

Exhibit G. Calhoun Technology Park - North Site Property Boundary Aerial Exhibit



Calhoun Technology Park- North Site Property Boundary Aerial Exhibit

Project:

**Calhoun Technology Park
North Site**

Ouachita Parish

Client:



SCALE: 1"=200'



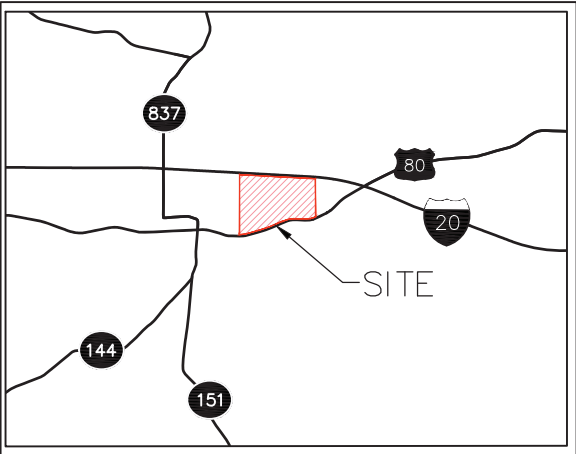
Revisions:		
#	Date	Description
Key Plan:		

LEGEND
SITE BOUNDARY (226.82± AC.)

Sheet Title:

**Property Boundary
Aerial Exhibit**

Date:	January 23, 2018
Project Number:	216269
Drawn By:	DWC
Checked By:	TMK
Sheet:	



VICINITY MAP
SCALE: 1"=5000'

SURVEYOR'S NOTES:

- 1) THE BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE BASED ON GPS OBSERVATIONS TAKEN AT THE SITE. THE GRID BEARINGS ARE BASED ON THE LOUISIANA COORDINATE SYSTEM OF 1983 NORTH ZONE. THE REFERENCE BEARING WAS TAKEN ALONG THE EAST LINE OF THE WEST 1/2 OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 1 EAST, OUACHITA PARISH, LOUISIANA AS SHOWN HEREON.
- 2) BASED ON A LEGAL OPINION PROVIDED BY JAY MITCHELL, ASSISTANT DISTRICT ATTORNEY FOR 4TH JUDICIAL DISTRICT COURT AND LEGAL COUNSEL FOR THE OUACHITA PARISH POLICE JURY, THE AREA LOCATED WITHIN THE RIGHT-OF-WAY OF INTERSTATE-20 WAS OWNED BY LSU, AND IS ONLY SUBJECT TO THE INTERSTATE RIGHT-OF-WAY. APPROXIMATELY 14.744 ACRES IS LOCATED WITHIN THE RIGHT-OF-WAY OF INTERSTATE 20. LSU TRANSFERRED ALL RIGHTS THEY HAD IN THIS PROPERTY TO THE OUACHITA PARISH POLICE JURY AS PER DEED RECORDED IN CONVEYANCE BOOK 2397, PAGE 794 OF THE RECORDS OF OUACHITA PARISH, LOUISIANA.
- 3) THERE IS A 0.828 ACRE OVERLAP BETWEEN THE WEST LINE OF THE SUBJECT PROPERTY AND THE EAST LINE OF CURRY CREEK SUBDIVISION UNIT 1 & UNIT 2. THE WEST LINE OF THE SUBJECT PROPERTY FOLLOWS THE QUARTER SECTION LINES. THE EAST LINE OF CURRY CREEK SUBDIVISION IS EAST OF THE QUARTER SECTION LINES. THE DEED TO THE SUBJECT PROPERTY IS SENIOR TO THE CURRY CREEK DEED. HOWEVER CURRY CREEK WAS SUBDIVIDED OVER 10 YEARS AGO. BASED ON A LEGAL OPINION PROVIDED BY JAY MITCHELL, ASSISTANT DISTRICT ATTORNEY FOR 4TH JUDICIAL DISTRICT COURT AND LEGAL COUNSEL FOR THE OUACHITA PARISH POLICE JURY, THE PROPERTY LINE SHOULD FOLLOW THE EAST LINE OF CURRY CREEK SUBDIVISION.
- 4) THERE WERE TWO (2) 600 NAILS TIED TOGETHER FOUND AT THE CORNER COMMON TO SECTIONS 26, 27, 28, & 29. THE NAILS WERE REMOVED AND A 1-1/2" IRON PIPE WAS SET IN THE SAME LOCATION THAT THE NAILS WERE FOUND.
- 5) NO RIGHT-OF-WAY DOCUMENT FOR THE REGENCY GAS PIPELINE WAS FOUND WHEN PERFORMING THE ABSTRACT ON THE PROPERTY. THE RIGHT-OF-WAY AGENT FOR REGENCY GAS SAID THAT THE RIGHT-OF-WAY WAS 20' WIDE.
- 6) THE TITLE ABSTRACT INFORMATION WAS FURNISHED BY JOSH BALDWIN.
- 7) LIMITS OF FLOOD ZONE SHOWN WERE GRAPHICALLY PLOTTED FROM FEMA FLOOD MAPS.
- 8) THE EXISTING UTILITIES, BOTH ABOVE GROUND AND SUBSURFACE, ARE SHOWN ON THE PLANS AS DETERMINED FROM FIELD SURVEYS AND AVAILABLE FILES AND RECORDS. THE LOCATION, SIZE, EXISTENCE, OR NONEXISTENCE OF UTILITIES IS NOT WARRANTED BY THE SURVEYOR.

