

VICINITY MAP

SCALE: 1" = 2000'

CURRENT RECORD DESCRIPTION:

That certain lot (lot)* of ground, together with all buildings and improvements thereon, and all rights, ways, privileges, servitudes and appurtenances thereunto belonging, situated in the City of New Iberia, Parish of Iberia, State of Louisiana, containing and measuring 100 feet front on the west side of Admiral Doyle Drive, having a depth between parallel lines of 350 feet, being bounded on the North by property of Agnus (Angus)** Cobb and James M. Segura, Jr. or assigns, on the South by property of Evangelina Coca-Cola Bottling Co., Inc. on the East by Admiral Doyle Drive, and on the West by Cobb Avenue. Being the same property acquired by C. Howard Fenstermaker, Jr., from Angus B. Cobb and James M. Segura, Jr. under an Act of Purchase dated June 3, 1968, recorded in Conveyance Book 526, at Folio 463, under Entry No. 142946 of the records of Iberia Parish, Louisiana.

and

A CERTAIN LOT OF GROUND, unimproved, together with all rights, ways, privileges, servitudes and appurtenances thereunto appertaining, situated in the City of New Iberia in the Sixth Ward of the Parish of Iberia, State of Louisiana, containing and measuring three (3) acres, more or less, and having a front on the west side of Admiral Doyle Drive of three hundred seventy-three and four-tenths (373.4) feet by a depth between equal and parallel lines of three hundred fifty (350) feet, and being bounded on the North by Angus B. Cobb, et al. on the South by Pullen Avenue, on the East by Admiral Doyle Drive and on the West by Cobb Avenue, and being more fully shown and depicted on a plat of (of)*** survey made by C. Howard Fenstermaker, Jr., C.E. dated April 23, 1964, attached to the sale recorded in Conveyance Book 452, under Entry No. 129570 of the records of Iberia Parish, Louisiana.

*Recorded Legal Description Error - "log" should read "lot" per Book 1396, Page 93
 **Recorded Legal Description Error - "Agnus" should read "Angus" per 1396, Page 93
 ***Recorded Legal Description Error - "os" should read "of" per Book 1396, Page 93

NEW LEGAL DESCRIPTION (METES & BOUNDS):

That certain tract or parcel of land being Tract A containing 3.80 acres described as being situated in Section 14, Township 12 South, Range 6 East, Iberia Parish, Louisiana, and shown on the Map of Survey by Ryan J. Fuselier, Registered Professional Land Surveyor, dated 07/11/2023, revised 07/18/2023, being more particularly described as follows:

Commencing at the intersection of centerlines of Pullen Avenue and the southbound lanes of West Admiral Doyle Drive, Section 14, T12S, R6E, Iberia Parish, Louisiana, being the POINT OF COMMENCEMENT (P.O.C.), proceed N 66° 03' 30" W for a distance of 33.68 feet to a five-eight-inch iron rod set at the intersection of the Westerly right-of-way of West Admiral Doyle Drive and the Northerly right-of-way of Pullen Avenue, being the POINT OF BEGINNING (P.O.B.);

From the POINT OF BEGINNING (P.O.B.) and continuing along the Northerly right-of-way of Pullen Avenue, proceed S 64° 33' 25" W for a distance of 350.00 feet to an "X" etched in concrete at the intersection of the Northerly right-of-way of Pullen Avenue and the Easterly right-of-way of Cobb Avenue;

