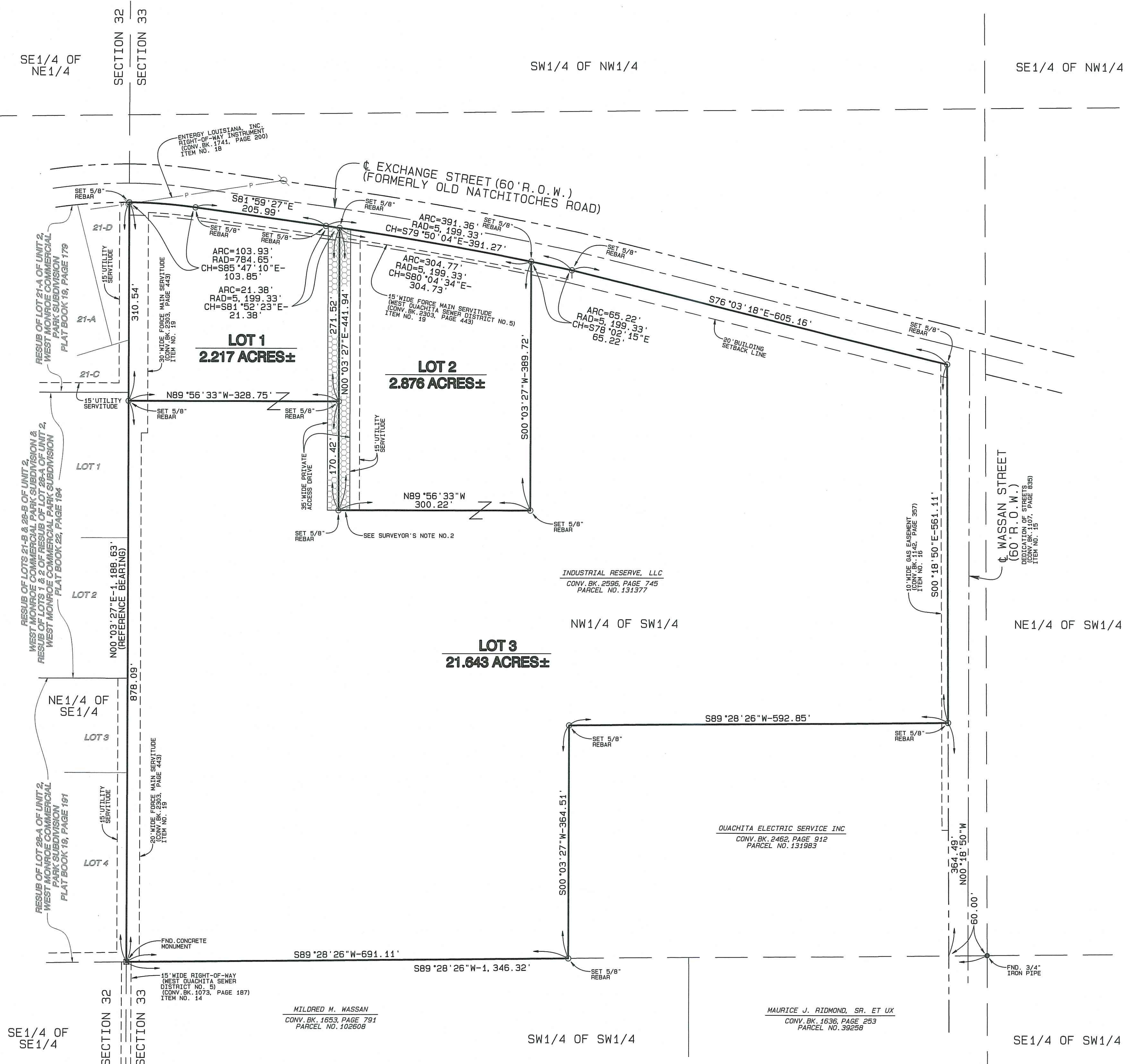
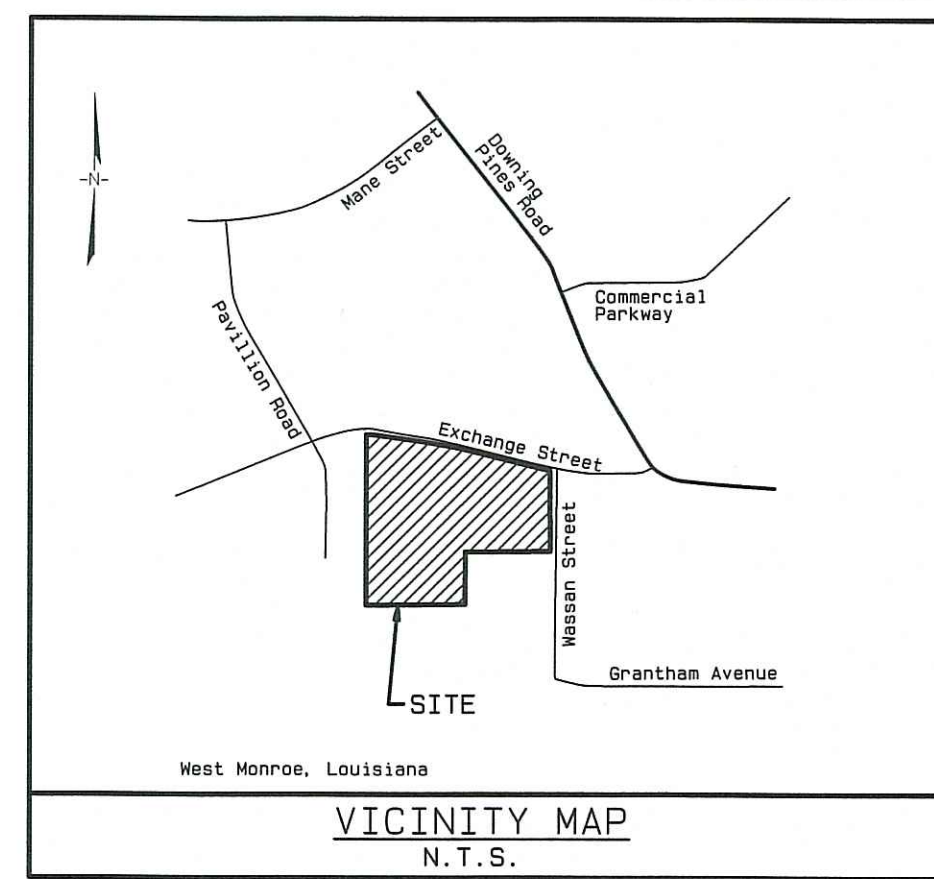
