

First American Title Insurance Company, Inc.
CT File No. 1018-268

The basis of bearing for this survey is grid North per GPS coordinate observations Louisiana State Plane, North Zone NAD83.

Latitude = N32°32'27.10"
Longitude = W92°37'40.30"
Convergence Angle = 00°04'03"
Distances shown on plat are grid.
Combined Scale Factor (Grid to Ground) = 1.00003940304464

1. City of Ruston Zoning Ordinance

(As shown in the current Title Commitment)

A portion of a 5.00 acre tract or parcel of land situated in Section 13, Township 18 North, Range 3 West, Ruston, Lincoln Parish, Louisiana, which said 5.00 acre tract being more particularly described as follows:

Beginning at the intersection of North right of way line of Interstate Highway No. 20 and the East line of the Southwest Quarter of Southeast Quarter, and from said Point of Beginning run thence West along the North right of way line of Interstate Highway No. 20 for a distance of 300 feet thence run North, parallel with the East line of the said Southwest Quarter of Southeast Quarter for a distance of 726 feet, thence run East for a distance of 300 feet, and to the East line of said Southwest Quarter of Southeast Quarter; thence run South along the East line of said Southwest Quarter of the Southeast Quarter for a distance of 726 feet, and back to the Point of Beginning, containing five (5) acres, more or less.

(Numbered as they appear on the current Title Report)

11. Restrictions contained in Lease between Dauzat Investments, LLC and Logan's Roadhouse, Inc. as evidenced by that certain Memorandum of Ground Lease dated June 27, 2011 and recorded on July 18, 2011 in the official records of Lincoln Parish, Louisiana as COB 1301, Page 910, Instrument No. F118688. (20 year ground lease agreement describing the Logan Lease Parcel, as shown hereon.)

12. Declaration of Covenants, Restrictions and Easements by Dauzat Investments, L.L.C. dated November 4, 2011 and recorded on November 17, 2011 in the official records of Lincoln Parish, Louisiana as COB 1307, Page 288, Instrument No. F121056. (nothing to plot)

13. Drainage Agreement by Logan's Roadhouse, Inc. and Dauzat Investments, L.L.C. dated May 2, 2012 and recorded on May 16, 2012 in the official records of Lincoln Parish, Louisiana as COB 1313, Page 351, Instrument No. F124032. (Agreement for Drainage Improvements affecting the Future Development Parcel and the Logan Parcel as shown hereon. No particularly described areas defining the drainage area.)

14. Memorandum of Oil, Gas and Mineral Lease between Dauzat Investments, L.L.C. and North Louisiana Exploration, dated January 28, 2015 and recorded on March 11, 2015 in the official records of Lincoln Parish, Louisiana as COB 360, Page 681, Instrument No. F147122. (Document describes 2 tracts totaling 9 acres to include the the survey property 5 acre tract, shown hereon. Lease agreement for a 3 year primary term Oil, Gas and Mineral Lease with the option to extend an additional 2 year term, dated January 28, 2015.)

Currently Zoned:

Notes:

Because there may be a need for interpretation of the applicable Zoning codes we refer you to Parish of Lincoln, Louisiana for zoning laws and applicable codes.

Blew & Associates makes no warranty to the exact regulations or ordinances represented on the drawing hereon. the user of this survey should consult an Attorney or Title insurer to verify the zoning classification of the property as well as the applicable restrictions and requirements associated with such zoning classification.

Property was confirmed to exist within the city limits of Ruston per phone call dated [10/12/2020] with Jim Haze - Planning & Zoning Director

Property appears to be within planning zone B-4 per map taken from Ruston website

(Describing Parking Area Easement together with Access Easement Area)

All that part of a five (5) acre parcel, as more fully described in Book 1301, Page 906, lying in the Southwest Quarter of the Southeast Quarter of Section 13, Township 18 North, Range 3 West, Ruston, Lincoln Parish, Louisiana, being more particularly described as follows:

