

SITE INFORMATION

N/E: LYNN PARK SHOPPING CENTER
1221 GRAND CAILLOU ROAD, HOUMA, LOUISIANA 70363
APNS: R03C-22833, R03C-22835, AND R03C-59576
PROPERTY 1: 549,946 ± SQUARE FEET, OR 12.626 ± ACRES
PROPERTY 2: 9,862 ± SQUARE FEET, OR 0.229 ± ACRES
TOTAL AREA: 559,946 ± SQUARE FEET, OR 12.855 ± ACRES

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN WFG NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT #2024-628, DATED DECEMBER 27, 2024 8:00 AM.

SCHEDULE A DESCRIPTION

PROPERTY 1
OWNED BY LYNN PARK SHOPPING, LLC
TRACT I. DESCRIPTION OF PORTION OF PROPERTY OF THE ESTATE OF MRS. HAYES J. WHITNEY (OR ASSIGNS)

COMMENCING AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF EVELYN AVENUE AND THE EASTERN RIGHT-OF-WAY OF LOUISIANA HIGHWAY 57 (GRAND CAILLOU HIGHWAY), N 44°1'55" W 184.03' ON AND ALONG THE EASTERN RIGHT-OF-WAY OF LOUISIANA HIGHWAY 57 (GRAND CAILLOU HIGHWAY), TO THE SOUTHWEST CORNER OF TRACT "B" COMMON TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, OF MAGNOLIA PARK SUBDIVISION, SAID POINT OF BEGINNING;

THENCE, ON AND ALONG THE EASTERN RIGHT-OF-WAY OF LOUISIANA HIGHWAY 57 (GRAND CAILLOU HIGHWAY) N 44°1'55" W 357.14' TO THE INTERSECTION WITH THE SOUTHERN RIGHT-OF-WAY OF PROSPECT STREET, BEING THE NORTHWEST CORNER OF AFOREMENTIONED TRACT "B";

THENCE, ON AND ALONG THE SOUTHERN RIGHT-OF-WAY OF PROSPECT STREET N 44°45' E 89.18' TO A POINT OF INTERSECTION OF THE NORTHERN LINE OF TRACT "B" WITH THE SOUTHERN RIGHT-OF-WAY OF PROSPECT STREET, BEING THE NORTHEAST CORNER OF AFOREMENTIONED TRACT "B";

THENCE, ON AND ALONG THE NORTHERN LINE OF TRACT "B" 45°15' E 357.08' TO A POINT OF INTERSECTION OF THE PROPERTY LINE BETWEEN A PORTION OF MAGNOLIA PARK SUBDIVISION, BLOCK 1, AND THE ESTATE OF MRS. HAYES J. WHITNEY (OR ASSIGNS) BEING THE SOUTHEAST CORNER OF THE AFOREMENTIONED TRACT "B";

THENCE, ON AND ALONG THE LINE BETWEEN A PORTION OF MAGNOLIA PARK SUBDIVISION, BLOCK 1, AND THE ESTATE OF MRS. HAYES J. WHITNEY (OR ASSIGNS) S 44°45' W 867.83' TO ITS INTERSECTION WITH THE EASTERN RIGHT-OF-WAY OF LOUISIANA HIGHWAY 57 (GRAND CAILLOU HIGHWAY), SAID POINT BEING THE SOUTHWEST CORNER OF TRACT "B" AND THE POINT OF BEGINNING.

SAID TRACT "B" HEREIN DESCRIBED IS BOUNDED TO THE NORTH BY PROSPECT STREET, TO THE EAST BY REMAINING PROPERTY OF THE ESTATE OF MRS. HAYES J. WHITNEY (OR ASSIGNS), TO THE SOUTH BY A PORTION OF MAGNOLIA PARK SUBDIVISION, BLOCK 1, AND TO THE WEST BY LOUISIANA HIGHWAY 57 (GRAND CAILLOU HIGHWAY), BEING WITHIN THE CITY LIMITS OF HOUMA, LOUISIANA, AND LYING WITHIN SECTION 105, T11S-R17E, OF TERREBONE PARISH, LOUISIANA.