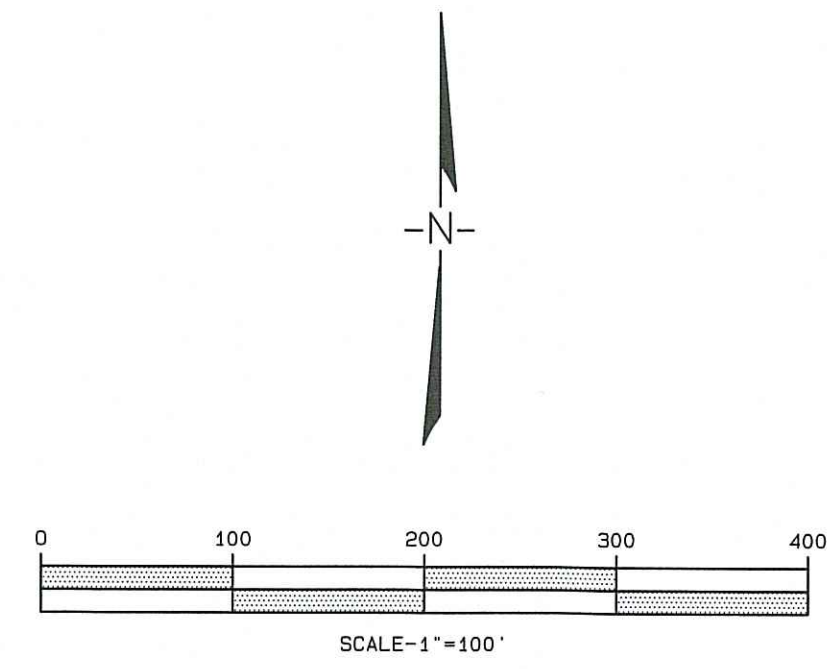


