

PLAT OF SURVEY FOR  
SCOUT LAND GROUP, LLC

SURVEYED AT THE REQUEST OF JUSTIN PICHE FOR  
PROPOSED CONVEYANCE.  
BEING LOCATED IN THE SOUTHWEST 1/4 OF THE  
NORTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4  
OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 21  
NORTH, RANGE 3 WEST, LAND DISTRICT NORTH OF RED  
RIVER, TOWN OF BERNICE, UNION PARISH, LOUISIANA

LEGEND

- Set 5/8" Rebar  
△ Set MAG Nail  
● Found 5/8" Rebar (Unless Noted)  
▲ Found Spike Nail (Unless Noted)  
--- Center of Road  
--- Approximate Deed Line  
--- Section or Aliquot Line  
--- Edge of Driveway  
--- Overhead Electric  
--- Barb Wire Fence (Unless Noted)  
(R) Record Call



Additional Less and Excepts (Not Shown):

Mahala Thompson CB 65 PG 442  
Bulah Hall CB 74 PG 673  
Angie Reed CB 77 PG 439  
Pearl Fuller CB 102 PG 417  
Rufus Gray CB 103 PG 172  
Clemmie Cole, et al CB 104 PG 96  
Harrison Thompson CB 106 PG 481  
Lodesta Dunwood CB 107 PG 660  
Youree Bell Smith CB 108 PG 619  
Sallie Davis CB 113 PG 531  
Annie B. Gafford CB 113 PG 532  
J.G. Montgomery CB 113 PG 536  
Reggie Young CB 113 PG 538  
Robert Johnson, et ux CB 120 PG 247  
Christine Drake Sealey CB 123 PG 5  
Milton Hill, et ux CB 335 PG 846  
(Conveyed back to Nute and Rogers in CB 361 PG 537)  
Willie L. Gifford CB 361 PG 189  
Terral Industries CB 609 PG 24  
That portion of Nute Subdivision in the South 1/2 of the SW 1/4  
of the NE 1/4.  
Any additional lots in Cole Colored Addition not conveyed in  
the above less and excepts.

Reference Surveys (Non-Comprehensive List):

- Plat of Survey for Mount Tabor Baptist Church by Jerry L. Rugg, P.L.S., dated 6-19-1985 (Job No. 85-49).
- Plat of Survey for Willie Williams by Jerry L. Rugg, P.L.S., dated 11-15-1985 (Job No. 85-102-08).
- Plat of Survey for L.A. Nute and Stanford Rogers, Jr., by Virgil T. Collins, P.L.S., dated 12-3-1986 (Drawing No. 86438).
- Plat of Survey for Burl Hollis by Jerry L. Rugg, P.L.S., dated 7-22-2015 (Job No. 9401353D).
- Plat of Survey for Alice B. Hall by James Michael Duty, P.L.S., dated 4-8-2021.
- Plat of Survey for Dolphus L. Hull by Garland David Herring, P.L.S., dated 12-7-2002.
- Plat of Survey for L.A. Nute Estate by Jerry L. Rugg, P.L.S., dated 1-14-1987 (Job No. 85-71-06).
- Plat of Survey for Town of Bernice by Mark H. Tooke, P.L.S. (MML&H), dated 12-4-2008 (Project No. 5638 R/W).

NOTES:

BASIS OF BEARINGS:  
RELATIVE TO GRID BEARINGS OF LOUISIANA COORDINATE SYSTEM  
OF 1983 - NORTH ZONE, AS OBTAINED BY GPS OBSERVATION  
(REFERENCE FRAME: NAD\_83(2011)(EPOCH:2010.000)).

THIS PLAT DOES NOT REPRESENT A GUARANTEE OF TITLE. I DID  
NOT CONDUCT EXTENSIVE TITLE RESEARCH. NO COPIES OF  
SERVITUDES WERE PROVIDED AND NOT NECESSARILY ALL ARE  
SHOWN HEREON.

THE OWNERSHIP SHOWN HEREON FOR THE ADJOINING PROPERTIES  
ARE NOT NECESSARILY THE CURRENT RECORD OWNERS.

CERTIFICATION:

I, CRAIG T. STIFFLER, A LICENSED PROFESSIONAL LAND SURVEYOR  
IN THE STATE OF LOUISIANA, HEREIN CERTIFY THIS PLAT REFLECTS  
AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND  
MONUMENTS ARE AS NOTED. THIS SURVEY CONFORMS TO THE  
STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS  
"C" SURVEY AS CURRENTLY ADOPTED BY THE LAPELS BOARD  
UNDER LAC TITLE 46, PART LXI, CHAPTER 29.

