



COMMENCE at a the corner common to Sections 34, 46, and 47, Township 18 North, Range 3 East, Ouachita Parish, Louisiana; thence, run N54°00'30"E, along the Southeastly line of said Section 46, a distance of 2274.2 feet; thence, run N54°05'30"E, along the Southeastly line of said Section 46, a distance of 1515.38 feet to a set 1/2" iron rod on the Easterly bank of a drainage canal (Black Bayou Canal/Golf Course Creek) from whence a found chiseled "X" in concrete bears N62°38'20"E a distance of 0.76 feet, said point also being the Southwest corner of that certain tract conveyed to Auto Body Specialist, Inc. as recorded in Conveyance Book 1727, Page 617, of the records of Ouachita Parish, Louisiana and the POINT OF BEGINNING; thence, run N21°06'31"W, along said Easterly bank and Southwestly line of said Auto Body tract, a distance of 243.94 feet to a set 1/2" iron rod at the Southerly corner of Lot 34 of the West Monroe Commercial Center, as per plat recorded in Plat Book 11, Page 123, of the records of Ouachita Parish, Louisiana, from whence a found 3/4" iron rod bears N48°12'36"W a distance of 2.03 feet; thence, run N54°00'10"E, a distance of 84.03 feet to a found 3/4" iron rod marking the most Easterly corner of said Lot 34; thence, continue N54°00'10"E, along the Southeastly line of said West Monroe Commercial Center and the Northwestly line of said Auto Body tract, a distance of 124.68 feet to a set 1/2" iron rod; thence, run S35°54'30"E a distance of 236.17 feet to a set 1/2" iron rod on the Southeastly line of said Section 46 and the Southeastly line of said Auto Body tract, a distance of 271.02 feet back to the POINT OF BEGINNING and containing 1.299 acres, more or less, and being subject to any rights-of-way, easements and or servitudes in use or of record.

UTILITY EASEMENT DESCRIPTION (WIDTH VARIES)
(0.209 ACRES)

COMMENCE at a the corner common to Sections 34, 46, and 47, Township 18 North, Range 3 East, Ouachita Parish, Louisiana; thence, run N54°00'30"E, along the Southeastly line of said Section 46, a distance of 2274.2 feet; thence, run N54°05'30"E, along the Southeastly line of said Section 46, a distance of 1515.38 feet to a set 1/2" iron rod on the Easterly bank of a drainage canal (Black Bayou Canal/Golf Course Creek) from whence a found chiseled "x" in concrete bears N62°38'20"E a distance of 0.76 feet, said point also being the Southeast corner of that certain tract conveyed to Auto Body Specialist, Inc. as recorded in Conveyance Book 1727, Page 617, of the records of Ouachita Parish, Louisiana; thence, continue N54°05'30"E, along the Southeastly line of said Section 46 and the Southeastly line of said Auto Body tract, a distance of 271.02 feet to a set 1/2" iron rod; thence, run N35°54'30"W a distance of 20.00 feet to a set 1/2" iron rod and the POINT OF BEGINNING; thence, continue N35°54'30"W a distance of 15.00 feet to a set 1/2" iron rod; thence, run N54°05'30"E, parallel to the Southeastly line of said Section 46 and the Southeastly line of said Auto Body tract, a distance of 35.70 feet to a set 1/2" iron rod; thence, run S35°17'31"E a distance of 9.48 feet to a set 1/2" iron rod; thence, run N54°39'35"E a distance of 32.13 feet to a set 1/2" iron rod; thence, run S35°54'30"E a distance of 25.20 feet to a set 1/2" iron rod on the Southeastly line of said Section 46 and the Southeastly line of said Auto Body tract; thence, run S54°05'30"W, along the Southeastly line of said Section 46 and the Southeastly line of said Auto Body tract, a distance of 45.00 feet to a set 1/2" iron rod; thence, run N35°54'30"W a distance of 20.00 feet to a set 1/2" iron rod; thence, run S54°05'30"W, parallel to the Southeastly line of said Section 46 and the Southeastly line of said Auto Body tract, a distance of 522.73 feet back to the POINT OF BEGINNING and containing 0.209 acres, more or less, and being subject to any rights-of-way, easements and or servitudes in use or of record.

