

N88°33'11"E 414.36'

S0°30'39
161.53'

P.O.C.
TPCG MONUMENT TUN B
X=3,463,045.85'
Y=408,564.58'
ELEV. 3.18' NAVD 88 GEOID 12B

TRACT A
5.523 ACRES
240,526.903 SQ. FT.
CRESCENT FARMS
PLANTATION, L.L.C.
COMMERCIAL PROPERTY
CENTER LOT ELEV. 6.2'
1791 MARTIN LUTHER KING JR. BLVD.
RAW LAND

DESCRIPTION OF TRACT A:
COMMENCING AT TPGC MONUMENT "TUN B" HAVING COORDINATES OF X=3,463,045.85'
AND Y=408,564.58" SAID POINT BEING THE POINT OF COMMENCEMENT; THENCE, S
0°30'39" W A DISTANCE OF 161.53 FEET TO A FOUND 1/2" IRON ROD, SAID POINT BEING
THE POINT OF BEGINNING (P.O.B.);

THENCE, S 17°49'08" E A DISTANCE OF 330.90 FEET TO A SET 3/4" IRON PIPE;

THENCE, S 65°42'15" W A DISTANCE OF 713.73 FEET TO A SET 3/4" IRON PIPE;

THENCE, N 12°43'11" E A DISTANCE OF 613.28 FEET TO A FOUND 2" IRON PIPE;

THENCE, N 88°33'11" E A DISTANCE OF 414.36 FEET TO THE POINT OF BEGINNING
CONTAINING 5.523 ACRES.

REFERENCE PLAT:
"SURVEY SHOWING TRACT B-1 & B-2 FOR WESTSIDE BLVD. EXTENSION ON PROPERTY BELONGING TO CRESCENT FARMS PLANTATION, L.L.C. TO BE ACQUIRED BY TERREBONNE PARISH CONSOLIDATED GOVERNMENT" BY PROVIDENCE/GSE ASSOCIATES, LLC DATED MAY 8, 2013.

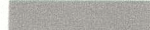
NOTES:
BASIS OF BEARING BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM NAD 83,
SOUTH ZONE, SURVEY FEET.

TRACT A IS CURRENTLY ZONED C2

THESE TRACTS ARE LOCATED IN ZONE C & AH AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 225206 0430C, DATED MAY 1, 1985.

EXISTING FIRE HYDRANT 162' NORTH OF TRACT A ALONG MLK JR. BLVD.

LEGEND

FOUND 2" IRON PIPE	
FOUND 1/2" IRON ROD	
FOUND 3/4" IRON PIPE	
EXISTING GAS VALVE	
EXISTING FIBER OPTIC LINE	
EXISTING POWER POLE	
EXISTING SEWER MANHOLE	
EXISTING SEWER LINE	
EXISTING CONCRETE	

NOTES:
THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY
EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE
COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH
MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM
VISIBLE UTILITY FEATURES, AND PREVIOUS CONSTRUCTION DRAWINGS.
THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND
UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, OR
THEIR EXACT LOCATION.

SECTION LINE LOCATIONS ARE APPROXIMATE AND WERE NOT
LOCATED ON THE GROUND

DATE	REVISIONS	DRAWN BY	APPROVED BY
REVISIONS			

 **T. BAKER SMITH**
PROFESSIONAL CONSULTANTS SINCE 1913
(985) 868-1050 www.tbsmith.com

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE BOUNDARY SURVEY WAS DONE ON THE GROUND IN ACCORDANCE WITH SECTION 2909 OF THE MOST RECENT STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERS AND LAND SURVEYORS BOARD AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE BASED ON SUBURBAN AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.



 MATTHEW J. LEDET

 LOUISIANA PROFESSIONAL LAND SURVEYOR REG. NO. 5104

FILE NAME:	raw land sub.dwg
TBS NO.:	PR17.5063
DATE:	3/28/2017
PLOT SCALE:	1" = 40'
DRAWN BY:	BLC
APPROVED:	MJL
MAP NO.	

CRESCENT FARMS PLANTATION, L.L.C.

**RAW LAND DIVISION OF TRACT A AND THE
REMAINAING AREA OF CRESCENT FARMS PLANTATION
ALONG MARTIN LUTHER KING JR. BLVD.
SECTIONS 33, T17S - R17E
OF THE CITY OF HOUMA, TERREBONNE PARISH**

SHEET NO.
1
OF
1

EXHIBIT A-2

RAW LAND