MAGNOLIA PARK SUBDIVISION - TRACT II. - DESCRIPTION OF LOTS 1, 2, 3, 4, 5, 6, & BLOCK 1

COMMENCING AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF EVELYN AVENUE AND THE EASTERN RIGHT-OF-WAY OF LOUISIANA HIGHWAY 57 (GRAND CAILLOU HIGHWAY), BEING THE SOUTHWEST CORNER OF AFOREMENTIONED TRACT "A" AND BEING THE POINT OF BEGINNING;

THENCE, ON AND ALONG THE EASTERN RIGHT-OF-WAY OF LOUISIANA HIGHWAY 57 (GRAND CAILLOU HIGHWAY), N 44°1'55" W 184.03' TO A POINT BEING THE NORTHWEST CORNER OF SAID TRACT "A", COMMON TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, OF MAGNOLIA PARK SUBDIVISION;

THENCE, ON AND ALONG THE PROPERTY LINE BETWEEN MAGNOLIA PARK SUBDIVISION, LOTS 1, 4, 5, & 6, BLOCK 1, AND THE ESTATE OF MRS. HAYES J. WHITNEY (OR ASSIGNS) N 44°45' E 342.88' TO A POINT BEING THE NORTHEAST CORNER OF SAID TRACT "A", AND THE CORNER COMMON TO THE NORTHEAST CORNER OF LOT 6, BLOCK 1, OF MAGNOLIA PARK SUBDIVISION;

THENCE, ON AND ALONG THE LINE BETWEEN LOTS 6 AND 7, BLOCK 1, OF MAGNOLIA PARK SUBDIVISION S 45°15' E 194.00' TO THE SOUTHEAST CORNER OF SAID TRACT "A", COMMON TO THE SOUTHEAST CORNER OF LOTS 6 AND 7, BLOCK 1, ON THE NORTHERN RIGHT-OF-WAY OF EVELYN AVENUE;

THENCE, ON AND ALONG THE NORTHERN RIGHT-OF-WAY OF EVELYN AVENUE S 44°45' W 345.96' TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY OF LOUISIANA HIGHWAY 57 (GRAND CAILLOU HIGHWAY), THIS BEING THE SOUTHWEST CORNER OF TRACT "A" COMMON TO THE SOUTHWEST CORNER OF LOT 3, BLOCK 1, OF MAGNOLIA PARK SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT "A" HEREIN DESCRIBED IS MEANT TO ENCOMPASS THE WHOLE OF LOTS 1, 2, 3, 4, 5, & 6, OF MAGNOLIA PARK SUBDIVISION WITHIN THE CITY LIMITS OF HOUMA, LOUISIANA, AND LYING WITHIN SECTION 105, T11S-R17E, OF TERREBONE PARISH, LOUISIANA.

TRACT III. DESCRIPTION OF: 4.160 ACRE TRACT OF LAND FOR C. O. CALONGNE AND CLEMENT BETPOUEY, JR., IN SECTION 105, T11S-R17E, TERREBONE PARISH, LOUISIANA
COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF FRANK STREET, AS DESIGNATED BY THE LETTER "A";

THENCE ON AND ALONG THE PROPERTY LINE BETWEEN MAGNOLIA PARK SUBDIVISION AND C. O. CALONGNE AND OTHERS S 44°45'00" W, A DISTANCE OF 536.28' TO THE NORTHEAST CORNER OF A TRACT OF LAND SHOWN AS TRACT "B", AND DESIGNATED BY THE LETTER "B";

THENCE ON AND ALONG A LINE SEPARATING TRACT "B" FROM THE PROPERTY OF C. O. CALONGNE AND OTHERS N 45°15' W, A DISTANCE OF 357.88' TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF PROSPECT STREET, AS DESIGNATED BY THE LETTER "C";

