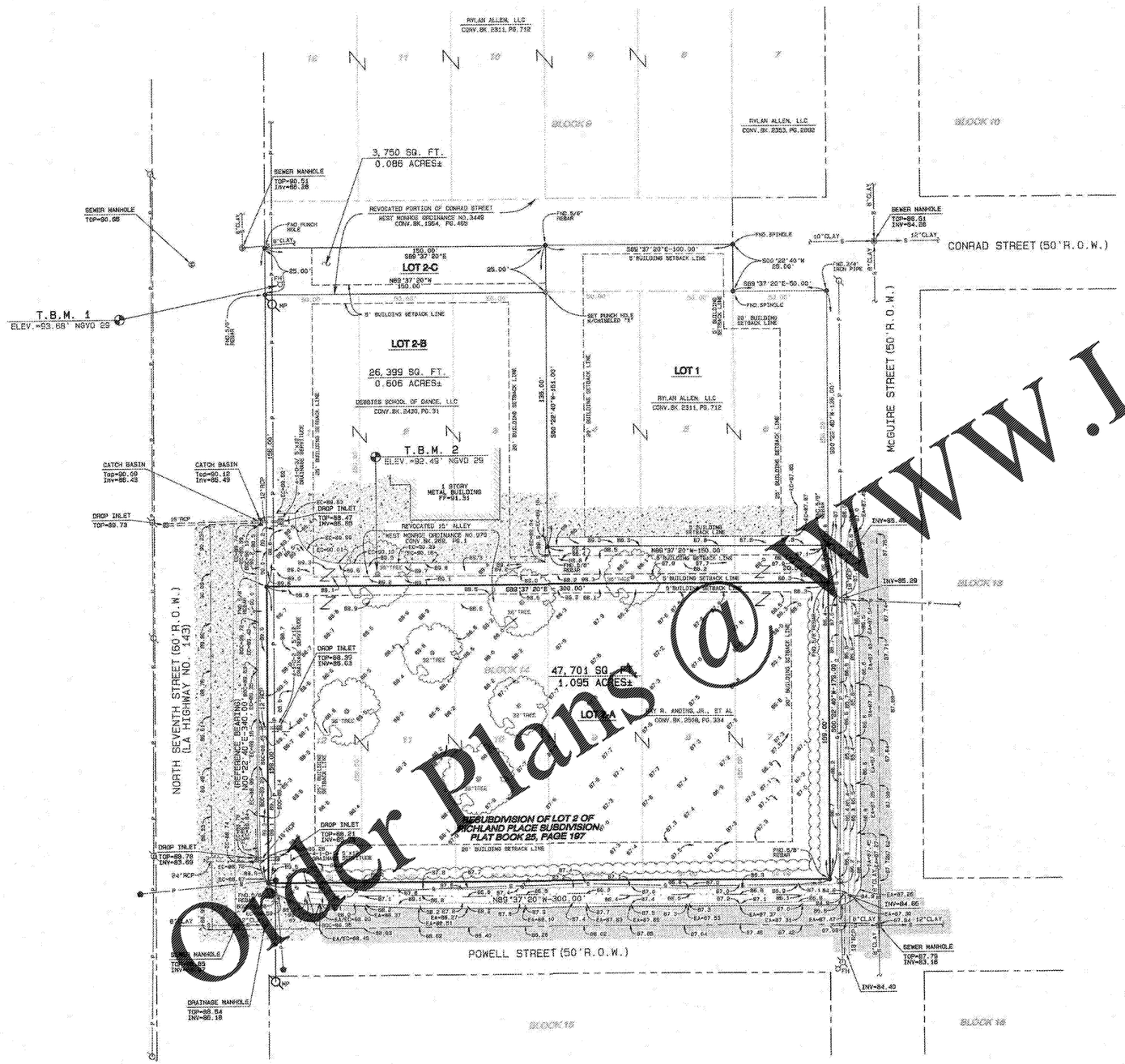
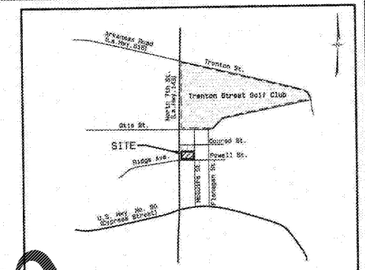
SECTION 39, TOWNSHIP 18 NORTH, RANGE 3 EAST
LAND DISTRICT NORTH OF RED RIVER
OUACHITA PARISH, LOUISIANA





VICINITY MAP
N.T.S.