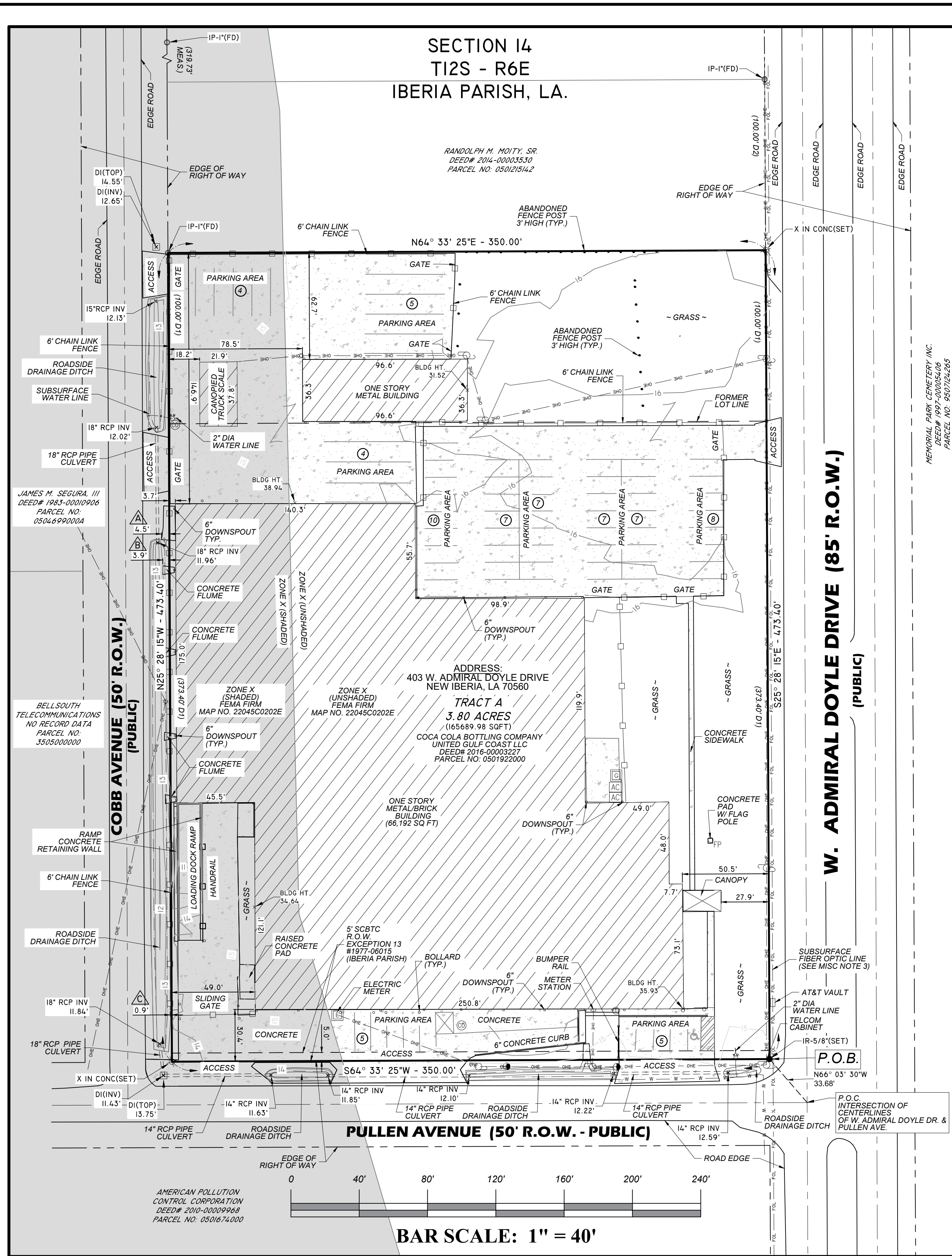
Thence, leaving the Northerly right-of-way of Pullen Avenue and continuing along the Easterly right-of-way of Cobb Avenue, N 25° 28' 15" W for a distance of 473.40 feet to a found one-inch iron pipe;

Thence, leaving said right-of-way, N 64° 33' 25" E for a distance of 350.00 feet to an "X" etched in concrete along the Westerly right-of-way of West Admiral Doyle Drive;

Thence, continuing along said right-of-way, S 25° 28' 15" E for a distance of 473.40 feet to the POINT OF BEGINNING (P.O.B.), together with all improvements situated thereon.

