



**DESCRIPTION:**  
That certain tract or parcel of land lying in the West Half (W/2) of Section Thirty-one (31), Township Nine (9) South, Range Seven (7) West, Calcasieu Parish, Louisiana, being more particularly described as follows:

Beginning at the Southeast corner of Lot Seven (7) of Horsman's Business Park, a subdivision as per plat recorded in the records of Calcasieu Parish, Louisiana;

Thence South 00° 17' 32" West, for a distance of 1971.45 feet to the Northeast corner of a tract of land either now or formerly belonging to Alan Roy Morgan, et al;

Thence South 75° 47' 20" West, along the North line of the Alan Roy Morgan tract, for a distance of 352.43 feet to the Northwest corner of said Alan Roy Morgan tract;

Thence North 00° 16' 28" East, for a distance of 140.31 feet to the Northeast corner of a tract of land either now or formerly belonging to Southern Woods Estates, LLC;

Thence North 85° 00' 42" West, along the North line of said Southern Woods Estates, LLC tract, for a distance of 227.55 feet to the intersection with the centerline of an existing drainage ditch, said centerline also being the East line of Southern Woods Estates Subdivision, Phase 2, a subdivision as per plat recorded in the records of Calcasieu Parish, Louisiana;

Thence, along said centerline of the existing drainage ditch and the East line of said Southern Woods Estates Subdivision, Phase 2, the following courses:

North 24° 02' 34" West, for a distance of 125.40 feet;  
 North 32° 20' 02" West, for a distance of 70.93 feet;  
 North 37° 48' 27" West, for a distance of 20.06 feet;  
 North 53° 48' 05" West, for a distance of 48.70 feet;  
 North 48° 04' 38" West, for a distance of 14.27 feet;  
 North 46° 04' 38" West, for a distance of 53.73 feet;  
 North 32° 47' 01" West, for a distance of 83.43 feet;  
 North 23° 16' 54" West, for a distance of 93.78 feet;  
 North 16° 43' 48" West, for a distance of 193.19 feet;  
 North 15° 36' 45" West, for a distance of 51.64 feet;  
 North 19° 37' 23" West, for a distance of 50.02 feet;  
 North 31° 05' 12" West, for a distance of 50.02 feet;  
 North 44° 42' 30" West, for a distance of 62.22 feet;  
 North 40° 27' 52" West, for a distance of 42.84 feet;  
 North 29° 32' 21" West, for a distance of 91.03 feet;  
 North 30° 46' 38" West, for a distance of 91.53 feet;  
 North 28° 19' 02" West, for a distance of 96.06 feet;  
 North 30° 30' 18" West, for a distance of 97.38 feet;  
 North 31° 23' 44" West, for a distance of 97.82 feet;  
 North 41° 04' 36" West, for a distance of 26.48 feet;  
 North 41° 04' 36" West, for a distance of 197.94 feet;  
 North 36° 02' 26" West, for a distance of 138.21 feet;  
 North 28° 11' 54" West, for a distance of 148.88 feet;  
 North 30° 50' 07" West, for a distance of 81.80 feet to a point on the South line of a tract either now or formerly owned by ARC FELKLAGLOI, LLC;

Thence South 89° 42' 23" East, along said South line of said ARC FELKLAGLOI, LLC tract, for a distance of 717.59 feet to the Southeast corner of said ARC FELKLAGLOI, LLC tract;

Thence North 00° 30' 51" East, along the East line of said ARC FELKLAGLOI, LLC tract, for a distance of 180.59 feet to the Southwest corner of Lot Eight (8) of the aforesaid Horsman's Business Park;

Thence South 89° 42' 23" East, along the South line of said Horsman's Business Park, for a distance of 952.16 feet to the Point of Beginning.

Herein described tract containing 2,155,827.88 square feet or 49.48 acres, more or less, subject to any easements, servitudes or rights-of-way of record or by use.