CRAIG T. STIFFLER, P.L.S.  
LOUISIANA LICENSED PROFESSIONAL  
LAND SURVEYOR NO. 5161

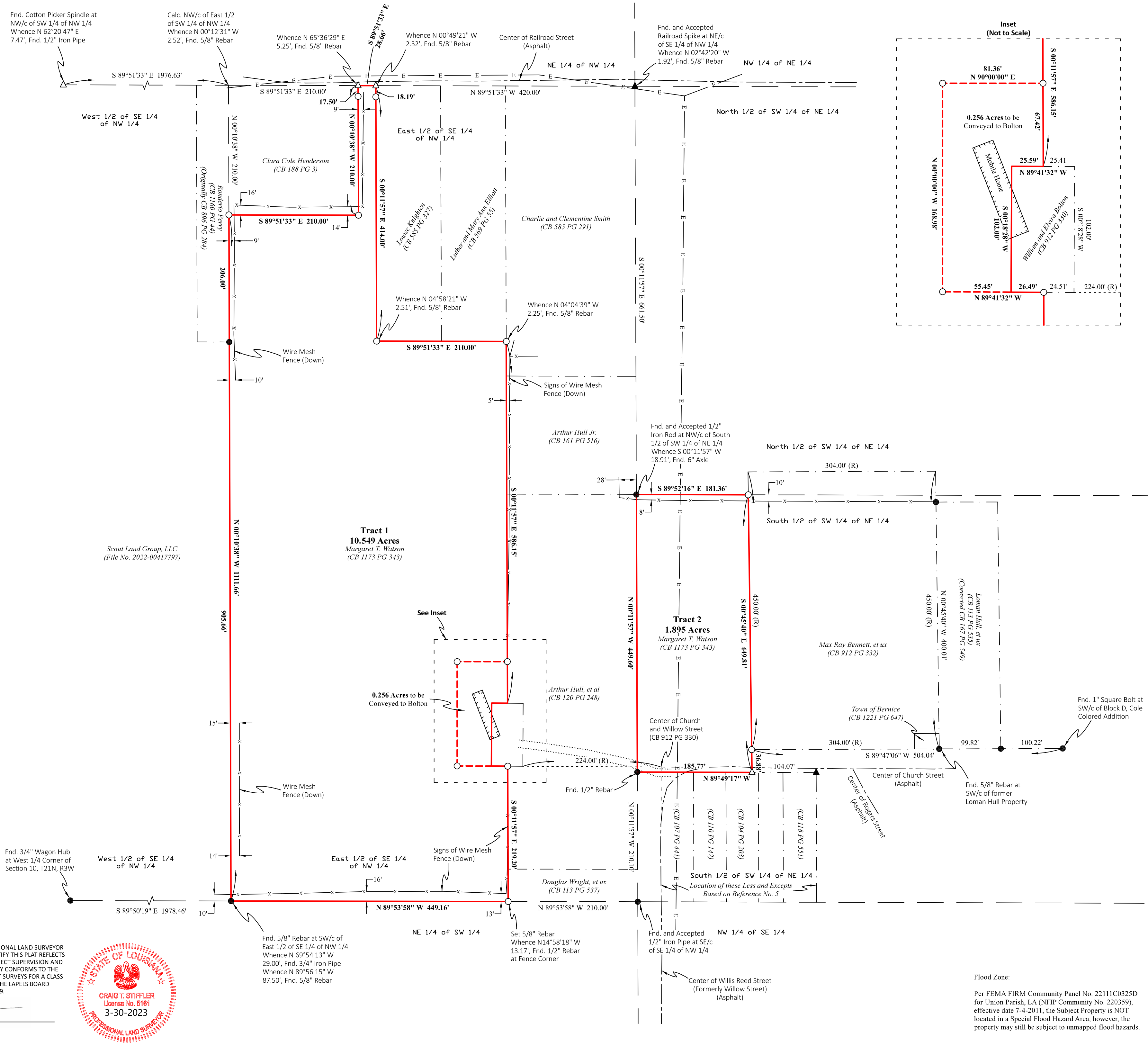
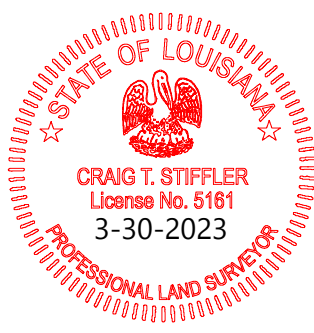


102 WEST BAYOU STREET, SUITE 1  
FARMERVILLE, LA 71241  
PHONE: 318-982-8090

PROJECT NO: 23-03-13

DATE: 3/30/2023

SCALE: 1" = 100'



Flood Zone:

Per FEMA FIRM Community Panel No. 22111C0325D  
for Union Parish, LA (NFIP Community No. 220359),  
effective date 7-4-2011, the Subject Property is NOT  
located in a Special Flood Hazard Area, however, the  
property may still be subject to unmapped flood hazards.