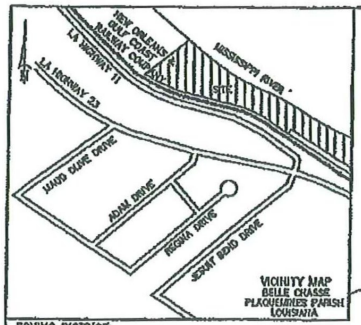


ZONING DISTRICT:
ZONE P-P
FEMA FLOOD MAP
COMMERCIAL BUILDING SETBACKS:
FRONT 20'
SIDE 4'
REAR 4'
RESIDENTIAL BUILDING SETBACKS:
FRONT 30'
SIDE 8'
REAR 25'
PLAQUEMINES PARISH PLANNING AND ZONING
504-934-6124

SURVEY LEGEND:
- ○ 1 1/2" IRON PIPE FOUND
- ◎ 3/4" IRON PIPE FOUND
- ▲ 3/4" IRON PIPE SET
- ○/ POWER POLE
- ⊂— GUY ANCHOR
- —ohe— POWER LINE

ENCROACHMENT STATEMENT:
NONE APPARENT AT TIME OF SURVEY

SURVEYOR'S REFERENCE:
SURVEY AND SUBDIVISION OF A PORTION OF MAUD OLIVE PLANTATION INTO LOTS 1 THROUGH 10 AND TRACTS A THROUGH G, MADE AT THE REQUEST OF DONALD SCHOUCH BY WALTON J. DUNCAN, P.L.S. DATED APRIL 8, 1994.

SURVEYOR'S NOTES:
A. THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY.
B. ADJACENT PROPERTY OWNERS OBTAINED BY THE PLAQUEMINES PARISH PARISH TAX ASSESSOR'S WEBSITE (WWW.PLAQUEMINESASSESSOR.ORG).
C. ALL PARCELS SHOWN HEREON ARE CONTIGUOUS AND CONTAIN NO GORES, GAPS OR OVERLAPS ALONG THEIR COMMON BOUNDARIES, UNLESS SHOWN OR NOTED HEREON.

BASIS OF BEARING:
BEARINGS HEREON ARE ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE 1702 AND 83 USING LEICA GEOSYSTEMS SOLUTION DATED 08/31/2016 HOURS.

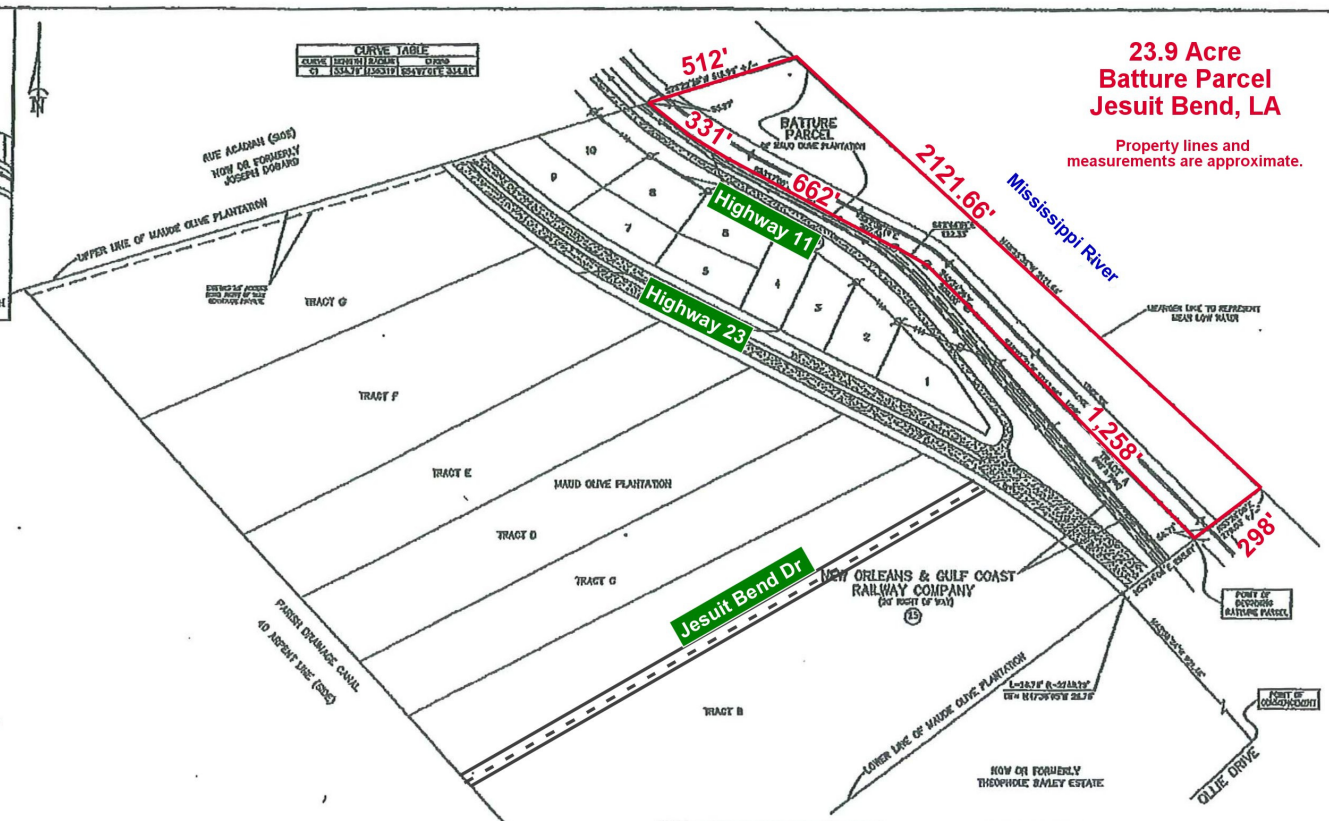
FLOOD STATEMENT:
THE SURVEYED PARCEL IS IN ZONE "AE" PER FEDERAL INSURANCE RATE MAP NUMBER 22075C-0150D DATED 6/1/1988.