SURVEYOR'S NOTES:

- SURFACE ELEVATIONS CAPTURED AND VERTICAL RELIEF (CONTOURS @ 1' INTERVAL) ESTABLISHED VIA GROUND SURVEY AND REPORTED IN NAVD88 (GEOID 18).
- SUBSURFACE UTILITIES SHOWN AS MARKED BY LA. ONE CALL TICKET NUMBER 230354120.
- OBSERVATIONS:
 - SUBJECT'S CONCRETE APPEARS TO LIE A MAXIMUM DISTANCE OF 4.5 FEET OVER SOUTHWEST PROPERTY LINE.
 - SUBJECT'S DOWNSPOUT FLUME APPEARS TO LIE A MAXIMUM DISTANCE OF 3.9 FEET OVER SOUTHWEST PROPERTY LINE.
 - SUBJECT'S FENCE APPEARS TO LIE A MAXIMUM DISTANCE OF 0.9 FEET OVER SOUTHWEST PROPERTY LINE.
- REQUIREMENT 6.B.xii: TITLE COMMITMENT ISSUED APRIL 12, 2023 AT 8:00AM BY STEWART TITLE GUARANTY COMPANY (ISSUING AGENT: GREAT SOUTHERN TITLE COMPANY, L.L.C.), ALTA UNIVERSAL ID: LA993-04574. ISSUING OFFICE FILE #: 10143.24834
- REQUIREMENT 6.C.iv: LOCATIONS AND WIDTHS OF RIGHTS OF WAY OF ABUTTING STREETS ARE AS SHOWN PER REFERENCE 3 NOTED IN THE REFERENCES SECTION OF THIS PLAT.
- TABLE A ITEM 3: AS CONFIRMED WITH MR. JIMMY LANDRY WITH THE CITY OF NEW IBERIA, THE BASE FLOOD ELEVATION (BFE) FOR THIS PROPERTY HAS NOT BEEN DETERMINED BECAUSE THE PROPERTY RESIDES IN A ZONE X AREA.
- TABLE A ITEM 6(a): NO ZONING REPORT OR LETTER PROVIDED. ZONING CLASSIFICATION PROVIDED BY CITY OF NEW IBERIA.
- TABLE A ITEM 9: SEE PARKING NOTE FOR MORE DETAILS.
- TABLE A ITEM 11(b): A LA ONE CALL UTILITY LOCATE REQUEST WAS MADE (TICKET 230354120). SEE LA ONE CALL (UTILITY LOCATE) NOTE FOR MORE DETAILS.



LA ONE CALL (UTILITY LOCATE):

TICKET NUMBER 230354120
 LOUISIANA ONE CALL PARTICIPATING MEMBERS:

CLEC07	CLECO POWER, LLC
CN101	CITY OF NEW IBERIA
CONUB01	CONTERRA BROADBAND
COXAC01	COX COMMUNICATION
ENC01	CENTERPOINT ENERGY
GSBS01	GULF SOUTH PIPELINE
LA01	AT&T DISTRIBUTION
LAW01	LA WATER COMPANY

RESPONSE:

CLEAR/NO CONFLICT (NOT MARKED)
CLEAR/NO CONFLICT (NOT MARKED)
NOT MARKED/SENT AERIAL
CLEAR/NO CONFLICT (NOT MARKED)
CLEAR/NO CONFLICT (NOT MARKED)
CLEAR/NO CONFLICT (NOT MARKED)
CLEAR/NO CONFLICT (NOT MARKED)
MARKED



FLOOD ZONE CLASSIFICATION:

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, FIRM PANEL ID: 22045C0202 HAVING AN EFFECTIVE DATE OF 12/02/2011, A PORTION OF THIS PROPERTY IS LOCATED WITHIN A ZONE X (UNSHADED) AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND A PORTION OF THIS PROPERTY IS LOCATED WITHIN A ZONE X FLOOD AREA (SHADED) DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN. NO BASE FLOOD ELEVATION (BFE) HAS BEEN DETERMINED FOR THIS PROPERTY.