THENCE ON AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF PROSPECT STREET N 44°45'00" E, A DISTANCE OF 466.09' TO A POINT OF CURVE ON A 13.5' RADIUS ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FRANK STREET, AS DESIGNATED BY THE LETTER "D";

THENCE ON AND ALONG THE RADIAL CURVE ON THE SOUTHERLY RIGHT-OF-WAY OF FRANK STREET A DISTANCE OF 21.21' TO A POINT OF TANGENT;

THENCE ON AND ALONG THE RIGHT-OF-WAY OF FRANK STREET S 45°15'00" E, A DISTANCE OF 43.29' TO A POINT OF CURVE;

THENCE ON AND ALONG THE CURVE IN THE SOUTHERLY RIGHT-OF-WAY OF FRANK STREET, A LENGTH OF 145.86' TO A POINT;

THENCE ON AND ALONG THE SOUTHERLY RIGHT-OF-WAY OF FRANK STREET S 64°43'15" E, A DISTANCE OF 2.76' TO A POINT OF CURVE;

THENCE ON AND ALONG THE CURVE IN THE SOUTHERLY RIGHT-OF-WAY OF FRANK STREET A LENGTH OF 132.27' TO A POINT;

THENCE ON AND ALONG THE SOUTHERLY RIGHT-OF-WAY OF FRANK STREET S 45°15'00" E, A DISTANCE OF 25.20' TO ITS INTERSECTION WITH THE PROPERTY LINE BETWEEN C.O. CALONGNE AND OTHERS AND MAGNOLIA PARK SUBDIVISION, SAID POINT BEING DESIGNATED BY THE LETTER "A", AND BEING THE POINT OF COMMENCEMENT.

SAID TRACT AS MORE PARTICULARLY SHOWN ON A MAP ENTITLED "MAP SHOWING SURVEY OF PROPERTY BELONGING TO C. O. CALONGNE AND CLEMENT BETPOUEY, JR., LOCATED IN SECTION 105, T11S, R17E, TERREBONE PARISH, LOUISIANA", DATED JULY 7, 1972, AND LAST REVISED MAY 13, 1975 PREPARED BY T. BAKER SMITH & SON, INC., CIVIL AND CONSULTING ENGINEERS, HOUMA, LOUISIANA AND CONTAINING 4.150 ACRES.

PROPERTY 2
OWNED BY FRANK STREET, LLC
POINT OF BEGINNING BEING THE INTERSECTION OF THE RIGHT OF WAY OF FRANK STREET AND PROSPECT STREET, CITY OF HOUMA, TERREBONE PARISH, LOUISIANA:
N 44°45' E, 75 FEET ALONG THE SOUTH LINE OF THE RIGHT OF WAY OF PROSPECT STREET TO A POINT;
THENCE, S 45°75' E, 117 FEET TO A POINT;
THENCE, N 44°45' E, 89 FEET TO THE SOUTH RIGHT OF WAY LINE OF FRANK STREET;
THENCE, ALONG THE SOUTH RIGHT OF WAY LINE OF FRANK STREET APPROXIMATELY 120 FEET TO THE POINT OF BEGINNING.

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED: AWAITING ZONING REPORT		
OBSERVED USE: SHOPPING CENTER; USE PERMITTED BY ZONE: YES, NO		
ITEM	REQUIRED	OBSERVED
MIN. SETBACKS FRONT		35.2'
MIN. SETBACKS SIDE		28.4'
MIN. SETBACKS REAR		29.1'
MAX. BUILDING HEIGHT		28.5'±
MIN. LOT AREA		559,946± SQ FT
MIN. LOT WIDTH		345.96'
MAX. BLDG COVERAGE		32%
PARKING REGULAR		401
PARKING HANDICAP		23
PARKING TOTAL		424