AREA:
BATTURE PARCEL
SONDRA L. SCHOUCH
BATTURE PROPERTY
923,588 SQUARE FEET +/-
21.2199 ACRES +/-

ADJACENT OWNERS

LOT 1 LA GUARD AVIAN LLC 128 CORPORATION DRIVE BELLE CHASSE, LA 70037	LOT 3 MARTY & CHARLENE CAVALIER 13175 HIGHWAY 23 BELLE CHASSE, LA 70037	LOT 5 & 6 CHRISTOPHER M. BITH 13845 HIGHWAY 11 BELLE CHASSE, LA 70037	LOT 8 RONALD C. BERNDSEN, JR. 13818 HIGHWAY 11 BELLE CHASSE, LA 70037	JOSEPH DONALD JOSEPH DONALD EST ET AL PO BOX 309 BELLE CHASSE, LA 70037
LOT 2 PAUL & CORA LEBOUF 13701 HIGHWAY 23 BELLE CHASSE, LA 70037	LOT 4 RONE M. CROSS P.O. BOX 20 BELLE CHASSE, LA 70037	LOT 7 WILLIAM & NANCY WITZ 13838 HIGHWAY 23 BELLE CHASSE, LA 70037	LOT 9 & 10 OMAR E. ROSS, JR. 13855 HIGHWAY 23 BELLE CHASSE, LA 70037	TRACT A FLOYD J FRANK JR. 13852 HIGHWAY 23 BELLE CHASSE, LA 70037

SCALE
200 100 0 200 400
SCALE 1" = 200 ft.



LEGAL DESCRIPTION "BATTURE PARCEL OF MAUD OLIVE PLANTATION" (AS SURVEYED):

THAT PIECE OR PORTION OF GROUND BEING THE BATTURE PARCEL OF MAUD OLIVE PLANTATION, SITUATED IN FRONT OF SECTIONS 14, 15, 16 & AND A PORTION OF 17 T-15-S, R-24-E, BELLE CHASSE, PLAQUEMINES PARISH, LOUISIANA, PER A ALTA/NSPS LAND TITLE SURVEY BY STEPHEN P. FLYNN, P.L.S. DATED OCTOBER 10, 2016 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT SAID POINT BEING THE SOUTHERLY INTERSECTION OF LA HIGHWAY 23 AND OLLIE DRIVE;

THENCE PROCEED IN A NORTHWESTERLY DIRECTION ALONG THE SOUTH RIGHT OF WAY OF LA HIGHWAY 23 A BEARING OF N63°42'0"E, A DISTANCE OF 298.40' TO A POINT;