20 FOOT WIDE DRAINAGE EASEMENT DESCRIPTION
(0.240 ACRES)

COMMENCE at a the corner common to Sections 34, 46, and 47, Township 18 North, Range 3 East, Ouachita Parish, Louisiana; thence, run N54°00'30"E, along the Southeastly line of said Section 46, a distance of 2274.2 feet; thence, run N54°05'30"E, along the Southeastly line of said Section 46, a distance of 1515.38 feet to a set 1/2" iron rod on the Easterly bank of a drainage canal (Black Bayou Canal/Golf Course Creek) from whence a found chiseled "x" in concrete bears N62°38'20"E a distance of 0.76 feet, said point also being the Southeast corner of that certain tract conveyed to Auto Body Specialist, Inc. as recorded in Conveyance Book 1727, Page 617, of the records of Ouachita Parish, Louisiana; thence, continue N54°05'30"E, along the Southeastly line of said Section 46 and the Southeastly line of said Auto Body tract, a distance of 271.02 feet to a set 1/2" iron rod and the POINT OF BEGINNING; thence, run N35°54'30"W, a distance of 20.00 feet to a set 1/2" iron rod; thence, run N54°05'30"E, parallel to the Southeastly line of said Section 46 and the Southeastly line of said Auto Body tract, a distance of 522.73 feet to a set 1/2" iron rod; thence, run S35°54'30"E a distance of 20.00 feet to a set 1/2" iron rod on the Southeastly line of said Section 46 and the Southeastly line of said Auto Body tract; thence, run S54°05'30"W, along the Southeastly line of said Section 46 and the Southeastly line of said Auto Body tract, a distance of 522.73 feet back to the POINT OF BEGINNING and containing 0.240 acres, more or less, and being subject to any rights-of-way, easements and or servitudes in use or of record.