NOTES CORRESPONDING TO SCHEDULE B

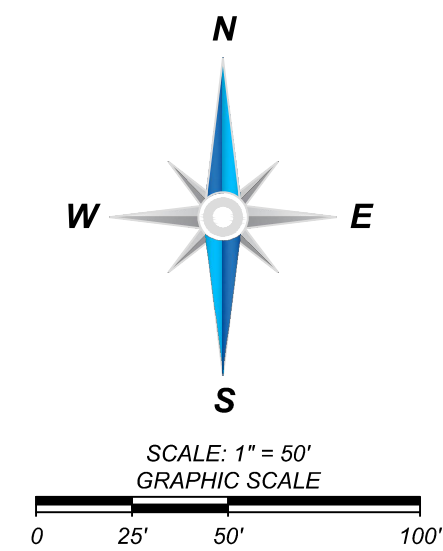
- SUBJECT TO THE RIGHT OF WAY OF CITY OF HOUMA, RECORDED ON NOVEMBER 15, 1977 AS INSTRUMENT #551207 IN [BOOK 698, PAGE 661](#) IN THE OFFICIAL RECORDS OF THE TERREBONE PARISH CLERK OF COURT. (AFFECTS, PLOTTED AND SHOWN)
- SUBJECT TO THE SHORT FORM LEASE OF FAMILY DOLLAR STORES OF LOUISIANA, INC., RECORDED ON MAY 29, 2002 AS INSTRUMENT #1121005 IN [BOOK 1771, PAGE 195](#) IN THE OFFICIAL RECORDS OF THE TERREBONE PARISH CLERK OF COURT. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- SUBJECT TO THE MEMORANDUM OF LEASE OF STRATEGIC RESTAURANTS ACQUISITION CORP., RECORDED ON MAY 10, 2005 AS INSTRUMENT #1209416 IN [BOOK 1916, PAGE 141](#) IN THE OFFICIAL RECORDS OF THE TERREBONE PARISH CLERK OF COURT. (AFFECTS, BLANKET IN NATURE)
- SUBJECT TO THE RIGHT OF WAY OF FRANK STREET, LLC, RECORDED ON MARCH 20, 2015 AS INSTRUMENT #1476429 IN [BOOK 2416, PAGE 889](#) IN THE OFFICIAL RECORDS OF THE TERREBONE PARISH CLERK OF COURT. (UNABLE TO PLOT, DOCUMENT REFERENCED THERE WITHIN NOT PROVIDED)
- SUBJECT TO THE EASEMENT OF FRANK STREET, LLC, RECORDED ON MARCH 20, 2015 AS INSTRUMENT #1476430 IN [BOOK 2416, PAGE 888](#) IN THE OFFICIAL RECORDS OF THE TERREBONE PARISH CLERK OF COURT. (AFFECTS, UNABLE TO DETERMINE LOCATION OF EASEMENT AREA, EXHIBIT C REFERENCED WITHIN NOT PROVIDED)
- SUBJECT TO THE SHORT FORM LEASE OF FAMILY DOLLAR STORES OF LOUISIANA, INC., RECORDED ON MAY 2, 2022 AS INSTRUMENT #1649503 IN [BOOK 2671, PAGE 326](#) IN THE OFFICIAL RECORDS OF THE TERREBONE PARISH CLERK OF COURT. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- SUBJECT TO THE COVENANT, CONDITION, OR RESTRICTION OF LYNN PARK SHOPPING CENTER & FRANK STREET, LLC, RECORDED ON MARCH 20, 2016 AS INSTRUMENT #1476428 IN [BOOK 2416, PAGE 854](#) IN THE OFFICIAL RECORDS OF THE TERREBONE PARISH CLERK OF COURT. (AFFECTS, BLANKET IN NATURE)
- SUBJECT TO THE MEMORANDUM OF LEASE OF PIZZA HUT OF AMERICA, LLC, RECORDED ON MARCH 20, 2016 AS INSTRUMENT #1476431 IN [BOOK 2416, PAGE 874](#) IN THE OFFICIAL RECORDS OF THE TERREBONE PARISH CLERK OF COURT. (AFFECTS, BLANKET IN NATURE)

ALTA/NSPS LAND TITLE SURVEY

1221 GRAND CAILLOU ROAD

HOUMA, LOUISIANA 70363

TERREBONE PARISH



SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTA/NSPS SURVEY.

