

SCALE: 1" = 400'

FOR: JUSTIN ROGENMOSER

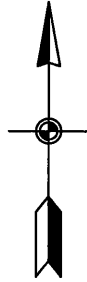
INTENT: ESTABLISH A SERVITUDE ACROSS TRACT "A" IN FAVOR OF TRACT "B"

SURVEY OF A 2.269 ACRE ACCESS, UTILITY, AND DRAINAGE SERVITUDE ACROSS TRACT "A"

LOCATED IN SECTION 47, T4N-R2W, LA. MERIDIAN, RAPIDES PARISH, LOUISIANA

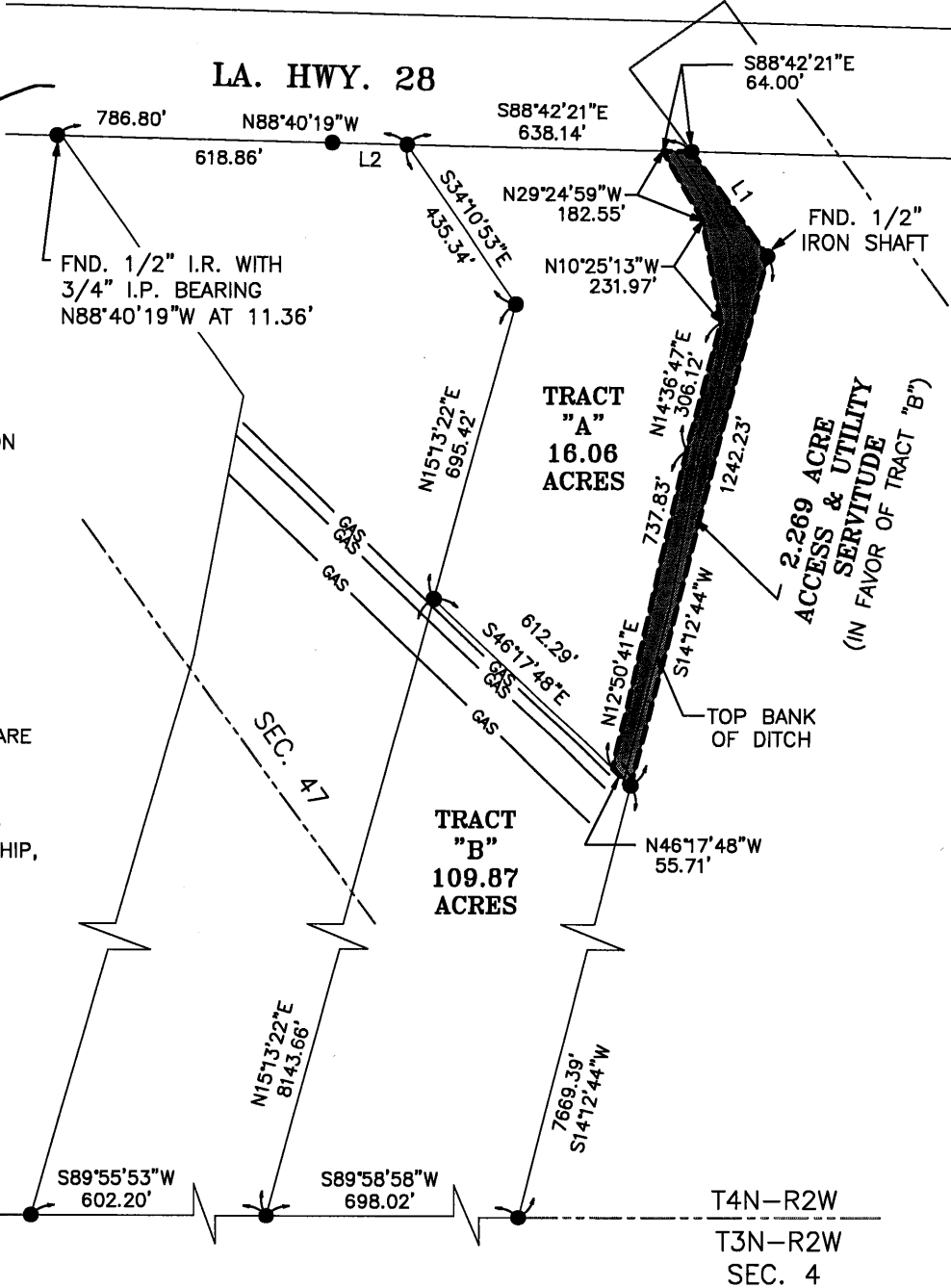
CERTIFICATION:

THIS SURVEY IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR CLASS "D" SURVEYS AS STIPULATED IN LRS 33:5051, SECTION 2905 OF THE MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS IN THE STATE OF LOUISIANA; THIS PLAT IS A REPRESENTATION OF AN ACTUAL SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION. THAT THE CORNERS INDICATED HEREON HAVE BEEN MARKED AND MONUMENTED ON THE GROUND.



REF. MAPS:

- 1) PLAT OF SURVEY OF 125.95 ACRES IN SECTIONS 47, 48, & 60, T4N-R2W, RAPIDES PARISH, LOUISIANA FOR ROBBIE LONG, BY JOHN E. BRADFORD, P.L.S. DATED AUGUST 23, 1994, RECORDED IN CB 1416 PG 313, RAPIDES PARISH CLERK OF COURTS.
- 2) CERTIFICATE OF SURVEY SUBDIVIDING AT 125.93 ACRE TRACT IN TO TRACT "A" AND TRACT "B" FOR JUSTIN ROGENMOSER BY ME DATED 12/22/2021.



NOTES:

- 1) BEARINGS ARE GRID AND BASED UPON THE LOUISIANA STATE PLANE COORDINATE SYSTEM NORTH ZONE (1701) NAD83 DERIVED FROM GPS OBSERVATIONS PER C4G NETWORK.
- 2) THIS SURVEY DOES NOT CONSTITUTE: ENVIRONMENTAL SITE ASSESSMENT, WETLANDS DETERMINATION, SUB-SURFACE INVESTIGATION, OR CERTIFICATION OF UN-ENCUMBERED OWNERSHIP.
- 3) RECORD BEARINGS AND DISTANCES ARE INDICATED IN PARENTHESIS.
- 4) NO ATTEMPT HAS BEEN MADE BY BALLARD CLC, INC. TO RESEARCH OR VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS, OR OTHER ENCUMBRANCES ON THIS PROPERTY.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN FLOOD ZONES "A6" & "B" ACCORDING TO THE FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NO. 2201450140D DATED 09/03/1997 & 2201450250C DATED 09/03/1997.

LINE TABLE		
LINE	LENGTH	BEARING
L1	291.47'	S 36°04'30" E
L2	167.94'	N 88°40'19" W

LEGEND:

- ~ INDICATES CORNERS FOUND
1/2" IRON ROD UNLESS OTHERWISE NOTED
- ~ INDICATES 1/2" IRON ROD SET
- GAS — ~ INDICATES APPROXIMATE PIPELINE LOCATION PER PIPELINE MARKERS
- ▬ ~ INDICATES ACCESS AND UTILITY SERVITUDE