SECTION 33, TOWNSHIP 18 NORTH, RANGE 3 EAST
 LAND DISTRICT NORTH OF RED RIVER
 OUACHITA PARISH, LOUISIANA

INDUSTRIAL RESERVE ADDITION



LEGEND

- FOUND MONUMENTATION
- SET 5/8" REBAR (UNLESS OTHERWISE NOTED)
- CENTERLINE OF ROAD
- - - RIGHT OF WAY LINE (APPROXIMATE LOCATION)
- P - P - OVERHEAD POWER LINE
- - - SETBACK LINE
- - - SERVITUDE LINE

LOT 1

- LOT NUMBER
- ▨ 35' WIDE PRIVATE ACCESS DRIVE

SETBACK REQUIREMENTS:

FRONT LOT LINE	20'
REAR LOT LINE	10'
SIDE LOT LINE	10'

ZONING CLASSIFICATIONS:

I-1 (LIGHT INDUSTRIAL)

FLOOD ZONE DATA

BASED ON FIRM FLOOD INSURANCE RATE MAP NO. 22073C0145F & NO. 22073C0260F (JANUARY 20, 2016) FOR OUACHITA PARISH, LOUISIANA, THIS PROPERTY LIES IN FLOOD ZONE "X" (UNSHADED). (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

SURVEYOR'S NOTES:

- BASIS OF BEARINGS WAS TAKEN FROM PLAT OF SURVEY OF RESUBDIVISION OF LOTS 21-A & 21-B OF UNIT 2, WEST MONROE COMMERCIAL PARK SUBDIVISION AND THE RESUBDIVISION OF LOT 1 & 2 OF THE RESUBDIVISION OF LOT 28-A OF UNIT 2, WEST MONROE COMMERCIAL PARK SUBDIVISION SITUATED IN SECTION 32, TOWNSHIP 18 NORTH, RANGE 3 EAST, OUACHITA PARISH, LOUISIANA, PREPARED BY KEVIN E. CROSSBY, REGISTERED PROFESSIONAL LAND SURVEYOR, DATED APRIL 2007 AND RECORDED IN PLAT BOOK 22, PAGE 194, RECORDS OF OUACHITA PARISH, LOUISIANA.
- CITY OF WEST MONROE CITY SERVICES ARE GRANTED INGRESS/ EGRESS RIGHTS ON THE PRIVATE ACCESS SERVITUDE IN ORDER TO CHECK, MAINTAIN, AND REPAIR CITY OWNED FACILITIES.

DEDICATION

INDUSTRIAL RESERVE, L.L.C. hereby dedicates the 15' utility servitude shown to the City of West Monroe and its assigns for all forms of utilities, including sewer, drainage, water and other utility services, together with use of the 35' wide private access drive for maintenance and repair of those utilities.

INDUSTRIAL RESERVE, L.L.C.
 John Clint Riley, member

PLAT APPROVAL

[Signature] 6/22/20
 CITY ENGINEER
 CITY OF WEST MONROE

[Signature]
 PLANNING COMMISSION CHAIRMAN
 CITY OF WEST MONROE Secretary

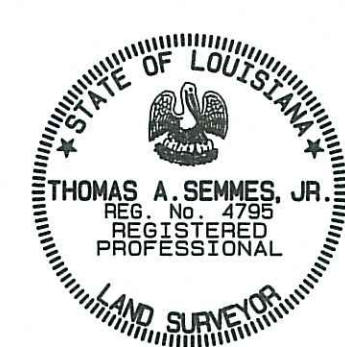
INDUSTRIAL RESERVE ADDITION

SITUATED IN
 SECTION 33
 TOWNSHIP 18 NORTH, RANGE 3 EAST
 LAND DISTRICT NORTH OF RED RIVER
 OUACHITA PARISH, LOUISIANA

SCALE: 1" = 100' CLIENT: INDUSTRIAL RESERVE, L.L.C. JUNE, 2020

I, Thomas A. Semmes, Jr., a Registered Professional Land 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 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 and have monumented the corners of each lot with a 5/8" Iron Pin.

[Signature] 6/19/2020
 Thomas A. Semmes, Jr. P.L.S. No. 4795
 P.O. Box 2433
 West Monroe, Louisiana 71294
 (318) 651-9041



TOMMY SEMMES, JR.
 PROFESSIONAL LAND SURVEYING CO., INC.
 P.O. BOX 2433, WEST MONROE, LOUISIANA 71294
 (318) 651-9041