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS. BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL LOUISIANA ONE-CALL AT 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES BEFORE DIGGING.

PARKING INFORMATION

REGULAR= 401
HANDICAP= 23
TOTAL= 424

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X-SHADED" AND "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 22109C0254E, WHICH BEARS AN EFFECTIVE DATE OF 9/7/2023 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X-SHADED" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

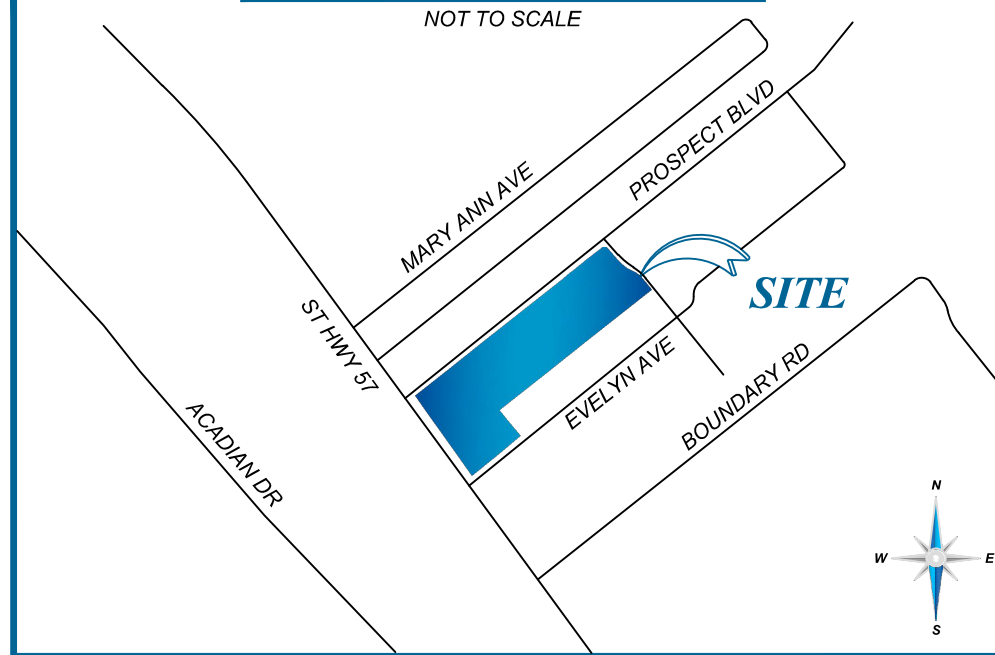
ZONE "AE" - THE BASE FLOODPLAIN WHERE BASE FLOOD ELEVATIONS ARE PROVIDED. "AE" ZONES ARE NOW USED ON NEW FORMAT FIRMS INSTEAD OF A1-A30 ZONES.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PROSPECT BOULEVARD, BEING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS N 43°41'40" E PER GPS COORDINATE OBSERVATIONS LOUISIANA STATE PLANE, SOUTH ZONE NAD83. LATITUDE = 29°34'47.3265" LONGITUDE = -90°41'15.0215" CONVERGENCE ANGLE = 00°19'22.5189"

VICINITY MAP

NOT TO SCALE



GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- COMPLETED FIELD WORK WAS FEBRUARY 14, 2025.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF PROSPECT BOULEVARD AND STATE HIGHWAY 57, WHICH ABUTS THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO PROSPECT BOULEVARD, STATE HIGHWAY 57, FRANK STREET, AND EVELYN AVENUE, EACH BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED LOUISIANA ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"), THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS. IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM TERREBONE PARISH GIS.
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.

