



LINE	LENGTH	BEARING
L1	20.00	N00°11'25"W
L2	68.10	N00°11'25"W
L3	43.33	N12°40'52"E
L4	21.88	N44°10'32"E
L5	66.69	N05°58'49"W
L6	47.57	N83°08'01"W
L7	16.53	N31°28'30"W
L8	33.89	N14°59'52"E
L9	48.44	N31°28'30"W
L10	147.65	N14°58'45"E
L11	62.03	N43°40'52"E
L12	12.55	N03°45'36"W
L13	108.67	N22°52'32"W
L14	42.53	N09°26'36"W
L15	216.72	N12°52'32"E
L16	235.99	N07°39'30"E
L17	54.60	N43°41'30"E
L18	64.94	N54°10'28"E
L19	56.29	N03°09'36"W
L20	180.59	N04°58'49"W
L21	148.47	N11°38'02"E
L22	107.62	N03°12'02"E
L23	24.13	N04°20'34"W
L24	66.88	N32°56'27"W
L25	27.51	N07°39'36"W
L26	58.27	N02°01'18"E
L27	12.86	N62°23'42"E
L28	27.73	N42°13'42"E
L29	56.81	N61°52'12"E
L30	25.17	N28°13'08"E
L31	62.83	N05°38'02"E
L32	13.97	N83°43'32"E
L33	132.53	N21°21'02"E
L34	62.10	N08°53'36"E
L35	53.04	N24°50'14"E
L36	21.18	N81°37'30"E
L37	52.50	N42°48'36"E
L38	96.48	N22°37'25"E
L39	375.37	N43°50'15"E
L40	545.17	N87°44'57"E
L41	128.23	N36°30'32"E
L42	92.80	N43°48'36"E
L43	180.20	S49°24'15"W
L44	114.28	N65°25'47"W
L45	77.78	N65°25'47"W
L46	55.93	N08°31'02"E
L47	169.48	N65°25'47"W
L48	104.77	N23°21'15"E
L49	220.41	N53°31'14"E
L50	198.21	N53°31'14"E
L51	146.67	N59°18'02"E
L52	122.70	N34°47'32"E
L53	43.67	N48°13'47"E
L54	145.73	N53°15'38"E
L55	71.84	N36°38'37"E
L56	37.07	N05°05'17"E
L57	62.54	N05°05'17"E
L58	50.56	N21°30'34"E
L59	50.31	N42°40'42"E
L60	12.30	N75°48'15"E
L61	12.30	N75°48'15"E
L62	44.89	N34°20'06"E

LOT NO.	MINIMUM PIPE DIA.
1	15
2	15
3	15
4	15
5	15
6	SEE PLAN
7	15
8	18
9	18
10	18

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	97.88	338.03	16.3740°	318.7525 W 87.33
C2	19.93	270.00	16.3740°	318.7525 W 29.84
C3	64.96	448.00	81.452°	N20°28'42"E 64.01
C4	43.95	39.00	82°22'51"W 19.63	N10°20'32"W 39.63
C5	77.58	270.00	16.2745°	N59°15'27 W 77.31
C6	48.47	330.00	11.7038°	N07°25'22 W 38.10
C7	42.48	30.00	81.0819°	N08°52'22 E 39.02
C8	107.46	155.00	39.4315°	S41°12'11 W 105.32
C9	101.41	30.00	89°22'56"W 19.26	N41°50'07"E 19.26
C10	118.54	60.00	113.1202°	S19°12'14 W 100.18
C11	104.74	60.00	102.001°	N65°48'45 E 101.94
C12	36.86	30.00	70.2421°	S02°17'47 W 45.94
C13	39.97	90.00	24.0439°	S33°22'33 W 39.63
C14	26.33	1170.00	1.4645°	S88°18'15 W 26.33

