALONG THE SOUTH LINE OF SAID IRREGULAR SECTION 38, FOR A DISTANCE OF 209.39 FEET;

THENCE NORTH 01° 44' 33" EAST, PERPENDICULAR TO THE SOUTH LINE OF SAID IRREGULAR SECTION 38, FOR A DISTANCE OF 1140.27 FEET TO THE EAST RIGHT-OF-WAY LINE OF CONTRABAND PARKWAY, THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT;

THENCE NORTH 09° 23' 08" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID CONTRABAND PARKWAY, FOR A DISTANCE OF 38.28 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 966.00 FEET AND A CENTRAL ANGLE OF 79° 01' 58";

THENCE NORTHERLY, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID CONTRABAND PARKWAY AND ALONG SAID TANGENT CURVE TO THE LEFT, THROUGH AN ANGLE OF 40° 40' 40", FOR AN ARC LENGTH DISTANCE OF 685.82 FEET, THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 39° 20' 38" EAST, FOR A DISTANCE OF 114.55 FEET;

THENCE NORTH 77° 21' 28" EAST, FOR A DISTANCE OF 372.63 FEET TO THE WEST LINE OF A 15.0'-FOOT SERVITUDE TO THE CITY OF LAKE CHARLES, THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 12° 53' 32" EAST, ALONG SAID 15'-FOOT SERVITUDE, FOR A DISTANCE OF 446.78 FEET;

THENCE SOUTH 12° 57' 31" EAST, ALONG SAID 15'-FOOT SERVITUDE, FOR A DISTANCE OF 363.42 FEET TO THE NORTH RIGHT-OF-WAY LINE OF A PROPOSED ROAD, THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 80° 36' 36" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID PROPOSED ROAD, FOR A DISTANCE OF 257.09 FEET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF CONTRABAND PARKWAY;

THENCE NORTH 30° 20' 29" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID CONTRABAND PARKWAY, FOR A DISTANCE OF 49.28 FEET TO THE POINT OF BEGINNING.

HEREIN DESCRIBED TRACT CONTAINING 6.00 ACRES, MORE OR LESS.

NOTE:

- BEARINGS AND DISTANCES SHOWN HEREON ARE GRID BEARINGS AND DISTANCES REFERENCED TO NAD 83 LOUISIANA SOUTH ZONE PER C.P.U.S. SOLUTION AT MSI NETWORK.
- TITLE RESEARCH INFORMATION WAS FURNISHED TO SURVEYOR BY FIRST AMERICAN TITLE INSURANCE COMPANY OF LOUISIANA, UNDER FILE NO. 32360-0001, DATED FEBRUARY 21, 2016.
- ONLY THOSE UTILITIES EVIDENT FROM A CAREFUL VISUAL INSPECTION OF THE SITE AND OTHER SIGNS OF POSSESSION AND DOCUMENTS FROM THE CURRENT TITLE COMMITMENT, REFERENCED IN NOTE #2 AND PREVIOUS TITLE COMMITMENT EXCEPTIONS TO THE ORIGINAL SURVEY OF BLOCK 18 OF BARBE ADDITION ARE SHOWN AND MAY NOT REPRESENT ALL UTILITIES PRESENT.
- HEREIN DESCRIBED TRACT IS LOCATED IN ZONE AE (BASE FLOOD ELEVATION DETERMINED 10.0 FEET, FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND FLOOD ZONE "X" SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD) AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 22019C0480F, EFFECTIVE DATE, FEBRUARY 18, 2011. VERIFICATION OF FLOOD ZONE SHOULD BE PERFORMED BY THE LOCAL AGENCY IN CHARGE.
- OWNERSHIP PER CALCASIEU PARISH POLICE JURY WEB SITE: WWW.CPPJ.NET
- W. PRIEN LAKE ROAD RELOCATION (CONTRABAND PARKWAY) SHOWN IN ACCORDANCE WITH LA. D.O.T.D. ENGINEERING DESIGN DRAWINGS PREPARED BY STANTEC AND FURNISHED TO SURVEYOR.
- ☒ - DENOTES EXISTING D.O.T.D. RIGHT-OF-WAY MONUMENTS (ROD WITH CAP).
- - DENOTES SET 3/4" REBAR UNLESS NOTED OTHERWISE.

