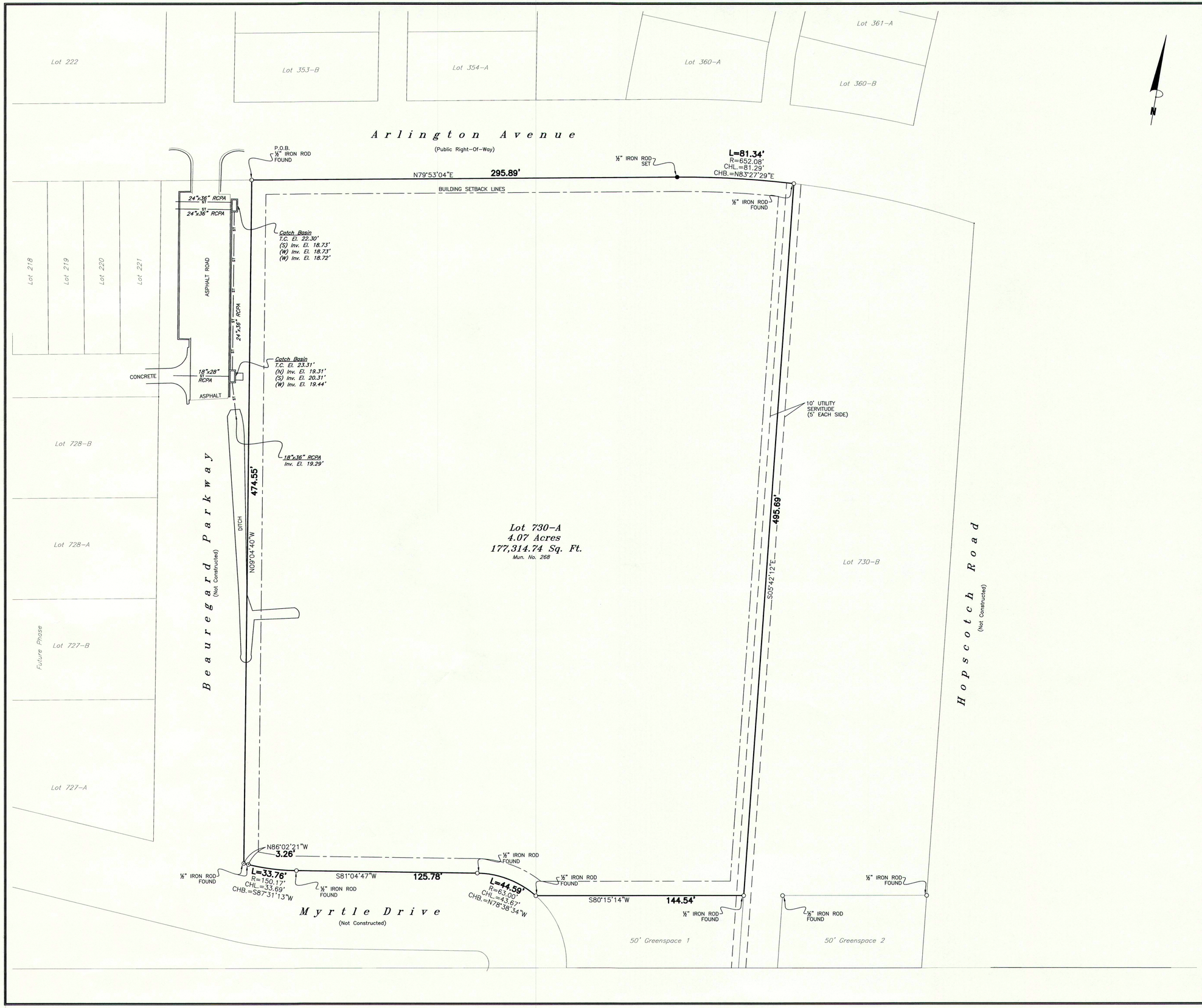

LEGAL DESCRIPTION

A CERTAIN PIECE OR PARCEL OF LAND SITUATED IN SECTION 46, T-7-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA AND IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHWEST CORNER OF SECTION 45, TOWNSHIP 7 SOUTH, RANGE 10 EAST, RUN EAST ALONG THE SECTION LINE, A DISTANCE OF 8,3428 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF ROUSSEAU ROAD; THENCE RUN ALONG SAID RIGHT-OF-WAY, SOUTH 13 DEGREES 45 MINUTES 44 SECONDS EAST, A DISTANCE OF 172.79 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, SOUTH 14 DEGREES 54 MINUTES 31 SECONDS EAST, A DISTANCE OF 172.53 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, SOUTH 15 DEGREES 19 MINUTES 11 SECONDS EAST, A DISTANCE OF 1079.89 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, SOUTH 17 DEGREES 56 MINUTES 56 SECONDS EAST, A DISTANCE OF 208.91 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, SOUTH 19 DEGREES 16 MINUTES 29 SECONDS EAST, A DISTANCE OF 993.85 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF LA. HWY. 1085; THENCE LEAVING SAID ROUSSEAU ROAD RIGHT-OF-WAY, RUN ALONG SAID LA. HWY. 1085 RIGHT-OF-WAY, NORTH 80 DEGREES 21 MINUTES 10 SECONDS EAST A DISTANCE OF 888.09 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF TERRA BELLA BOULEVARD; THENCE RUN ALONG SAID RIGHT-OF-WAY, NORTH 55 DEGREES 21 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 36.06 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, NORTH 19 DEGREES 09 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 10.88 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 332.71 FEET AND AN ARC LENGTH OF 91.33 FEET, BEARING NORTH 00 DEGREES 33 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 91.04 TO A POINT; THENCE RUN SOUTH 60 DEGREES 31 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 15.34 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTER-CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 70.85 FEET AND AN ARC LENGTH OF 48.38 FEET, BEARING SOUTH 80 DEGREES 04 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 47.45 FEET TO A POINT; THENCE RUN NORTH 