**DESCRIPTION:**  
 That certain tract or parcel of land lying in the Northwest Quarter (NW/4) of Section Twenty-five (25), the Northeast Quarter (NE/4) and the North Half of the Southeast Quarter (N/2 of SE/4) of Section Twenty-six (26), Township Ten (10) South, Range Eight (8) West, Calcasieu Parish, Louisiana, including portions of Lot L-1 of Waterside Subdivision Part One, a subdivision as per plat recorded in the records of Calcasieu Parish, Louisiana, being more particularly described as follows:  
 Commencing at the Southwest corner of Section Twenty-six (26), Township Ten (10) South, Range Eight (8) West, Calcasieu Parish, Louisiana;  
 Thence North 00° 48' 23" East, along the West line of said Section Twenty-six (26), for a distance of 137.34 feet to the Southwest corner of the North Half of the Southeast Quarter (N/2 of SE/4) of said Section Twenty-six (26);  
 Thence North 89° 59' 05" East, along the South line of said North Half of the Southeast Quarter (N/2 of SE/4) of said Section Twenty-six, for a distance of 379.45 feet to a set P/W nail lying 12.48 feet East of the Southwest corner of Waterside Subdivision Part One, the Point of Beginning of herein described tract;  
 Thence North 00° 11' 25" West, along a Southerly projection of the East bank of an existing lake, for a distance of 33.00 feet to the intersection of said East bank of the existing lake with the North right-of-way line of Louisiana Highway 14;  
 Thence meandering in a general Northerly direction, along the bank of an existing lake the following courses:  
 North 00° 11' 25" West, for a distance of 68.10 feet;  
 North 12° 40' 52" East, for a distance of 43.33 feet;  
 North 44° 10' 19" East, for a distance of 21.88 feet;  
 North 05° 06' 49" West, for a distance of 66.69 feet;  
 North 37° 08' 01" West, for a distance of 47.57 feet;  
 North 14° 38' 45" East, for a distance of 16.53 feet;  
 North 43° 40' 05" East, for a distance of 62.03 feet;  
 North 03° 43' 43" West, for a distance of 13.93 feet;  
 North 27° 52' 32" West, for a distance of 108.67 feet;  
 North 09° 52' 35" West, for a distance of 42.53 feet;  
 North 11° 25' 26" East, for a distance of 210.17 feet;  
 North 07° 39' 36" East, for a distance of 235.99 feet;  
 North 43° 41' 30" East, for a distance of 64.94 feet;  
 North 54° 09' 28" East, for a distance of 36.29 feet;  
 North 00° 09' 28" West, for a distance of 180.52 feet;  
 North 11° 08' 25" East, for a distance of 145.41 feet;  
 North 57° 12' 29" East, for a distance of 107.92 feet;  
 North 04° 20' 34" West, for a distance of 24.13 feet;  
 North 39° 16' 52" West, for a distance of 66.38 feet;  
 North 01° 39' 36" West, for a distance of 27.51 feet;  
 North 20° 01' 18" East, for a distance of 56.21 feet;  
 North 42° 23' 42" East, for a distance of 13.86 feet;  
 North 42° 23' 42" East, for a distance of 27.73 feet;  
 North 61° 57' 51" East, for a distance of 56.81 feet;

