LAND DISTRICT NORTH OF RED RIVER SECTIONS 37 & 38, T18N-R3E OF THE LOUISIANA MERIDIAN **OUACHITA PARISH, LOUISIANA** RECORD BEARINGS NORTH 7TH STREET (LA HIGHWAY 143) (STATE PROJECT No. 315-02-21) - 29.63 → 42.78' • -15' SIDEWALK L_{20'} SIDEWALK -15' SIDEWALK UTILITY AND DRAINAGE EASEMENT 15' SIDEWALK UTILITY AND UTILITY AND DRAINAGE EASEMENT DRAINAGE EASEMENT 15' SIDEWALK, UTILITY AND DRAINAGE EASEMENT LOT 2 (1.739 AC±) LOT 1 (2.705 AC±) LOT 3 (3.214 AC±) __N00*43'49"E-367.00' __ HIGHLAND PARK NOO'43'49"E-535.74 N00*43'49"E-535.74" LOT 4 N00'22'38"E-121.01" (3.347 AC±) 5' SIDEWALK, UTILITY AND DRAINAGE EASEMENT LOT 5 (5.722 AC±) PARCEL "B" CITY OF WEST MONROE P.B. XX, PG, XX **DEDICATION** Before the undersigned Notary Public, duly commissioned and qualified, and in the presence of the CITY OF WEST MONROE, LOUISIANA, a Louisiana municipality, located in Ouachita Parish, which as the owner of the property hereon shown, have subdivided same as indicated and do hereby dedicate the street rights-of-way, and sidewalk, utility and drainage easements as shown for the uses indicated. A certain tract of land situated in Sections 37 & 38, Township 18 North, Range 3 East, Ouachita Parish, Louisiana COMMENCE at a found 1/2* iron pipe marking the Northwest corner of Square 9 of H.M. McGuire's Traveler's Rest Subdivision as recorded in Plat Book 4, Page 18, in the records of Ouachita Parish, Louisiana, said point being at the intersection of the south right-of-way line of Otis Street (50° right-of-way) and east right-of-way line of North Seventh Street (Louisiana State Highway 143)(State Project No. 315-02-21 & State Project No. 315-02-22); thence, IN North 09'20'20'3" East, along the east right-of-way line of said North Seventh Street, a distance of 49.77 feet to a found 1/2* iron rod marking the intersection of the north right-of-way line of said North Seventh Street, a distance of 49.77 feet to a found 1/2* iron rod marking the intersection of the north right-of-way line of said On's Street and the east right-of-way line of said North Seventh Street, a distance of 15.00 feet to a set 1/2* fron rod and the POINT OF BEGINNING; thence continue North 00'22'24'0" East, along the east right-of-way line of said North Seventh Street, a distance of 1.240.04 feet to a found 2* iron pipe; thence, run South 89'07'23" East, along the east right-of-way line of said North Seventh Street, a distance of 23.31 feet to a found 1/2* iron rod; thence, run North 0'19'534" East, along the east right-of-way line of said North Seventh Street, a distance of 23.31 feet to a found 1/2* iron rod; thence, run North 0'19'534" East, along the east right-of-way line of said North Seventh Street, a distance of 25.00 feet to a set 1/2* iron rod; thence run South 76'5350" East a distance of 534.59 feet to a found 1/2* iron rod; thence run South 57'5705" West a distance of 1.495 feet to a set 1/2* iron rod; thence run South 58'5309" West a distance of 25.00 feet to a set 1/2* iron rod; thence run South 58'3104 feet to a set 1/2* iron rod; thence run South 59'3104 feet to a set 1/2* iron rod; thence run South 59'3104 feet to a set 1/2* iron rod; thence run South 59'328'42" East a distance of 61.14 feet to a set 1/2* iron rod; thence run South THUS DONE AND SIGNED before me, Notary, and the undersigned competent witnesses, in UTILITY AND DRAINAGE WITNESSES: CITY OF WEST MONROE, LOUISIANA STACI ALBRITTON MITCHELL, Mayor Printed Name Printed Name NOTARY PUBLIC, ID NO. PLAT APPROVAL: APPROVED FOR FILING IN THE RECORDS OF OUACHITA PARISH teet to a set 1/2" from rod; thence run South 30°42'28" last a distance of 224.81 feet to a set 1/2" iron rod; thence run Southwesterly, along a non-langent curve to the left, said curve having a radius of 315.60 feet (Chord being South 46°56'58" West a distance of 54.15 feet) an are length of 54.20 feet to a set 1/2" iron rod; thence run South 42°00'01" West a distance of 151.07 feet to a set 1/2" iron rod; thence run Southwesterly, along a curve to the right, said curve having a radius of 118.96 feet (Chord being South 66°10'29" West a distance of 97.43 feet) an are length of 100.38 feet to a set 1/2" iron rod; thence run North 89°39'04" West a distance of 699.74 feet back to the POINT OF BEGINNING, and containing 19.723 acres, more or less, and being subject to any and all rights-of-ways, servitudes, or easements that may exist upon the above-described property. CITY ENGINEER CITY OF WEST MONROE, LOUISIANA PLANNING COMMISSION



VICINITY MAP SCALE: 1"=1000'

LEGEND:

= SET I2" IRON ROD
 = FOUND I2" IRON ROD
 (UNLESS OTHERWISE NOTED,
 POLC. = POINT OF COMMENCEMENT
 POB. = POINT OF BEGINNING

= CURIE NUMBER
= RIGHT-OF-WAY LIMITS
= LIMITS OF EASEMENT
***REGREGATE STATES OF ACCESS

FLOOD ZONE:

This property is located within an area having Zone Designation "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 22073C0145F, with a date of identification of January 20, 2016, for Community Panel No. 220155, in the Ouachita Parish Unincorporated Areas, State of Louisiana, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

REFERENCE:

Plat of survey of Highland Park by Daniel L. Edgar, PLS #5169, dated May, 2022, as recorded in the records of Ouachita Parish, Louisiana.



SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME AND CONFORMS TO THE REQUIREMENTS FOR THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TH 464.XI, CHAPTER 25 FOR A CLASS B SURVEY.

PRELIMINARY

DANIEL L. EDGAR Registered Louisiana Profession

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	
NO.	KADIOS		BEARING	DISTANCE
\triangle	245.30'	269.27'	S48°53'09"W	255.95'
<u> </u>	155.00'	63.01'	S68°41'16"W	62,58'
<u>A</u>	255.00	20.11'	S30°42'50"E	20.10'
4	313.69'	54.20'	S46°56'58"W	54.13'
<u>A</u>	118.96'	100.38'	S66°10'29"W	97.43'
<u> </u>	300.00	183.91'	N17°11'04"W	181,04'
A	300.00'	185.75'	N17°00'28"W	182.80'
<u>8</u>	200,00'	277,87'	N40°31'55"E	256,05'
Ø	200.30'	227.09'	N47°51'16"E	215.12'



CITY OF WEST MONROE

HIGHLAND PARK COMMERCIAL

SUBDIVISION

BEING A SUBDIVISION OF PARCEL "A"

situated in SECTIONS 37 & 38, T18N-R3E

OUACHITA PARISH, LOUISIANA

S. E. Huey Co.

Engineering • Architecture • Surveying

1111 N. 1910 ST. MONROE, LA. 71201 PH. 318-325-17

| SCALE:1"=60' DRAWN BY: JDK CHECKED BY: DLE
| DATE: 05/06/2022 TRACED BY: APPROVED BY:
| DRAWING NO. 225283−3 C