80 DEGREES 21 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 256.91 FEET TO A POINT; THENCE RUN NORTH 82 DEGREES 04 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 100.00 FEET TO A POINT; THENCE RUN NORTH 80 DEGREES 21 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 100.00 FEET TO A POINT ON A CURVE TO THE RIGHT (COUNTER-CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 207.54 FEET AND AN ARC LENGTH OF 27.79 FEET TO A POINT; THENCE RUN NORTH 08 DEGREES 49 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 300.42 FEET TO A POINT; THENCE RUN NORTH 79 DEGREES 53 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 321.93 FEET TO THE **POINT OF BEGINNING.**

FROM THE **POINT OF BEGINNING,** RUN NORTH 79 DEGREES 53 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 295.89 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 652.08 FEET, AN ARC LENGTH OF 81.34 FEET, A CHORD BEARING OF NORTH 83 DEGREES 27 MINUTES 29 SECONDS EAST AND A CHORD LENGTH OF 81.29 FEET TO A POINT; THENCE LEAVING SAID CURVE, RUN SOUTH 05 DEGREES 42 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 495.69 FEET TO A POINT; THENCE RUN SOUTH 80 DEGREES 15 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 144.54 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTER-CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 63.00 FEET, AN ARC LENGTH OF 44.59 FEET, A CHORD BEARING OF NORTH 78 DEGREES 38 MINUTES 34 SECONDS WEST AND A CHORD LENGTH OF 43.67 FEET TO A POINT; THENCE LEAVING SAID CURVE, RUN SOUTH 81 DEGREES 04 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 125.78 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 150.17 FEET, AN ARC LENGTH OF 33.76 FEET, A CHORD BEARING OF SOUTH 87 DEGREES 31 MINUTES 13 SECONDS WEST AND A CHORD LENGTH OF 33.69 FEET TO A POINT; THENCE LEAVING SAID CURVE, RUN NORTH 86 DEGREES 02 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 3.26 FEET TO A POINT; THENCE RUN NORTH 09 DEGREES 04 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 474.55 FEET BACK TO THE **POINT OF BEGINNING.**

SAID PARCEL OF LAND CONTAINS 4.07 ACRES MORE OR LESS.