LEGEND & SYMBOLS

●	FOUND MONUMENT AS NOTED
○	SET MONUMENT AS NOTED
⊕	COMPUTED POINT
☐	MAILBOX
⚡	HANDICAP PARKING
⚡	FIRE HYDRANT
⚡	LIGHT POLE
⊙	SANITARY MANHOLE
⊙	BOLLARD
⊙	POWER POLE
⊙	ELECTRIC METER
⊙	ELECTRIC BOX
⊙	ELECTRIC CABINET
⊙	WATER METER
⊙	WATER VALVE
⊙	DRAIN GRATE
⊙	STORM MANHOLE
⊙	TELEPHONE PEDESTAL
⊙	CLEANOUT
⊙	GAS METER
⊙	CURB INLET
⊙	TRAFFIC SIGNAL POST
⊙	FIBER OPTIC VAULT
⊙	FIRE DEPARTMENT CONNECTION
⊙	GREASE TRAP
⊙	AIR CONDITION UNIT
⊙	ELECTRIC VAULT
⊙	TELEPHONE CABINET
⊙	UTILITY VAULT
⊙	OVERHANG
⊙	DUMPSTER AREA
⊙	NATURAL GROUND
⊙	MONUMENT SIGN
(M)	MEASURED/CALCULATED DIMENSION
(R)	RECORD DIMENSION
(R1)	RECORD DIMENSION PER MAP #4002
(R2)	RECORD DIMENSION PER BOOK 219, PAGE 248
N/F	NOW OR FORMERLY
B/H	BUILDING HEIGHT LOCATION
P.O.C.	POINT OF BEGINNING
P.O.B.	POINT OF BEGINNING
---	BOUNDARY LINE
---	EASEMENT LINE
R/W	RIGHT-OF-WAY LINE
C/L	CENTERLINE
---	FENCE LINE
---	OVERHEAD POWER LINE
---	UNDERGROUND WATER LINE
---	UNDERGROUND GAS LINE

DATE	REVISION HISTORY	BY

SURVEYOR'S CERTIFICATE

TO: ARIEL YISRAELIAN; AND WFG NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 02/14/2025.

THIS PLAT AND THE SURVEY ON WHICH IT IS BASED MEETS THE STANDARDS OF PRACTICE FOR CLASS A SURVEYS IN THE STATE OF LOUISIANA.

