


FORBING
TI-OPP-19146 / 10547478
SEC. 8, T-16-N, R-13-W
CADDO PARISH, LOUISIANA



SMW ENGINEERING GROUP, INC.
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Birmingham, Alabama 35244
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PARENT TRACT (INSTRUMENT NO. 2817155)

A 1.433 acre, more or less, tract of land in Lot 2, Pleasant Hills Road Subdivision, as Recorded in Book 3000, Page 251 and being more particularly described as follows:

Commence at a 1/2" Iron Pipe found for the Northwest Corner of said Lot 1; thence run S26°30'00"E along the Westerly Line of said Lot 1 and the Easterly Right-of-Way of Pleasant Hills Road, a distance of 167.27 feet, to a 1/2" Iron Pipe found for the Northwest corner of said Lot 2 and also being the Point of Beginning of the Tract herein described; thence run N63°30'00"E along the North line of said Lot 2, to the Northeast corner thereof, a distance of 529.67 feet, to a 1/2" Iron Pipe found for corner; thence run S0°07'59"E along the East Line of said Lot 2, a distance of 139.70 feet, to a 1/2" Iron Pipe set for corner; thence run S63°30'00"W to the Westerly line of said Lot 2 and the Easterly Right-of-Way of Pleasant Hills Road, a distance of 467.62 feet, to a 1/2" Iron Pipe set for corner; thence run N26°30'00"W along the Westerly line of said Lot 2 and the Easterly Right-of-Way of Pleasant Hills Road, a distance of 125.17 feet to the Point of Beginning.

100' x 100' LEASE AREA (AS-SURVEYED)

A portion of the Colvin tract (Parcel No. 161308-030-0004-00) described in Instrument No. 2817155 and Book 3000, Page 251 as recorded in the Office of County Clerk for Caddo Parish, Louisiana, being in Section 8, Township 16 North, Range 13 West, Caddo Parish, Louisiana, and being more particularly described as follows;

Commencing at a 1" open top pipe found on the easterly right-of-way line of Pleasant Hills Road and marking the NW Corner of said Section 6;
thence N 64°27'09" E along the northerly line of said Colvin tract a distance of 414.85 feet to a point;
thence S 25°32'51" E a distance of 12.77 feet to a 5/8" rebar set and the Point of Beginning;
thence N 64°25'44" E a distance of 100.00 feet to a 5/8" rebar set;
thence S 00°59'12" W a distance of 100.00 feet to a 5/8" rebar set;
thence S 64°25'44" W a distance of 100.00 feet to a 5/8" rebar set;
thence N 00°59'12" E a distance of 100.00 feet to the Point of Beginning. Said Lease area contains (8,944.80 sq.ft.) 0.20 acres, more or less.

30' INGRESS/EGRESS & UTILITY/FIBER EASEMENT (AS-SURVEYED)

A portion of the Colvin tract (Parcel No. 161308-030-0004-00) described in Instrument No. 2817155 and Book 3000, Page 251 as recorded in the Office of County Clerk for Caddo Parish, Louisiana, being in Section 8, Township 16 North, Range 13 West, Caddo Parish, Louisiana, and being more particularly described as follows;

Commencing at a 1" open top pipe found on the easterly right-of-way line of Pleasant Hills Road and marking the NW Corner of said Section 6; thence N 64°27'09" E along the northerly line of said Colvin tract a distance of 414.85 feet to a point; thence S 25°32'51" E a distance of 12.77 feet to a 5/8" rebar set; thence S 00°59'12" W a distance of 16.77 feet and the Point of Beginning of an Ingress/Egress & Utility Easement being 30 feet in width and lying 15 feet on each side of the following described centerline; thence S 64°25'45" W a distance of 407.23 feet, more or less to a point on the Easterly Right-of-Way of Pleasant Hills Road and the Point of Ending. Said easement contains (12,216.94 sq.ft.) 0.28 acres, more or less.

SURVEYOR'S NOTES

1. This is a Rawland Tower Survey, made on the ground under the supervision of a Louisiana Registered Land Surveyor. Date of field survey is February 10, 2022.
2. The following surveying instruments were used at time of field visit: Topcon GM-55 and Topcon Hiper SR G.P.S. receiver, (R.T.K. network capable).
3. Bearings are based on Louisiana North State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID DG7396. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of a Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted with the benefit of an Abstract Title search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.
14. Per supplied information the site falls within the Zoning Jurisdiction of Caddo Parish and is not subject to Zoning regulations.

PLOTTABLE EXCEPTIONS

WESTCOR Land Title Insurance Company
Commitment for Title Insurance Commitment No. TIL-129919-C
Date March 23, 2022
Schedule B, Section II

Exception No.	Instrument	Comment
1-9		Standard exceptions. Contain no survey matters.
10	BK. 50, PG. 459 (INST. NO. 28364-1912)	Does Not contain any matters that affect subject Lease Area or Easement
11	INST. NO. 1716220	Does Not contain any matters that affect subject Lease Area or Easement
12	BK. 2796, PG. 835 (INST. NO. 1333497)	Does Not Affect.
13	BK. 2679, PG. 526 (INST. NO. 01271294)	Does Affect, blanket in nature.
14	BK. C-3441, PG. 216 (INST. NO. 1735679) BK. C-3447, PG. 18 (INST. NO. 1739697) BK. C-3680, PG. 47 (INST. NO. 1918174)	Does Not Affect.
15	BK. C-4039 PG. 286 (INST. NO. 2153400)	Does Affect, blanket in nature.



SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Louisiana to the best of my knowledge, information, and belief.

Timothy L Fish
TIMOTHY LEIGH FISH, PLS
LA Registration No. 05243

Timothy L Fish, PE, PLS
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LA PLS # 5243

FORBING
TI-OPP-19146 / 10547478
SEC. 8, T-16-N, R-13-W
CADDO PARISH, LOUISIANA

RAWLAND TOWER SURVEY

FOR: HIGH PERFORMANCE SERVICES
111 EAST SAINT PETER STREET
CARENCO, LA 70520

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
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NO.	1	2		
REVISION	TITLE COMMITMENT	revise access per LO		
DATE	04/12/22	05/11/22		
BY	PKW	DM		

ENGINEERING GROUP, INC.