ABBREVIATIONS:

DI	DROP INLET
DIA	DIAMETER
HT	HEIGHT
INV	INVERT
IP	IRON PIPE
IR	IRON ROD
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT OF WAY
SCBTC	SOUTH CENTRAL BELL TELEPHONE COMPANY
D1	BOOK 1601, PAGE 501
D2	BOOK 1556, PAGE 29

SYMBOLS:

⊙	NO. OF PARKING SPACES
⊞	AIR CONDITIONING UNIT
⊞	ELECTRIC METER
⊙	FLAG POLE
⊞	GAS METER
⊙	GUY ANCHOR
⊞	LIGHT POLE
⊙	POWER POLE
⊞	PARKING SIGN
⊙	SEWER CLEANOUT
⊞	TELEPHONE PEDESTAL
⊙	WATER METER
⊞	GROUND ELEVATION
—	OVERHEAD POWER LINES
—	SUBSURFACE WATER LINE
—	CONTOURS (1-FOOT INTERVAL)

ZONING CLASSIFICATION:

C4 - HIGHWAY COMMERCIAL

BEARING BASIS:

BEARINGS BASED ON GRID NORTH AS PER THE LOUISIANA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE (1702). MEASUREMENTS IN US SURVEY FEET. ELEVATIONS AS PER NAVD88 (GEOID 18).

MISCELLANEOUS NOTES:

- THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY VIA WEST ADMIRAL DOYLE DRIVE, PULLEN AVENUE AND COBB AVENUE, ALL PUBLIC RIGHTS-OF-WAY.
- THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN OBTAINED BY SEARCHES OF AVAILABLE RECORDS, DILIGENT FIELD CHECK, UTILITY LOCATE REQUEST, AND FIELD VERIFIED WHERE OBSERVABLE AND ACCESSIBLE ONLY. IT IS BELIEVED THAT THEY ARE ESSENTIALLY CORRECT, BUT THEIR ACCURACY OR COMPLETENESS IS NOT GUARANTEED. THEREFORE THE CONTRACTOR IS URGED TO PROCEED WITH CAUTION, FOLLOW THE PROCEDURE FOR CONTACTING THE UTILITY PROTECTION SERVICE PRIOR TO COMMENCING CONSTRUCTION, AND FIELD VERIFY FOR ACCURACY, LOCATION AND CONDITIONS.
- LOCATION OF SUBSURFACE FIBER OPTIC LINE IS APPROXIMATE BASED ON AERIAL IMAGE RECEIVED FROM CONTERRA NETWORKS.
- THE POSTED ADDRESS ON SITE IS 403 WEST ADMIRAL DOYLE DRIVE, NEW IBERIA, LOUISIANA.
- AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
- AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE ARE NO PARTY WALLS AFFECTING THE SUBJECT PROPERTY.

REFERENCES

- SALE AND MORTGAGE RECORDED IN CONVEYANCE BOOK 526, FOLIO 463, UNDER ENTRY 1968-00142946, IBERIA PARISH CLERK OF COURT, NEW IBERIA, LOUISIANA.
- ACT OF CASH SALE RECORDED ON APRIL 05, 2016, IN CONVEYANCE BOOK 1601, PAGE 501, FILE NO. 2016-00003227, IBERIA PARISH CLERK OF COURT, NEW IBERIA, LOUISIANA.
- PLAT SHOWING LOT TO BE SOLD TO ALFRED S. LANDRY BY ANGUS COBB, ET AL, LOCATED IN ARGONNE PARK SUBDIVISION, SEC. 14, T12S, R6E, IBERIA PARISH, LA. SURVEYED APRIL 23, 1964 BY C. HOWARD FENSTERMAKER, C.E., FILE NO. 1964-00129570, IBERIA PARISH CLERK OF COURT, NEW IBERIA, LOUISIANA.