THENCE PROCEED IN A NORTHWESTERLY DIRECTION ALONG THE SOUTH RIGHT OF WAY OF LA HIGHWAY 23 ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF [illegible], A CHORD BEARING OF N63°42'0"E, A CHORD OF [illegible] TO A POINT AT THE UPPER LINE OF MAUD OLIVE PLANTATION

THENCE PROCEED IN A NORTHEASTERLY DIRECTION ALONG THE SOUTH LINE OF THE BATTURE PARCEL OF MAUD OLIVE PLANTATION BEING THE UPPER LINE OF MAUD OLIVE PLANTATION A BEARING OF N63°42'0"E, A DISTANCE OF 2121.66' TO A POINT;

THE POINT OF BEGINNING

THENCE PROCEED IN A NORTHEASTERLY DIRECTION ALONG THE SOUTH LINE OF THE BATTURE PARCEL OF MAUD OLIVE PLANTATION BEING THE UPPER LINE OF MAUD OLIVE PLANTATION A BEARING OF N63°42'0"E, A DISTANCE OF 331.00' +/- TO A POINT AT THE MEANDER LINE TO REPRESENT MEAN LOW WATER OF THE MISSISSIPPI RIVER;

THENCE PROCEED IN A NORTHWESTERLY DIRECTION ALONG THE MISSISSIPPI RIVER MEANDER LINE TO REPRESENT MEAN LOW WATER A BEARING OF N[illegible]°[illegible]'E, A DISTANCE OF 2121.66' TO A POINT AT THE UPPER LINE OF MAUD OLIVE PLANTATION;

THENCE PROCEED IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTH LINE OF THE BATTURE PARCEL OF MAUD OLIVE PLANTATION BEING THE UPPER LINE OF MAUD OLIVE PLANTATION A BEARING OF S[illegible]°[illegible]'W, A DISTANCE OF 331.00' +/- TO A POINT;

THENCE PROCEED IN A SOUTHEASTERLY DIRECTION ALONG THE APPARENT EAST RIGHT OF WAY OF LA HIGHWAY 11 BEING THE WEST LINE OF THE BATTURE PARCEL OF MAUD OLIVE PLANTATION ALONG A NON TANGENT CURVE TO THE LEFT WITH A RADIUS OF 2342.18' A CURVE LENGTH OF 334.70' AND A CHORD OF S34°37'0"E, 334.31' TO A POINT;

THENCE PROCEED IN A SOUTHEASTERLY DIRECTION ALONG THE APPARENT EAST RIGHT OF WAY OF LA HIGHWAY 11 BEING THE WEST LINE OF THE BATTURE PARCEL OF MAUD OLIVE PLANTATION A BEARING OF S28°17'00"E, A DISTANCE OF 412.51' TO A POINT;

THENCE PROCEED IN A SOUTHEASTERLY DIRECTION ALONG THE APPARENT EAST RIGHT OF WAY OF LA HIGHWAY 11 BEING THE WEST LINE OF THE BATTURE PARCEL OF MAUD OLIVE PLANTATION A BEARING OF S[illegible]°[illegible]'E, A DISTANCE OF 307.87' TO A POINT;

THENCE PROCEED IN A SOUTHEASTERLY DIRECTION ALONG THE EAST LINE OF TRACT A BEING THE WEST LINE OF THE BATTURE PARCEL OF MAUD OLIVE PLANTATION A BEARING OF S[illegible]°[illegible]'E, A DISTANCE OF 122.33' TO A POINT;

THENCE PROCEED IN A SOUTHEASTERLY DIRECTION ALONG THE EAST LINE OF TRACT A BEING THE WEST LINE OF THE BATTURE PARCEL OF MAUD OLIVE PLANTATION A BEARING OF S[illegible]°[illegible]'E, A DISTANCE OF 200.00' TO A POINT;

THENCE PROCEED IN A SOUTHEASTERLY DIRECTION ALONG THE EAST LINE OF TRACT A BEING THE WEST LINE OF THE BATTURE PARCEL OF MAUD OLIVE PLANTATION A BEARING OF S[illegible]°[illegible]'E, A DISTANCE OF 1,258.00' TO A POINT AT THE LOWER LINE OF MAUD OLIVE PLANTATION;

THE POINT OF BEGINNING

SURVEYOR'S CERTIFICATE:

TO SONDRA L. SCHOUCH, DELTA TITLE CORPORATION & FIRST AMERICAN TITLE INSURANCE COMPANY OF LOUISIANA.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, 1, 3, 6(A), 6(B), 8, 16(A), 13, 14, 17, 18 OF TABLE A. THE FIELDWORK WAS COMPLETED ON AUGUST 31, 2016