DATE OF PLAT OR MAP: 03/03/2025

ROBERT J. WINNICKI
PROFESSIONAL LAND SURVEYOR 5244
STATE OF LOUISIANA
LOUISIANA C.O.A.: VF 764



BLEW

Surveying | Engineering | Environmental

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703

EMAIL: SURVEY@BLEWINC.COM

OFFICE: 479.443.4506 FAX: 479.582.1883

WWW.BLEWINC.COM

SURVEYOR JOB NUMBER:
25-0375

SURVEY REVIEWED BY:
KAF

SURVEY DRAWN BY:
CT - 03/03/2025

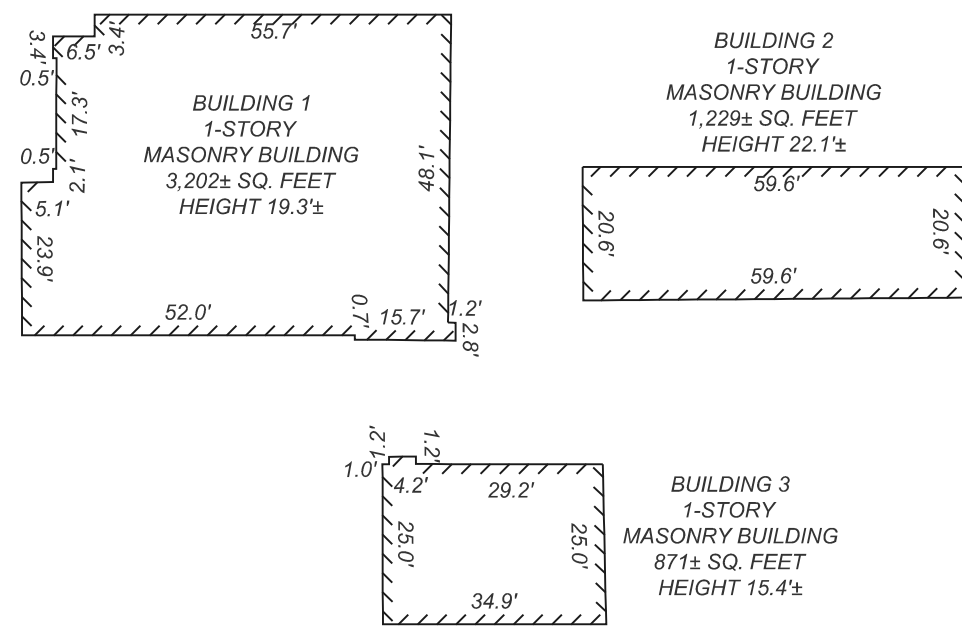
SHEET:
1 OF 2

ALTA/NSPS LAND TITLE SURVEY

1221 GRAND CAILLOU ROAD
HOUMA, LOUISIANA 70363
TERREBONE PARISH

BUILDING DETAIL

NOT TO SCALE

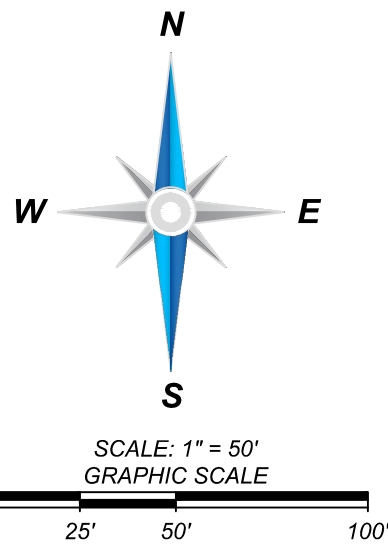


LINE TABLE

LINE	BEARING	DISTANCE
L1(M)	S 46°18'20" E	43.29'
L2(M)	S 65°46'35" E	2.76'
L3(M)	S 46°18'20" E	25.20'
L1(R)	S 45°15'00" E	43.29'
L2(R)	S 64°43'15" E	2.76'
L3(R)	S 45°15'00" E	25.20'