SURVEYOR:

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 337-654-6403
 ryan@fuselierllc.com
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CERTIFICATION:

TO SES PROPERTIES, LLC, COCA-COLA BOTTLING COMPANY UNITED - GULF COAST, L.L.C., STEWART TITLE GUARANTY COMPANY, AND GREAT SOUTHERN TITLE COMPANY, L.L.C.:

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, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11(b), and 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 15, 2023.

DATE OF PLAT OR MAP: JULY 18, 2023

PARKING:

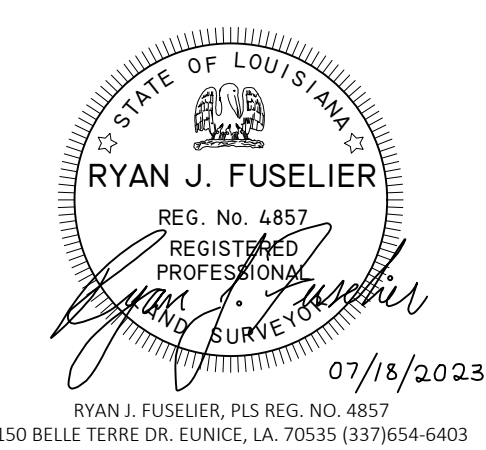
- 55 PARKING SPACES
- 13 TRUCK PARKING SPACES
- 1 HANDICAPPED SPACE
- 69 TOTAL PARKING SPACES

SECTION 6.C.ii SUMMARY (TITLE COMMITMENT SCHEDULE B-II EXCEPTIONS):

EXCEPTION	SERVITUDE/RIGHT-OF-WAY/EASEMENT	RECORDING INFORMATION	RELATIONSHIP	SHOWN (Y/N)	AFFECTS PROPERTY
13	5' SOUTH CENTRAL BELL TELEPHONE COMPANY RIGHT-OF-WAY	ACT# 1977-0006015, COB 672, PG 660 (IBERIA PARISH)	WITHIN	Y	Y
14	ALTA/ACSM LAND TITLE SURVEY DISCLOSURES BY ALFRED J. KESLER, PLS., DATED 09/21/15 PER THE FOLLOWING: a. STORM WATER FLUMES CROSS SOUTH PROPERTY LINE; b. CONCRETE CROSSES SOUTH PROPERTY LINE; c. FENCE CROSSES SOUTH PROPERTY LINE; d. WATER, SEWER, STORM WATER, GAS AND ELECTRIC LINES NOT IN DEFINED EASEMENT AREA.	N/A (SEE SURVEYOR'S NOTE 3)	CROSSES	Y	Y
15	OIL, GAS AND MINERAL LEASE	ACT# 1982-00010390, COB 804, PG 61	BLANKET	N	Y

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AS STIPULATED IN LAC TITLE 46, PART LXI, CHAPTER 29^B BASED ON THE CURRENT SURVEY CLASSIFICATION "B" - COMMERCIAL PROPERTIES LOCATED OUTSIDE URBAN BUSINESS DISTRICTS AND HIGHLY DEVELOPED COMMERCIAL AREAS, AND NO ENCROACHMENTS EXIST OTHER THAN WHAT IS SHOWN.



SHEET NUMBER 01
 ALTA/NSPS LAND TITLE SURVEY
 WRL BY
 ADDED NEW LEGAL DESCRIPTION 07/18/2023
 ADDED EXCEPTION 13 NOTE TO PLAT 07/13/2023
 ZONING & TITLE COMMITMENT REVISIONS 07/13/2023
 REVISION DESCRIPTION 1 OF 1
 PROJECT NO. 23-ASH-050
 W.R.L. E.L.
 DESIGNED 06/15/2023
 DETAILED 07/11/2023
 SURVEY DATE 07/11/2023
 PREPARED BY
 SHEET

ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR SES PROPERTIES, LLC
 SHOWING TRACT A (3.80 ACRES)
 SECTION 14, T12S - R6E, IBERIA PARISH, LA

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FUSELIER
 SURVEYING + MAPPING LLC
 RJ FUSELIER & ASSOCIATES LLC
 FROM REG. # LA 07 750, PL 0329451