DATE OF PLAT: 10/10/2016

SIGNED AND SEALED: Stephen P. Flynn
STEPHEN P. FLYNN P.L.S.
LA ST. REG. NO. 4668

STATE OF LOUISIANA
STEPHEN P. FLYNN
REG. No. 4668
REGISTERED PROFESSIONAL LAND SURVEYOR

NOTES CORRESPONDING TO SCHEDULE B: (FOR THE MAUD OLIVE PLANTATION BATTURE PARCEL)
THE COMMITMENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY OF LOUISIANA
DELTA TITLE CORPORATION FILE NO. 101010
ISSUE DATE: SEPTEMBER 27, 2016.

* (1) (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
* (2) ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
* (3) EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
* (4) ANY LIEN FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS.
* (5) ANY ENCROACHMENT, ENCUMBRANCES, VIOLATIONS, VARIATIONS, OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
* (6) ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
* (7) ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY, UNNAVIGABLE.
* (8) TAXES AND ASSESSMENTS FOR THE YEAR 2016 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.
* (9) DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS, OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE COVERED BY THIS COMMITMENT.
* (10) ANY ADVERSE CLAIM TO ANY PORTION OF SAID LAND AND ESTATE TO BE INSURED WHICH HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO ANY SUCH PORTION SO CREATED AND RIPARIAN RIGHTS, IF ANY.
* (11) RIGHTS OF OWNERS IN AND TO THE USE OF ANY GRANS AND/OR BATURES LOCATED OVER ACROSS, IN OR UNDER THE SUBJECT PREMISES, AND RIGHTS TO ENTER UPON AND PASSES TO MAINTAIN THE SAME.
** (12) RESERVATION OF MINERAL RIGHTS, WITH NO WAIVER OF SURFACE RIGHTS, REGISTERED IN COB 257, FOLIO 230.
*** (13) OIL, GAS, AND MINERAL LEASE, WITH NO WAIVER OF SURFACE RIGHTS, REGISTERED IN COB 195, FOLIO 241.
**** (14) RIGHT OF WAY OR SERVITUDE IN FAVOR OF LOUISIANA GAS SERVICE COMPANY, REGISTERED IN COB 259, FOLIO 82.
** (15) OIL, GAS, AND MINERAL LEASE, WITH NO WAIVER OF SURFACE RIGHTS, REGISTERED IN COB 213, FOLIO 95.
** (16) OIL, GAS, AND MINERAL LEASE, WITH NO WAIVER OF SURFACE RIGHTS, REGISTERED IN COB 244, FOLIO 512.
** (17) OIL, GAS, AND MINERAL LEASE, WITH NO WAIVER OF SURFACE RIGHTS, REGISTERED IN COB 258, FOLIO 178.
** (18) OIL, GAS, AND MINERAL LEASE, WITH NO WAIVER OF SURFACE RIGHTS, REGISTERED IN COB 317, FOLIO 323 RATIFIED IN COB 323, FOLIO 188.
**** (19) RIGHT OF WAY IN FAVOR OF LOUISIANA POWER AND LIGHT COMPANY, REGISTERED IN COB 118, FOLIO 459.
**** (20) RIGHT OF WAY IN FAVOR OF THE STATE OF LOUISIANA AND THE DEPARTMENT OF HIGHWAYS OF THE STATE OF LOUISIANA, REGISTERED IN COB 328, FOLIO 722.
**** (21) RIGHT OF WAY IN FAVOR OF LOUISIANA POWER AND LIGHT COMPANY, REGISTERED IN COB 333, FOLIO 904.
** (22) OIL, GAS, AND MINERAL LEASE, WITH NO WAIVER OF SURFACE RIGHTS, REGISTERED IN COB 318, FOLIO 125.
**** (23) RIGHT OF WAY IN FAVOR OF THE SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY, REGISTERED IN COB 354, FOLIO 82.