- NOTES:**
- 1) ELEVATIONS SHOWN HEREON ARE CORRECTIONS ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM AND ARE REFERENCED TO A.C.E. MOVEMENT DESIGNATED "R 2010, NAD83-2011".
  - 2) TITLE RESEARCH INFORMATION WAS NOT FURNISHED TO BE CONDUCTED BY THE SURVEYOR DURING THE PERFORMANCE OF THE SURVEY OR FOR PREPARATION OF THIS PLAN.
  - 3) ALL NEW RESIDENTIAL, NON-RESIDENTIAL AND MANUFACTURED HOME STRUCTURES LOCATED IN FEMA DESIGNATED A, AE, A1, VE AND X (SHADY) AREAS SHALL MEET CURRENT FEMA FLOOD ELEVATION REQUIREMENTS.
  - 4) FILL RETAINED FOR BUILDING PAIDS IN THE FLOOD ZONE ARE RESTRICTED WHERE THE ELEVATION BACK TO NATURAL GRADE IS MADE AT SIDES AND FLATTER THAN 1%.
  - 5) HEREON DESCRIBED TRACT IS LOCATED IN FLOOD ZONE AE (VE FLOOD INSURANCE RATE MAP, COMMUNITY FLOOD INSURANCE SUBSIDY ACT AND 22CFR 67.2008 F DATED FEBRUARY 24, 2011).
  - 6) ALL CORNERS ARE SET 5/8" IRON RE-BAR UNLESS OTHERWISE NOTED.
  - 7) DENOTES EXISTING GROUND ELEVATION.

**DEDICATION:**  
THE RIGHT-OF-WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, IS HEREBY DEDICATED TO THE PUBLIC USE OF THE PUBLIC. ALL AREAS SHOWN AS EASEMENTS ARE GRANTED TO THE PUBLIC FOR USE AS UTILITIES, DRAINAGE, SEWERAGE REMOVAL OR OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, NOW OR HEREAFTER, WITHIN THE LIMITS OF ANY EASEMENT SO AS TO INTERFERE OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE EASEMENT IS GRANTED.

**SEWAGE DISPOSAL:**  
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT BY CONNECTION TO AN APPROVED SANITARY SEWER TREATMENT SYSTEM. THE METHOD OF SEWAGE TREATMENT AND DISPOSAL TO BE APPROVED BY THE HEALTH UNIT OF CALCASIEU PARISH.

OWNER: \_\_\_\_\_

**LINE TABLE**

LINE #	LENGTH	BEARING
1	158.40	N101°12'11"W
2	70.81	N42°28'00"W
3	206.81	N71°48'27"W
4	65.79	N53°34'00"W
5	142.7	N48°34'30"E
6	637.2	N48°34'30"E
7	433.3	N32°17'01"E
8	83.78	N28°18'24"E
9	88.83	N18°43'34"E
10	83.89	N12°24'49"E
11	81.80	N10°17'32"E
12	80.59	N11°52'12"E
13	46.97	N11°52'12"E
14	42.84	N42°17'57"W
15	91.03	N28°32'21"W
16	91.53	N30°46'38"W
17	96.06	N28°19'02"W
18	97.38	N30°30'18"W
19	97.82	N31°23'44"W
20	26.48	N41°04'36"W
21	197.94	N41°04'36"W
22	138.21	N36°02'26"W
23	148.88	N28°11'54"W
24	81.80	N30°50'07"W

**CHORD TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD
01	58.56	80.00	42°30'00"	51.02117 88.41
02	67.00	80.00	42°30'00"	57.10211 88.41
03	97.00	80.00	42°30'00"	82.10211 88.41
04	98.58	80.00	42°30'00"	83.10211 88.41
05	98.58	80.00	42°30'00"	83.10211 88.41
06	83.48	80.00	42°30'00"	74.10211 88.41
07	57.83	80.00	42°30'00"	50.10211 88.41
08	58.58	80.00	42°30'00"	51.02117 88.41

**CERTIFICATION:**  
I, Surveyor, do hereby certify that this is a true and correct copy of the original plat as shown to me by the owner and that the same is a true and correct copy of the original plat as shown to me by the owner and that the same is a true and correct copy of the original plat as shown to me by the owner.

**PRELIMINARY**  
PROPOSED  
HORSEMAN'S BUSINESS PARK, PART 2

Pelican Land Surveying, L.L.C.  
A Professional Land Surveying Firm

PROJECT NO.	DATE
14111	JUNE 1, 1998