**DESCRIPTION CONTINUED**  
 North 28° 23' 08" East, for a distance of 25.17 feet;  
 North 05° 38' 09" East, for a distance of 82.83 feet;  
 North 18° 43' 33" East, for a distance of 193.91 feet;  
 North 23° 12' 52" East, along the offshore East bank of the existing lake and a Northerly projection thereof, for a distance of 132.53 feet to the intersection with the South right-of-way line of a future road, having a right-of-way width of 60.0 feet;  
 North 05° 55' 56" East, for a distance of 62.70 feet to the North right-of-way line of said future road;  
 North 34° 36' 41" East, along a Southerly projection of the offshore East bank of the existing lake and said East bank, for a distance of 33.04 feet;  
 Thence meandering in a general Northerly direction, along the bank of an existing lake the following courses:  
 North 51° 37' 26" East, for a distance of 121.18 feet;  
 North 42° 25' 18" East, for a distance of 57.35 feet;  
 North 22° 57' 25" East, for a distance of 96.48 feet;  
 North 43° 55' 05" East, for a distance of 275.12 feet;  
 North 67° 44' 57" East, for a distance of 545.17 feet;  
 North 36° 52' 19" East, for a distance of 128.23 feet;  
 North 25° 48' 16" West, for a distance of 92.8 feet;  
 South 49° 24' 15" West, for a distance of 180.20 feet;  
 South 60° 55' 25" West, for a distance of 314.25 feet;  
 North 66° 01' 47" West, for a distance of 77.78 feet;  
 North 08° 31' 02" East, for a distance of 55.93 feet;  
 North 51° 56' 46" East, for a distance of 189.68 feet;  
 North 25° 25' 15" East, for a distance of 108.77 feet;  
 North 50° 53' 31" East, for a distance of 220.43 feet;  
 North 33° 31' 14" East, for a distance of 194.11 feet;  
 North 59° 18' 09" East, for a distance of 146.67 feet;  
 North 34° 47' 32" East, for a distance of 122.70 feet;  
 North 48° 13' 47" East, for a distance of 43.67 feet;  
 North 53° 33' 38" East, for a distance of 145.73 feet;  
 North 38° 38' 37" East, for a distance of 71.84 feet;  
 North 05° 05' 37" East, for a distance of 37.07 feet to a point on the North bank of the offshore existing lake;  
 Thence North 05° 05' 37" East, for a distance of 63.54 feet to a point lying in an existing fence line;  
 Thence South 89° 31' 16" East, along said existing fence line, for a distance of 1286.12 feet to the intersection with the West right-of-way line of the Lake Charles Harbor and Terminal District Railroad;  
 Thence South 32° 51' 51" West, along said South right-of-way line of the Lake Charles Harbor and Terminal District Railroad, for a distance of 464.76 feet to the intersection with the offshore North line of the North Half of the Southeast Quarter (N/2 of SE/4) of Section Twenty-six;  
 Thence South 89° 59' 05" West, along said North line of the North Half of the Southeast Quarter (N/2 of SE/4), for a distance of 537.17 feet to the Point of Beginning.  
 Herein described tract containing 4,828,874.08 square feet or 110.855 acres, more or less, subject to the right-of-way for Louisiana Highway 14 across the South side thereof and subject to any easements, rights-of-way or servitudes of record or in use.

- NOTE:**
- BEARINGS SHOWN HEREON ARE REFERENCED TO N.G.S. MONUMENT DESIGNATED "10 v 28", NAD83-2007
  - TITLE RESEARCH INFORMATION WAS NOT FURNISHED TO OR CONDUCTED BY THE SURVEYOR DURING THE PERFORMANCE OF THE SURVEY OR FOR PREPARATION OF THIS PLAN.
  - REFERENCE PLATS UTILIZED FOR THIS SURVEY:  
 A) PROPOSED RIGHT OF WAY FOR MONSIEUR STREET EXTENSION, WARD 3, PREPARED BY CALCASIEU PARISH, LOUISIANA ENGINEERING DEPARTMENT.  
 B) PLAN OF SURVEY FOR ARROZAL, L.L.C., DATED FEBRUARY - APRIL, 1999, PREPARED BY GEORGE A. EVANS, JR., PLS.  
 C) PLAN OF EXHIBIT "A", DONATION PLAT AMCO PRODUCTION COMPANY TO THE CITY OF LAKE CHARLES, LA DATED MAY 18, 1999, REVISED JUNE 11, 1999, PREPARED BY D.W. JESSEN AND ASSOCIATES.  
 D) PLAN OF SURVEY FOR ARROZAL, L.L.C., DATED JANUARY 31, 2004, PREPARED BY ACCU-LINE SURVEYING, INC.  
 E) PLAN OF WATERSIDE SUBDIVISION PART FOUR, DATED JUNE 22, 2012, PREPARED BY D.W. JESSEN, JR., PLS.
  - ALL CORNERS SHOWN HEREON ARE SET 5/8" RE-BAR UNLESS NOTED OTHERWISE.
  - THE DEVELOPMENT OF INDIVIDUAL LOTS SHALL BE CONSISTENT WITH THE APPROVED ENGINEERING PLANS.
  - HEREIN DESCRIBED TRACT IS LOCATED IN FLOOD ZONE A (BASE FLOOD ELEVATION 181' PER CPD) AND OTHER AREAS ZONE X (NOT A FLOOD ZONE) AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2209C 0495 7, DATED FEBRUARY 18, 2011.
  - ALL NEW RESIDENTIAL, NONRESIDENTIAL AND MANUFACTURED HOME STRUCTURES LOCATED IN FEMA DESIGNATED A, AE, AO, V, AND X (SHADED) AREAS SHALL MEET CURRENT CPD LOWEST FLOOR ELEVATION REQUIREMENTS.
  - FILL REQUIRED FOR BUILDING PADS IN THE FLOOD ZONE ARE RESTRICTED WHERE THE TRANSITION BACK TO NATURAL GRADE IS MADE AT SLOPES NO FLATTER THAN 6:1.
  - THE GROUND ADJACENT TO THE DRIVEWAY ACCESSING LOT 6 SHALL BE GRADED AND SHAPED TO DRAIN AS SHOWN BY THE OWNER OF LOT 6.
  - THE DESIGN AND CONSTRUCTION OF THE DRAINAGE PATH FOR LOT 7 SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 7. THE DRAINAGE PATH SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF LOUISIANA FOR A 5 YEAR, 24 HOUR STORM AND SHALL CONSIST OF A TRIANGULAR SHARED DITCH HAVING A 1 FOOT MINIMUM BOTTOM WIDTH, 3:1 MINIMUM SIDE SLOPES AND A 0.18 MINIMUM LENGTHWISE SLOPE. THE DRIVEWAY CULVERT SHALL BE FURNISHED, INSTALLED AND MAINTAINED BY THE OWNER OF LOT 6. THE DRIVEWAY CULVERT ELEVATION SHALL CONFORM TO THE DITCH GRADE FOR DRAINAGE PATH FOR LOT 7.
  - LOT 7 SHALL BE SHAPED AND GRADED TO DRAIN TO THE DESIGNATED DRAINAGE PATH FOR LOT 7 AS SHOWN ON THE PLAN. SURFACE RUNOFF FROM LOT 7 SHALL NOT BE ALLOWED TO ENTER THE ROADSIDE DITCH ALONG MONARCH WAY.
  - THE 30" PRIVATE DRAINAGE EASEMENT IS PROVIDED FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING DRAINAGE IMPROVEMENTS FOR THE BENEFIT OF LOT 7. THE OWNER OF LOT 6 SHALL NOT IN ANY WAY IMPED OR PREVENT ACCESS TO THE DRAINAGE EASEMENT BY THE OWNER OF LOT 7 OR HIS DULY AUTHORIZED REPRESENTATIVES.