** (24) OIL, GAS, AND MINERAL LEASE, WITH NO WAIVER OF SURFACE RIGHTS, REGISTERED IN COB 118, FOLIO 591.
*** (25) RIGHT OF WAY IN FAVOR OF NEW ORLEANS AND LOWER COAST RAILROAD COMPANY, REGISTERED IN COB 110, FOLIO 653.
**** (26) SERVITUDE IN FAVOR OF THE SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY, REGISTERED IN COB 108, FOLIO 140.
**** (27) RIGHT OF WAY IN FAVOR OF STATE OF LOUISIANA DEPARTMENT OF HIGHWAYS, REGISTERED IN COB 192, FOLIO 622.
*** (28) RIGHT OF WAY IN FAVOR OF POINT JULY, PARISH OF PLAQUEMINES, REGISTERED IN COB 28, FOLIO 63.
** (29) MINERAL RESERVATION AS CONTAINED IN CREDIT SALE AND MORTGAGE DATED JANUARY 22, 1890, RECORDED IN COB 723, PAGE 236, AS CORRECTED BY ACT OF CORRECTION RECORDED IN COB 738, PAGE 705.
** (30) RIGHTS OF THE PUBLIC, GOVERNMENTAL BODIES AND QUASI-GOVERNMENTAL BODIES IN AND TO THAT PORTION OF THE PROPERTY OCCUPIED BY THE MISSISSIPPI RIVER LEVEE.
** (31) RIGHTS OF OWNERS AS EXPRESSED IN CIVIL CODE ARTICLE 506, IN AND TO THE PROPORTIONAL OWNERSHIP OF ANY ACCRETION, DERELICTION, ALLUVION AND/OR BATURE ADJACENT TO, CONTIGUOUS WITH, OR COMPRISING THE RIPARIAN ESTATE OF ANY INTEREST HEREIN.
** (32) LEGAL SERVITUDE FOR PUBLIC ROADWAY ALONG THE SHORE OR BORDER OF THE MISSISSIPPI RIVER AS ESTABLISHED BY APPLICABLE LAW, INCLUDING BUT NOT LIMITED TO THE PROVISIONS OF CIVIL CODE ARTICLES 453 AND 455.
** (33) RIGHTS OF THE UNITED STATES OF AMERICA, STATE OF LOUISIANA, AND THE PUBLIC GENERALLY IN AND TO THAT PORTION OF THE PROPERTY LYING BELOW THE MEAN HIGH WATER MARK OF THE MISSISSIPPI RIVER.
*** (34) RIGHTS OF THE STATE OF LOUISIANA AND THE PUBLIC IN AND TO THAT BORDER OF THE PROPERTY LYING ON THE RIVER SIDE OF THE LEVEE TRAVERSING THE PROPERTY.
*** (35) RIGHTS OF THE PORT COMMISSIONERS OF THE STATE AND/OR MUNICIPALITIES TO CONSTRUCT AS NECESSARY ON THE PROPERTY AS PROVIDED IN CIVIL CODE ARTICLE 460.
** (36) RIGHTS OF THE STATE OF LOUISIANA OR THE UNITED STATES OF AMERICA TO MAKE OR REPAIR LEVEES.
** (37) RIGHTS OF THE PUBLIC AND ADJOINING OWNERS TO UNOBSTRUCTED USE AND FLOW OF THE WATERS OF THE MISSISSIPPI RIVER.
**** (38) RIGHT OF WAY AGREEMENT IN FAVOR OF CHEVRON GAS PIPELINE CORPORATION, REGISTERED IN COB 242, FOLIO 40, FILE NO. 2000-00000007.

* APPLICABLE NOT PLOTTABLE
** BLANKET IN NATURE
*** AS PLOTTED HEREON
**** NOT APPLICABLE

Surveyor: RIVERLANDS SURVEYING COMPANY
608 HULDACK STREET
LAPLACE, LA 70068
1-877-248-8948
985-652-6356

Prepared For:
DUJEL LAW FIRM
1131 N. CAUSEWAY BOULEVARD
SUITE 214
MANDEVILLE, LA 70471

Project Name: BATTURE PROPERTY OF MAUD OLIVE PLANTATION
Project Location: BELLE CHASSE, LOUISIANA
Project Address: LA HIGHWAY 11

ALTA/NSPS LAND TITLE SURVEY
BATTURE PARCEL
OF MAUD OLIVE PLANTATION
IN FRONT OF
SECTIONS 14, 15, 16 & A PORTION OF 17
T-15-S, R-24-E
BELLE CHASSE
PLAQUEMINES PARISH, LOUISIANA

DATE REVISED	
Date By	STP
Check By	SPF
Dwg. No.	1 OF 1
Prj. No.	101016_101010
REVISIONS	
DESCRIPTION	DATE

23.9 Acre
Batture Parcel
Jesuit Bend, LA

Property lines and measurements are approximate.