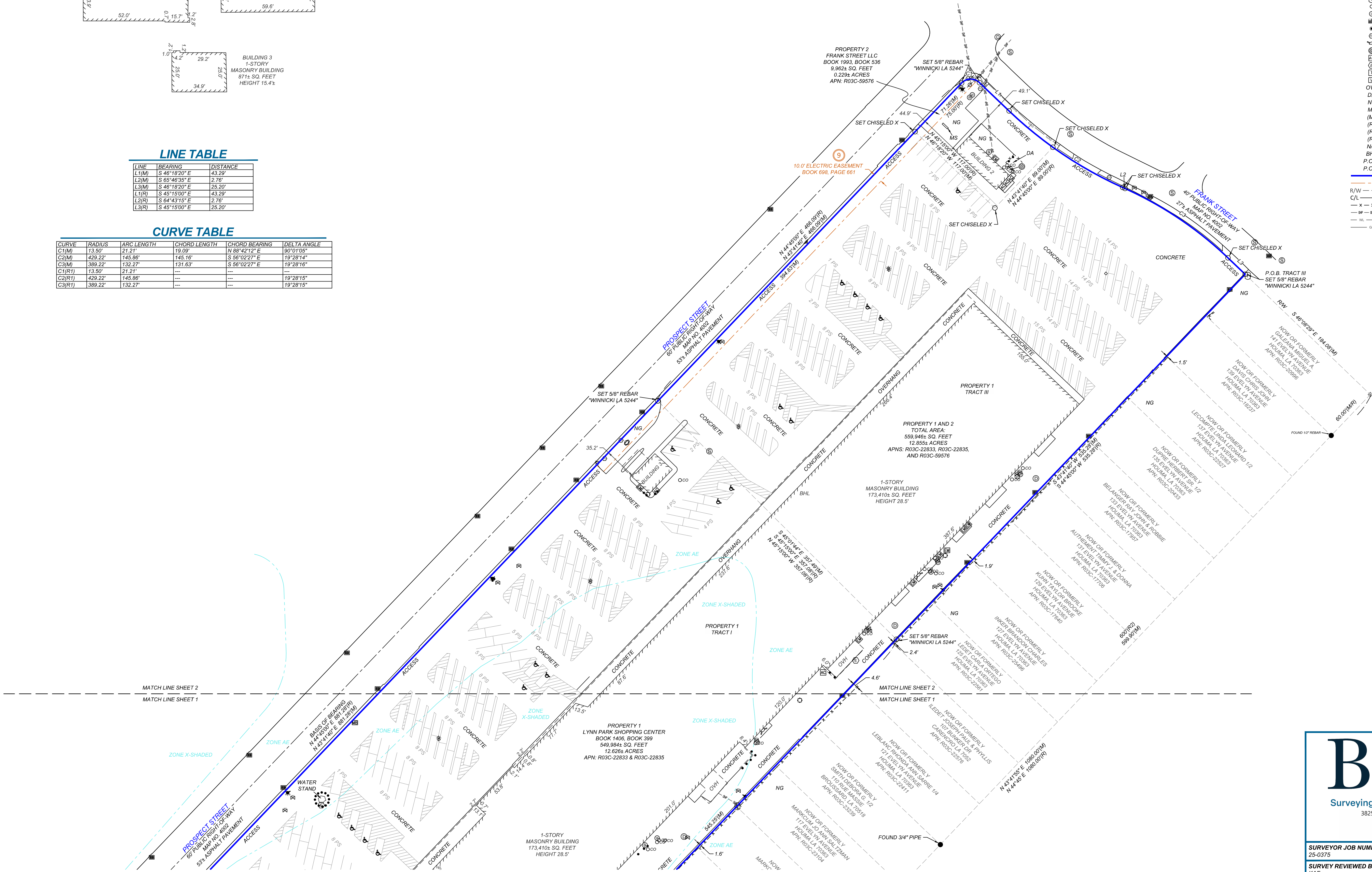
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1(M)	13.50'	21.21'	19.09'	N 88°42'12" E	90°01'05"
C2(M)	429.22'	145.86'	145.16'	S 58°02'27" E	19°28'14"
C3(M)	389.22'	132.27'	131.63'	S 56°02'27" E	19°28'16"
C1(R)	13.50'	21.21'	---	---	---
C2(R)	429.22'	145.86'	---	---	19°28'15"
C3(R)	389.22'	132.27'	---	---	19°28'15"



LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- ⊕ COMPUTED POINT
- ✉ MAILBOX
- ♿ HANDICAP PARKING
- ⚡ FIRE HYDRANT
- ⚡ LIGHT POLE
- ⊙ SANITARY MANHOLE
- BOLLARD
- POWER POLE
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC BOX
- ⊙ ELECTRIC CABINET
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ DRAIN GRATE
- ⊙ STORM MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ CLEANOUT
- ⊙ GAS METER
- ⊙ CURB INLET
- ⊙ TRAFFIC SIGNAL POST
- ⊙ FIBER OPTIC VAULT
- ⊙ FIRE DEPARTMENT CONNECTION
- ⊙ GREASE TRAP
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- ⊙ OVERHANG
- ⊙ DUMPSTER AREA
- ⊙ NATURAL GROUND
- ⊙ MONUMENT SIGN
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- (R1) RECORD DIMENSION PER MAP #4002
- (R2) RECORD DIMENSION PER BOOK 219, PAGE 248
- N/F NOW OR FORMERLY
- BHL BUILDING HEIGHT LOCATION
- P.O.C. POINT OF BEGINNING
- P.O.B. POINT OF BEGINNING
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- OVERHEAD POWER LINE
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE



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SURVEYOR JOB NUMBER:

25-0375

SURVEY DRAWN BY:

CT - 03/03/2025

SURVEY REVIEWED BY:

KAF

SHEET:

2 OF 2