**DEDICATION:**  
 THE RIGHT-OF-WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, IS HEREBY DEDICATED TO THE PUBLIC USE OF THE PUBLIC. ALL AREAS SHOWN AS EASEMENTS ARE GRANTED TO THE PUBLIC FOR USE AS UTILITY, DRAINAGE, SERVICE, REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, MAINTAINED OR PLACED WITHIN THE LIMITS OF ANY EASEMENT SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE EASEMENT IS GRANTED.

**SEWAGE DISPOSAL:**  
 NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT BY CONNECTION TO AN APPROVED SANITARY SEWER TREATMENT SYSTEM. THE METHOD OF SEWAGE TREATMENT AND DISPOSAL TO BE APPROVED BY THE HEALTH UNIT OF CALCASIEU PARISH.

*David W. Jessen*  
 OWNER NAME

**CERTIFICATION:**  
 I, THE SURVEYOR, DO HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF LOUISIANA AND THAT I AM THE LICENSED SURVEYOR OF RECORD FOR THIS SURVEY. I HAVE PERSONALLY CONDUCTED AN INSPECTION AND IN COMPLIANCE WITH THE PROVISIONS OF THE PROFESSIONAL LAND SURVEYING ACT, I HAVE DETERMINED THAT THE INFORMATION CONTAINED IN THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*David W. Jessen*  
 DAVID W. JESSEN  
 LA REG. NO. 4909

DESIGNED: Pelican Land Surveying, L.L.C.  
 DRAWN: EWW  
 CHECKED: DWS  
 APPROVED: DWS  
 F.B. NO.:

A Professional Land Surveying Firm  
 PO Box 1747  
 Sulphur, LA 70664-1747  
 Phone/Fax 337-533-8116

**WILDFLOWER OF MORGANFIELD**  
 A SUBDIVISION IN THE NW/4 OF SECTION 25, THE NE/4 AND N/2-SE/4 OF SECTION 26  
 TOWNSHIP 10 SOUTH, RANGE 8 WEST, CALCASIEU PARISH, LOUISIANA

PROJECT NO.:	121005	DATE:	JUNE 13, 2014
SCALE:	1" = 100'	SHEET:	1 OF 1
BY:	REVISIONS:	DATE:	