SCHEDULE BII EXCEPTIONS FILE NO. 32360.0001

- RIGHT OF WAY GRANT IN FAVOR OF PARISH OF CALCASIEU DATED OCTOBER 15, 1947 AND RECORDED OCTOBER 20, 1947 WITH THE CLERK AND RECORDER OF MORTGAGES FOR CALCASIEU PARISH, LOUISIANA AT COB 426, PAGE 451, FILE NO. 377921. (DOES NOT AFFECT)
- SERVITUDE AGREEMENT IN FAVOR OF THE CITY OF LAKE CHARLES, LOUISIANA DATED JULY 26, 1973, DATED JULY 20, 1973, DATED OCTOBER 19, 1973, DATED JULY 20, 1973, DATED DECEMBER 20, 1973, DATED SEPTEMBER 27, 1973 AND RECORDED FEBRUARY 27, 1974 WITH THE OFFICE OF THE CLERK AND RECORDER OF MORTGAGES FOR CALCASIEU PARISH, LOUISIANA AT COB 1260, PAGE 416, FILE NO. 1322827; COB 1260, PAGE 416, FILE NO. 1322828; COB 1260, PAGE 421, FILE NO. 1322829; COB 1260, PAGE 426, FILE NO. 1322830; COB 1260, PAGE 430, FILE NO. 1322831; COB 1260, PAGE 434, FILE NO. 1322832; AND COB 1260, PAGE 439, FILE NO. 1322833, RESPECTIVELY. (AFFECTS AS SHOWN)
- RESTRICTIONS, SERVITUDES, BUILDING AND SETBACK LINES AND OTHER MATTERS SHOWN ON THAT SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY FOR BLOCK 18 BARBE PROPERTIES, LLC IN SECTION 38, TOWNSHIP 10 SOUTH, RANGE 9 WEST, CALCASIEU PARISH, LOUISIANA" DATED JANUARY 12, 2017 PREPARED BY MORRISON SURVEYING, INC. BUT EXCLUDING AND COVENANT, CONDITION OF RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42 U.S.C. SEC. 3604(G).
- TEMPORARY CONSTRUCTION SERVITUDES CREATED PURSUANT TO THAT CERTAIN ACT OF BARGAIN SALE DATED NOVEMBER 1, 2016 AND RECORDED JANUARY 10, 2017 WITH THE OFFICE OF THE CLERK AND RECORDER OF MORTGAGES FOR CALCASIEU PARISH, LOUISIANA AT COB 4164, PAGE 581, FILE NO. 3259881. (AFFECTS AS SHOWN)
- DRAINAGE SERVITUDE CREATED PURSUANT TO THAT CERTAIN ACT OF BARGAIN SALE DATED NOVEMBER 1, 2016 AND RECORDED JANUARY 10, 2017 WITH THE OFFICE OF THE CLERK AND RECORDER OF MORTGAGES FOR CALCASIEU PARISH, LOUISIANA AT COB 4164, PAGE 581, FILE NO. 3259881. (AFFECTS AS SHOWN)

SYMBOLS LEGEND

- PROPERTY CORNER
- EXISTING CULVERT OR STORM DRAIN PIPE
- ⊕ EXISTING FIRE HYDRANT
- ⊙ EXISTING DRAINAGE MANHOLE
- ⊗ EXISTING SANITARY SEWER MANHOLE
- EDGE OF WOODED AREA
- EXISTING FLOOD ZONE LINES
- CATCH BASIN (UNDER CONSTRUCTION)



CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY AS STIPULATED IN THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, PUBLISHED BY THE LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

J. DAVID MORRISON
LA. REG. NO. 4649



DESIGNED: DESIGNER	PREPARED BY	<p align="center">BOUNDARY SURVEY FOR LCBR ENTERTAINMENT, LLC IN SECTION 38, TOWNSHIP 10 SOUTH, RANGE 9 WEST CALCASIEU PARISH, LOUISIANA</p>	PROJECT NO.:	DATE:						
DRAWN: BOM	<p align="center">MORRISON SURVEYING, INC. G.P.S., BOUNDARY, TOPOGRAPHIC, SUBDIVISION, INDUSTRIAL, HYDROGRAPHIC AND PIPELINE SURVEYS P.O. BOX 71 SULPHUR, LA 70664-0071 480 N. CITIES SERVICE HWY. SULPHUR, LA 70663 PHONE: (337) 625-1050 E-MAIL: jdm@morrisoni.com</p>		180214	MAY 15, 2018						
CHECKED: JDM		<table border="1"> <thead> <tr> <th>BY</th> <th>REVISIONS</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	BY	REVISIONS	DATE				1" = 60'	1 OF 1
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APPROVED: JDM			SCALE:	SHEET:						
F.B. No.: FIELD_BOOK_No			180214							