UTILITY CONTACTED
BY LA "ONE CALL"
(TICKET NO. 170262222)
DATED: 06/08/2017

1) CITY OF MONROE WATER & SEWER
2) ENTERGY LOUISIANA, LLC
3) AT&T DISTRIBUTION
4) ATMOS ENERGY
5) COMCAST CABLE COMMUNICATIONS

TEMPORARY BENCHMARKS

TBM NO. 1- ELEV. = 93.68' NGVD 29
TOP OF FIRE HYDRANT

TBM NO. 2- ELEV. = 94.47' NGVD 29
COTTON SPINDLE SET IN 36"OAK TREE
LOCATED APPROXIMATELY 50' FROM
NORTHWEST CORNER OF SUBJECT PROPERTY

FLOOD ZONE DATA

BASED ON FIRM FLOOD INSURANCE RATE MAP NO. 22073C0145OF (JANUARY 20, 2016) FOR OUACHITA PARISH, LOUISIANA. THIS PROPERTY LIES IN FLOOD ZONE ZONE "X". (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

SURVEYOR'S NOTES:

1) BASIS OF BEARING TAKEN FROM STATE OF LOUISIANA RIGHT-OF-WAY MAPS, NORTH SEVENTH STREET IN WEST MONROE, STATE PROJECT NO. 315-02-21 LA.ROUTE NO. 143, OUACHITA PARISH, LOUISIANA.

2) SOME MONUMENTATION SHOWN AS FOUND (FND.) WAS FOUND BY ME ON A PREVIOUS SURVEY.

3) IN ORDER TO COMPLY WITH THE LOUISIANA DEPARTMENT OF TRANPORTATION & DEVELOPMENT ACCESS POLICY TO STATE ROUTES, LOT 2-A AND 2-B ARE TO SHARE A 35 FEET WIDE DRIVEWAY TO BE CONSTRUCTED ON THE COMMON BOUNDARY LINE BETWEEN LOTS 2-A AND 2-B AT THE NORTH 7TH STREET (LA 143) EAST RIGHT-OF-WAY LINE. NO OTHER DRIVEWAYS CONNECTING TO NORTH 7TH STREET (LA 143) ARE TO BE ALLOWED ALONG THE WEST BOUNDARY LINE OF LOT 2-A AND LOT 2-B.

4) LOT 2-C DOES NOT MEET THE MINIMUM LOT SIZE FOR CONSTRUCTION OF A BUILDING UNDER THE CITY OF WEST MONROE ZONING AND BUILDING CODE. LOT 2-C IS TO BE CONVEYED TO ADJACENT PROPERTY OWNER TRYAN ALLEN, LLC) FOR ADDITIONAL PARKING LOT/LANDSCAPE USE.

5) UTILITIES SHOWN WERE FIELD LOCATED AS MARKED BY LOUISIANA "ONE CALL" TICKET NO.170262222, DATED: 06/08/2017

LEGEND

——●——	FOUND MONUMENTATION
——○——	SET 5/8" REBAR (UNLESS OTHERWISE NOTED)
————	CENTERLINE OF ROADWAY
— — — —	RIGHT-OF-WAY LINE
·····	TOP OF SLOPE/DITCH OR DEPRESSION LINE
·····	℄ OF DITCH OR SWALE
-x-x-x-	FENCE (APPROXIMATE LOCATION)
-p-p-p-	OVERHEAD POWER LINE
-s-s-s-	SANITARY SEWER
——→——	DIRECTION OF FLOW
	WOODEN POWER POLE
	GUY ANCHOR
	CATCH BASIN
	SANITARY SEWER MANHOLE
MP	METAL POWER POLE
	TRAFFIC SIGNAL LIGHT POLE
	DROP INLET
EA	EDGE OF ASPHALT
EC	EDGE OF CONCRETE
BOC	BACK OF CURB
FF	FINISHED FLOOR ELEV
TBM	TEMPORARY BENCHMARK
	ASPHALT
	CONCRETE

30 0 30 60 90
SCALE-1"=30'

CERTIFICATION

I, Thomas A. Semmes, Jr., a Registered Professional Land Surveyor in the State of Louisiana, do hereby certify that I have performed a Class "A" survey in accordance with the Standards of Practice For Property Boundary Surveys as established by the State Board of Registration for Professional Engineers and Land Surveyors and to the best of my knowledge this is a true representation of that survey.

Thomas A. Semmes, Jr. P.L.S. No. 4795 7/3/2017
Thomas A. Semmes, Jr.
P.O. Box 2432
West Monroe, Louisiana 71294
(318) 851-9041

STATE OF LOUISIANA
THOMAS A. SEMMES, JR.
REG. NO. 4795
REGISTERED PROFESSIONAL
LAND SURVEYOR

BOUNDARY & TOPOGRAPHIC SURVEY
CLIENT: RAY ANDING
NORTH 7th STREET / POWELL STREET
WEST MONROE, LOUISIANA
SITUATED IN
SECTION 39, TOWNSHIP 18 NORTH, RANGE 3 EAST
LAND DISTRICT NORTH OF RED RIVER
OUACHITA PARISH, LOUISIANA

TOMMY SEMMES, JR.
PROFESSIONAL LAND SURVEYING CO., INC.
P.O. BOX 2433, WEST MONROE, LOUISIANA 71294
(318)691-9041

CHECKED T.A.S.	DATE 07/03/2017	CONTACT: RAY ANDING
JOB NO.	SCALE 1" = 30'	

C:\BAJ 2017\ANDING R_POWELL STREET TOPO.pnc 7/3/2017

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