Commencing at the intersection of the Northernly right of way line of Highway Interstate Route No. 20, and the East line of the Southwest Quarter of the Southeast Quarter of said Section 13, Township 36 North, Range 10 West, containing the Southernly right of way line of said Loggans Lease Parcel; also being the Southernly right of way line of said Loggans Lease Parcel as recorded in Book 1901, Page 910, Lincoln Parish Register of Deeds; thence South 89 degrees 51 minutes 16 seconds West, along the Northernly right of way line of said Interstate Route No. 20, being the Southernly line of said five (5) acre parcel, also being the Southernly line of said disinterested land, a distance of 78.75 feet; thence South 89 degrees 51 minutes 16 seconds East, along the Northernly right of way line of said Loggans Lease Parcel, also being the Point of Beginning of the tract of land to be described herein; thence South 89 degrees 51 minutes 41 seconds West, continuing along the Northernly right of way line of said Interstate Route No. 20, also being the Southernly line of said disinterested land, a distance of 78.75 feet; thence South 89 degrees 51 minutes 16 seconds East, along the Northernly right of way line of said Interstate Route No. 20, also being the Southernly line of said five (5) acre parcel, a distance of 78.10 feet; to the Southwesterly corner of said five (5) acre parcel; thence North 00 degrees 15 minutes 38 seconds East, along the Northernly right of way line of said Interstate Route No. 20, also being the Southernly line of said disinterested land, a distance of 78.75 feet; thence North 89 degrees 51 minutes 16 seconds East, a distance of 260.00 feet, to the Northwesternly corner of said Loggans Lease Parcel; thence North 89 degrees 51 minutes 16 seconds East, a distance of 299.00 feet, to the Westernly line of said Loggans Lease Parcel; thence North 89 degrees 51 minutes 16 seconds East, a distance of 299.00 feet to the Point of Beginning.

Containing 30,911 square feet or 0.709 acres, more or less.

Benchmark #1	
Type	PK Nail
Northing	742408.20
Easting	3241488.72
Elevation	274.37'

Grated Inlet
 Tim Elevation: 277.29'
 Invert East: 274.09'
 Invert West: 274.04'
 Invert North: 274.09'

278

Grated Inlet
In Elevation: 279.84'
Invert East: 277.47'
Invert West: 277.37'

Grated Inlet
In Elevation: 282.24'
Invert East: 279.31'
Invert West: 279.27'

Storm Drain Manhole
Rim Elevation: 285.19'
Invert Northeast: 282.13'
Invert West: 281.73'

DATE	REVISION	BY
04/14/2021	Additional Topographic updated	

<u>Fiber Optic:</u>	<u>Electric:</u>
City	City Electricity
Dusty Hampton	Anthony Lewis
(318) 342-0120	(318) 251-8640
City of Ruston Electric-Water, 701	City of Ruston Electric-Water
Tennessee Ave, Ruston, LA	E Tennessee Ave, Ruston, LA
71270	71270

Gras. Ruston City
David C. Gay
(318) 251-8640
Ruston Water Department, 7
Tennessee Ave, Ruston, LA 7

<p>APN: 13183809156 Milpatrick Investments LLC Street Address: 801 N Service Rd Mailing Address: Property Management Dept SAN ANTONIO TX 78216</p>	<p>A2</p> <p>APN: 13183111111 Dauzat Investments LLC Street Address: 911 N Service Mailing Address: P O Box Ruston LA 71273-0008 Name Change Deed - Bk 130</p>
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Miscellaneous Notes

We have reviewed the "Flood Insurance Rate Map", Community Panel No 22061C0245D, effective April 2, 2009, as published by Federal Emergency Management Agency. Our review of this map indicates that this parcel of land lies within Zone X, which is "Areas of Minimum Flooding."

Found Monument (As Noted)
 S (As Noted)
 Computer Print
 F / Fiber / Telephone Pedestal
 Fiber Valve
 Power pole
 Electrical Structure
 Water valve
 Water meter
 Handicap Parking
 Frey drain
 Boundary line
 Forty feet
 Centerline of road
 Right-of-way
 Fence
 Overhead power line
 Underground Electric line
 FR
 Fiber optic
 Utility easement
 Storm drain
 Sanitary Sewer
 Gas line
 Water Line
 Concrete
 Asphalt
 Field measurement
 Not in Scale
 Recorded measurement
 (M)
 (NS)

Company, CFT NV Development, LLC a Nevada limited liability company, Dauzat Investments, L.L.C., a Louisiana limited liability company and First American Title Insurance Company of Louisiana;

This is to certify to First American Title Insurance Company of Louisiana and Commercial Title Agency, L.L.C., that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA, ACSM, and NSPS, and included Items 1-5, 6(a), 6(b), 7(a), 7(c), 8-9, 10(a), 10(b), 11-14, 16-19, & 21 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of a Survey.

Date of Plat or Map 10/28/2020

Michael O. Cook P.L.S. #4879

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL,
AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED
THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE
CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT
DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.



FIRM

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

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FAYETTEVILLE, ARKANSAS 72703**

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FAX: 479.582.1883
www.BLEWINC.com**

DRAWN BY & DATE: ZH 10/13/2020	REVIEWED BY: P.R.S. & G.A.C.	SURVEYED BY: J.G
COUNTY & STATE: Ruston, Louisiana	JOB NUMBER: 20-475	
LOCATION: 911 N Service Rd, Ruston, Louisiana 71270		

CES - (PE)