COMMENCE at a the corner common to Sections 34, 46, and 47, Township 18 North, Range 3 East, Ouachita Parish, Louisiana; thence, run N54°00'30"E, along the Southeastly line of said Section 46, a distance of 2274.2 feet; thence, run N54°05'30"E, along the Southeastly line of said Section 46, a distance of 1515.38 feet to a set 1/2" iron rod on the Easterly bank of a drainage canal (Black Bayou Canal/Golf Course Creek) from whence a found chiseled "x" in concrete bears N62°38'20"E a distance of 0.76 feet, said point also being the Southwest corner of that certain tract conveyed to Auto Body Specialist, Inc. as recorded in Conveyance Book 1727, Page 617, of the records of Ouachita Parish, Louisiana; thence, run N21°06'31"W, along said Easterly bank and Southwestly line of said Auto Body tract, a distance of 243.94 feet to a set 1/2" iron rod at the Southerly corner of Lot 34 of the West Monroe Commercial Center, as per plat recorded in Plat Book 11, Page 123, of the records of Ouachita Parish, Louisiana, from whence a found 3/4" iron rod bears N48°12'36"W a distance of 2.03 feet; thence, run N54°00'10"E, a distance of 84.03 feet to a found 3/4" iron rod marking the most Easterly corner of said Lot 34; thence, continue N54°00'10"E, along the Southeastly line of said West Monroe Commercial Center and the Northwestly line of said Auto Body tract, a distance of 124.68 feet to a set 1/2" iron rod and the POINT OF BEGINNING; thence, continue N54°00'10"E, along the Southeastly line of said West Monroe Commercial Center and the Northwestly line of said Auto Body tract, a distance of 375.32 feet to a set 1/2" iron rod marking the most Easterly corner of Lot 24 of said West Monroe Commercial Center, from whence a found 5/8" iron rod bears S48°31'42"E a distance of 3.65 feet; thence, continue N54°00'10"E, along to the Southeastly line of said West Monroe Commercial Center and the Northwestly line of said Auto Body tract, a distance of 190.30 feet to a set 1/2" iron rod marking the most Easterly corner of Lot 21 of said West Monroe Commercial Center, said point also being on the Southwestly right-of-way line of North 8th Street; thence, continue N54°00'10"E, along the Southerly right-of-way line of North 8th Street and the Northwestly line of said Auto Body tract, a distance of 51.84 feet to a set 1/2" iron rod at the most Southerly corner of the Subdivision of a portion of Lots 2 and 3 of the Blazier Estate and a portion of the Hinkle Estate South of 7th Street, as per plat recorded in Plat Book 9, Page 49, of the records of Ouachita Parish, Louisiana; thence, run S71°24'13"E, along the North right-of-way line of a portion of North 8th Street revoked by Ordinance No. 2551, as per instrument recorded in Conveyance Book 1599, D.R. No 1112995, of the records of Ouachita Parish, Louisiana and along the Northly line of said Auto Body tract, a distance of 172.78 feet to a set 1/2" iron rod; thence, run N54°05'30"E a distance of 227.00 feet to a set 1/2" iron rod on the Southwestly right-of-way line of North 7th Street; thence, run S52°03'00"E, along the Southwestly right-of-way line of said North 7th Street, a distance of 36.70 feet to a found 5/8" iron rod; thence, run S41°13'30"E, along the Southwestly right-of-way line of said North 7th Street, a distance of 26.60 feet to a found 3/4" iron rod; thence, run S51°16'30"E, along the Southwestly right-of-way line of said North 7th Street, a distance of 36.00 feet to a set 1/2" iron rod on the Southeastly line of said Section 46, said point also being on the Northwestly line of Mount Gilead Subdivision, as per plat recorded in Conveyance Book 210, Page 759, of the records of Ouachita Parish, Louisiana; thence, run S54°05'30"W, along the Southeastly line of said Section 46 and the Northwestly line of said Mount Gilead Subdivision, and its projection thereof, a distance of 966.99 feet to a set 1/2" iron rod; thence, run N35°54'30"W a distance of 236.17 feet back to the POINT OF BEGINNING and containing 4.266 acres, more or less, and being subject to any rights-of-way, easements and or servitudes in use or of record.

60 FOOT WIDE INGRESS/EGRESS AND/OR UTILITY AND/OR DRAINAGE EASEMENT
DESCRIPTION
(0.880 ACRES)

COMMENCE at a the corner common to Sections 34, 46, and 47, Township 18 North, Range 3 East, Ouachita Parish, Louisiana; thence, run N54°00'30"E, along the Southeastly line of said Section 46, a distance of 2274.2 feet; thence, run N54°05'30"E, along the Southeastly line of said Section 46, a distance of 1515.38 feet to a set 1/2" iron rod on the Easterly bank of a drainage canal (Black Bayou Canal/Golf Course Creek) from whence a found chiseled "x" in concrete bears N62°38'20"E a distance of 0.76 feet, said point also being the Southwest corner of that certain tract conveyed to Auto Body Specialist, Inc. as recorded in Conveyance Book 1727, Page 617, of the records of Ouachita Parish, Louisiana; thence, run N21°06'31"W, along said Easterly bank and Southwestly line of said Auto Body tract, a distance of 243.94 feet to a set 1/2" iron rod at the Southerly corner of Lot 34 of the West Monroe Commercial Center, as per plat recorded in Plat Book 11, Page 123, of the records of Ouachita Parish, Louisiana, from whence a found 3/4" iron rod bears N48°12'36"W a distance of 2.03 feet; thence, run N54°00'10"E, a distance of 84.03 feet to a found 3/4" iron rod marking the most Easterly corner of said Lot 34; thence, continue N54°00'10"E, along the Southeastly line of said West Monroe Commercial Center and the Northwestly line of said Auto Body tract, a distance of 124.68 feet to a set 1/2" iron rod and the POINT OF BEGINNING; thence, continue N54°00'10"E, along the Southeastly line of said West Monroe Commercial Center and the Northwestly line of said Auto Body tract, a distance of 375.32 feet to a set 1/2" iron rod marking the most Easterly corner of Lot 24 of said West Monroe Commercial Center, from whence a found 5/8" iron rod bears S48°31'42"E a distance of 3.65 feet; thence, continue N54°00'10"E, along to the Southeastly line of said West Monroe Commercial Center and the Northwestly line of said Auto Body tract, a distance of 190.30 feet to a set 1/2" iron rod marking the most Easterly corner of Lot 21 of said West Monroe Commercial Center, said point also being on the Southwestly right-of-way line of North 8th Street; thence, continue N54°00'10"E, along the Southerly right-of-way line of North 8th Street and the Northwestly line of said Auto Body tract, a distance of 51.84 feet to a set 1/2" iron rod at the most Southerly corner of the Subdivision of a portion of Lots 2 and 3 of the Blazier Estate and a portion of the Hinkle Estate South of 7th Street, as per plat recorded in Plat Book 9, Page 49, of the records of Ouachita Parish, Louisiana; thence, run S71°24'13"E, along the North right-of-way line of a portion of North 8th Street revoked by Ordinance No. 2551, as per instrument recorded in Conveyance Book 1599, D.R. No 1112995, of the records of Ouachita Parish, Louisiana and along the Northly line of said Auto Body tract, a distance of 73.61 feet to a set 1/2" iron rod; thence, run S54°00'10"W, parallel to the Southeastly line of said West Monroe Commercial Center and the Northwestly line of said Auto Body tract, a distance of 660.20 feet to a set 1/2" iron rod; thence, run N35°54'30"W a distance of 60.00 feet back to the POINT OF BEGINNING and containing 0.880 acres, more or less, and being subject to any rights-of-way, easements and or servitudes in use or of record.

