

Exhibit H. Calhoun Technology Park - South Site Property Rights of Way Exhibit



Calhoun Technology Park - South Site Property Rights of Way Exhibit

Project:

Calhoun Technology Park
South Site
Ouachita Parish

Client:



SCALE: 1"=200'



Revisions:

#	Date	Description

Key Plan:

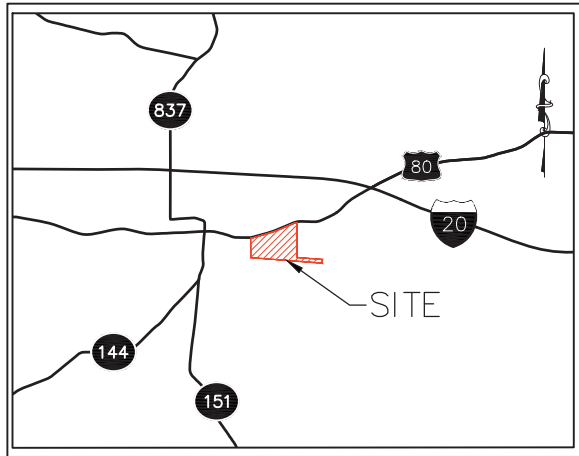
LEGEND
— SITE BOUNDARY (87.53 AC.±)
— ON-SITE RIGHT OF WAY (1.783 AC.±)

Sheet Title:

Property Rights of Way Exhibit

Date:	January 23, 2018
Project Number:	216269.005
Drawn By:	Drake Cowart
Checked By:	XXX
Sheet:	

3



VICINITY MAP
SCALE: 1"=5000'

SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE BASED ON CPC 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.
- THERE WERE TWO (2) 600 NAILS TIED TOGETHER FOUND AT THE CORNER COMMON TO SECTIONS 26, 27, 34, & 35. THE NAILS WERE REMOVED AND A 1-1/2" IRON PIPE WAS SET IN THE SAME LOCATION THAT THE NAILS WERE FOUND.
- THE TITLE ABSTRACT INFORMATION WAS FURNISHED BY JOSH BALDWIN.
- LIMITS OF FLOOD ZONE SHOWN WERE GRAPHICALLY PLOTTED FROM FEMA FLOOD MAPS.
- 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.
- THE 0.677 ACRE SERVITUDE SHOWN IS RESERVED FOR LSU TO HAVE ACCESS FOR PEDESTRIAN, VEHICULAR AND/OR RAIL ACCESS AND FOR UTILITIES. LSU SHALL HAVE THE RIGHT TO BUILD A RAILROAD SPUR TRACK AND/OR A ROAD FOR AUTOS, TRUCKS AND OTHER MOTOR VEHICLES, AND THE RIGHT TO RUN A SEWER LINE INCLUDING THE RIGHT TO TIE INTO ANY SEWER LINE, IF ANY, THAT MAY BE PLACED IN THE FUTURE, AND IT IS EXPRESSLY AGREED THAT ANY PARTIAL USE OF THE SERVITUDE CONSTITUTES A USE OF THE SERVITUDE TO INTERFERE WITH THE ENTIRE SERVITUDE AND ALL AREAS. FURTHER, AS LONG AS NO IMPROVEMENTS HAVE BEEN CONSTRUCTED WITHIN THE SERVITUDE, THE LOCATION OF THE SERVITUDE COULD BE MOVED BY THE PARISH, WITH LSU'S CONSENT, WHICH CONSENT WOULD NOT BE UNREASONABLY WITHHELD.

FLOOD ZONE DATA:

BASED ON FLOOD INSURANCE RATE MAP NO.22073C0115F (JANUARY 20, 2018), 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 "A", WHICH IS DETERMINED TO BE AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

REFERENCE PLATS:

- 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, 1968.
- 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 1967.
- STATE OF LOUISIANA DEPARTMENT OF HIGHWAYS PLAN & PROFILE SHEETS FOR S.P. NO. 4654-A & USHP HWY PROJECT NO. W.P.H. 114-B-(3), ROUTE U.S. HWY 80, DATED MAY 1936.
- STATE OF LOUISIANA DEPARTMENT OF HIGHWAYS PLAN & PROFILE SHEETS FOR S.P. NO. 4654-B & F.A.P. NO. 114-B(4), ROUTE U.S. HWY 80, DATED AUGUST 1936.
- 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 2003, AND RECORDED IN PLAT BOOK 20, PAGE 197 OF THE RECORDS OF OUACHITA PARISH, LOUISIANA.
- 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.
- BOUNDARY & TOPOGRAPHIC SURVEY OF CALHOUN MIDDLE SCHOOL, 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 1986.
- PLAT OF SURVEY OF BUDDY MILSTEAD'S LAND, SITUATED IN SECTION 27, TOWNSHIP 18 NORTH, RANGE 1 EAST, OUACHITA PARISH, LOUISIANA, AS PREPARED BY Y.A. ROBERTS, REGISTERED LAND SURVEYOR, DATED OCTOBER 1994, 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 1/24/17
KEVIN E. CROSBY, P.L.S. NO. 4901 DATE

SERVITUDE INDEX		
NO.	RIGHT OF WAY/SERVITUDE	AREA
1	30' LOUISIANA POWER COMPANY ROW	0.975 AC.
2	100' LOUISIANA STATE UNIVERSITY ACCES SERV.	0.671 AC.
3	10' UNITED GAS SERVICE COMPANY ROW	0.137 AC.
4	TOTAL	1.783 AC.

GENERAL NOTES:

- 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.
- Depicted exhibit based on map entitled "Land District North of Red River" January 24, 2017 which was provided by Lazenby & Associates, Inc.
- 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.
- 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.
- Rights of Way, Easements, and Servitudes shown hereon have not been verified in the field and any shown are for general locative information only.