FLOOD ZONE DATA:

BASED ON FLOOD INSURANCE RATE MAP NO.22073C0115F (JANUARY 20, 2016), FOR OUACHITA PARISH, LOUISIANA, A PORTION OF THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X", WHICH IS DETERMINED TO BE A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH NO BASE FLOOD ELEVATION DETERMINED. THE REMAINDER OF THE PROPERTY LIES IN ZONE "X", WHICH IS DETERMINED TO BE AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

REFERENCE PLATS:

- 1) STATE OF LOUISIANA DEPARTMENT OF HIGHWAYS RIGHT-OF-WAY MAPS FOR S.P. NO. 740-00-25 & 740-00-26, CHOUDRANT-CALHOUN HIGHWAY, ROUTE 1-20, AS PREPARED BY HENRY M. MESSINGER, REGISTERED LAND SURVEYOR, DATED MARCH 12, 1956.
- 2) STATE OF LOUISIANA DEPARTMENT OF HIGHWAYS PLAN & PROFILE SHEETS FOR S.P. NO. 740-00-25 & 740-00-26, CHOUDRANT-CALHOUN HIGHWAY, ROUTE 1-20, DATED NOVEMBER 1957.
- 3) STATE OF LOUISIANA DEPARTMENT OF HIGHWAYS PLAN & PROFILE SHEETS FOR S.P. NO. 4854-R & USHP HWY PROJECT NO. W.P.H. 114-B-(3), ROUTE U.S. HWY 80, DATED MAY 1938.
- 4) STATE OF LOUISIANA DEPARTMENT OF HIGHWAYS PLAN & PROFILE SHEETS FOR S.P. NO. 4854-B & F.A.P. NO. 114-B-(4), ROUTE U.S. HWY 80, DATED AUGUST 1938.
- 5) PLAT OF SURVEY OF CURRY CREEK SUBDIVISION UNIT NO. 1, SITUATED IN SECTION 27, TOWNSHIP 18 NORTH, RANGE 1 EAST, OUACHITA PARISH, LOUISIANA, AS PREPARED BY DONALD W. KORN, REGISTERED LAND SURVEYOR, DATED AUGUST 2004, AND RECORDED IN PLAT BOOK 20, PAGE 197 OF THE RECORDS OF OUACHITA PARISH, LOUISIANA.
- 6) PLAT OF SURVEY OF CURRY CREEK SUBDIVISION UNIT NO. 2, SITUATED IN SECTION 27, TOWNSHIP 18 NORTH, RANGE 1 EAST, OUACHITA PARISH, LOUISIANA, AS PREPARED BY DONALD W. KORN, REGISTERED LAND SURVEYOR, DATED AUGUST 2004, AND RECORDED IN PLAT BOOK 21, PAGE 139 OF THE RECORDS OF OUACHITA PARISH, LOUISIANA.
- 7) BOUNDARY & TOPOGRAHIC SURVEY OF CALHOUN NORTH SITE, SITUATED IN SECTION 27, TOWNSHIP 18 NORTH, RANGE 1 EAST, OUACHITA PARISH, LOUISIANA, AS PREPARED BY THOMAS A. SEMMES, JR., REGISTERED LAND SURVEYOR, DATED SEPTEMBER 1996.
- 8) PLAT OF SURVEY OF BUDDY MILSTEAD'S LAND, SITUATED IN SECTION 27, TOWNSHIP 18 NORTH, RANGE 1 EAST, OUACHITA PARISH, LOUISIANA, AS PREPARED BY J.A. ROBERTS, REGISTERED LAND SURVEYOR, DATED OCTOBER 1989, AND REVISED JANUARY 1995.

CERTIFICATION:

I, KEVIN E. CROSBY, P.L.S., A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF LOUISIANA, DO HEREBY CERTIFY THAT I HAVE PERFORMED A CLASS "C" SURVEY IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD AND TO THE BEST OF MY KNOWLEDGE THIS IS A TRUE REPRESENTATION OF THAT SURVEY.

KEVIN E. CROSBY, P.L.S., NO. 4901
DATE: 1/24/17

GENERAL NOTES:

1. No attempt has been made by CSRS, Inc. to verify title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
2. Depicted exhibit based on map entitled "Land District North of Red River" January 24, 2017 which was provided by Lazenby & Associates, Inc.
3. This is not a property boundary survey and is not intended to meet the Louisiana standards of practice for property boundary surveys. Bearings and distances of tracts were obtained from document referenced above.
4. The coordinate system used is NAD83 Louisiana State Plane North (US feet). Coordinates were derived by overlaying the boundary on an aerial photograph and are within 100' of true location.
5. Rights of Way, Easements, and Servitudes shown hereon have not been verified in the field and any shown are for general locative information only.

P:\216269\005 - Calhoun Sites\Calhoun North Site\CAD\GIS_templates\CAD\ Calhoun north site drawing1-7-2019.dwg Mar 08, 2019 - 8:05am