SURVEY NOTES

1) LEGEND:

- = MONUMENTATION FOUND AS NOTED
- = MONUMENTATION SET AS NOTED (1/2" I.R. TYPICAL)
- (C) = INFORMATION FROM RECORD
- (M) = INFORMATION ESTABLISHED BY THIS SURVEY

P.O.B. = RECORD POINT OF BEGINNING
P.O.C. = RECORD POINT OF COMMENCEMENT

— — — = EXISTING RIGHT-OF-WAY
— — — = LIMITS OF EASEMENT

2) REFERENCE:

A) WEST MONROE COMMERCIAL CENTER, BY J. M. NORRIS, PLS #S-130, AS RECORDED IN PLAT BOOK 11, PAGE 123, OF THE RECORDS OF OUACHITA PARISH, LOUISIANA.

B) SUBDIVISION OF A PORTION OF LOTS 2 & 3 OF THE BLAZIER ESTATE AND A PORTION OF THE HINKLE ESTATE SOUTH OF 7TH STREET, BY LESTER G. HIGH, PLS #19199, AS RECORDED IN PLAT BOOK 9, PAGE 49, OF THE RECORDS OF OUACHITA PARISH, LOUISIANA

C) MOUNT GILEAD SUBDIVISION AS RECORDED IN CONVEYANCE BOOK 210, PAGE 759 OF THE RECORDS OF OUACHITA PARISH, LOUISIANA

CERTIFICATION
This is to certify that the survey depicted hereon is in accordance with the applicable standards of practice as stipulated in Chapter 29 of Title 46, State of Louisiana Professional & Occupational Standards, part LXI, Professional Engineers and Surveyors, subpart 1, Based on a current CLASS B survey classification.

Jacob D. Korn
JACOB D. KORN, PLS No. 5261

BY	CITY OF WEST MONROE		
	PLAT OF SURVEY 1.299 ACRE± TRACT & VARIOUS EASEMENTS SITUATED IN SECTION 46, T18N-R3E, OUACHITA PARISH, LOUISIANA		
REVISION	S. E. Huey Co. Engineering • Architecture • Surveying 1111 N. 19th ST., MONROE, LA 71201 PH. 318-325-1791		
	SCALE: 1"=40' DRAWN BY: JJK CHECKED BY: DLE DATE: 05/13/2024 TRACED BY: APPROVED BY:		
DATE	DRAWING NO. 199499-3		