EXCEPTIONS

11. CONSERVATION SERVITUDE CONTAINED IN ACT, RECORDED ON DECEMBER 22, 2006 AT CIN 1596775; AND THE RATIFICATION THEREOF RECORDED ON MAY 18, 2007 AT CIN 1621760.
[DOES NOT AFFECT SUBJECT PROPERTY]

12. AGREEMENT TO PROVIDE SEWERAGE AND WATER SERVICES BY AND BETWEEN TERRA BELLA, LLC AND SOUTHEASTERN LOUISIANA WATER AND SEWER CO. LLC, RECORDED ON SEPTEMBER 27, 2007 AT CIN 1647212; THE AMENDMENTS THEREOF RECORDED AT CIN 1893004 AND AT CIN 1943647; THE RATIFICATION THEREOF RECORDED AT CIN 1888640; AND THE TRANSFER OF SEWER AND WATER INFRASTRUCTURES TO THE PARISH OF ST. TAMMANY RECORDED AT CIN 1943642.
[AFFECTS SUBJECT PROPERTY, UNABLE TO PLOT]

13. COMMUNICATIONS AGREEMENT RECORDED ON NOVEMBER 3, 2008 AT CIN 704429; AND THE ASSIGNMENT THEREOF RECORDED ON MAY 1, 2009 AT CIN 1724181.
[NON-SURVEY ITEM]

14. RESTRICTIONS, CONDITIONS AND REQUIREMENTS AS CONTAIN IN THE ACT OF RESTRICTION, RECORDED ON DECEMBER 4, 2008 AT CIN 1707612; AND THE AMENDMENT THEREOF RECORDED ON JULY 23, 2014 AT CIN 1949128.
[NON-SURVEY ITEM]

15. RIGHT OF WAY IN FAVOR OF AT&T, RECORDED ON MARCH 20, 2009 AT CIN 1718890.
[DOES NOT AFFECT SUBJECT PROPERTY]

16. SERVITUDE IN FAVOR OF CLECO, RECORDED ON NOVEMBER 5, 2009 AT CIN 1748198.
[DOES NOT AFFECT SUBJECT PROPERTY]

17. SERVITUDE IN FAVOR OF CLECO, RECORDED ON DECEMBER 1, 2010 AT CIN 193641.
[DOES NOT AFFECT SUBJECT PROPERTY]

18. TRANSFER OF RIGHTS BY TERRA BELLA, LLC IN FAVOR OF TERRA BELLA COMMERCIAL OWNER'S ASSOCIATION, INC., RECORDED ON JUNE 16, 2011 AT CIN 1814846.
[NON-SURVEY ITEM]

19. PERPETUAL RIGHT OF USE AND ACCESS SERVITUDE BY TERRA BELLA, LLC IN FAVOR OF SECO GROUP, LLC, RECORDED ON NOVEMBER 26, 2012 AT CIN 1879967.
[DOES NOT AFFECT SUBJECT PROPERTY]

20. EASEMENT AND RIGHT OF WAY BY TERRA BELLA, LLC IN FAVOR OF SECO GROUP, LLC, RECORDED ON NOVEMBER 26, 2012 AT CIN 1879967.
[DOES NOT AFFECT SUBJECT PROPERTY]

21. PERPETUAL USE AND ACCESS SERVITUDE IN FAVOR OF THE PARISH OF ST. TAMMANY, RECORDED ON JUNE 5, 2014 AT CIN 1943646.
[DOES NOT AFFECT SUBJECT PROPERTY]

22. PERPETUAL USE AND ACCESS SERVITUDE IN FAVOR OF THE PARISH OF ST. TAMMANY, RECORDED ON JUNE 5, 2014 AT CIN 1943639.
[DOES NOT AFFECT SUBJECT PROPERTY]

23. AMENDED PERPETUAL USE AND ACCESS SERVITUDE AGREEMENT IN FAVOR OF THE PARISH OF ST. TAMMANY, RECORDED ON JUNE 5, 2014 AT CIN 1943637.
[DOES NOT AFFECT SUBJECT PROPERTY]

24. EXCEPTION IS TAKEN TO THE DESIGNATION OF A 25 FOOT ALLEY ON SKETCH PROVIDED FOR USE BY ABSTRACTOR.
[UNABLE TO PLOT]

GENERAL NOTES

1. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, THEY WERE NOT EXCAVATED TO BE ACCURATELY LOCATED. CALL LOUISIANA ONE CALL "DOTTIE" BEFORE DIGGING. (1-800-272-3020)

2. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE **"C"** PER F.I.R.M., COMMUNITY NO. **225205 0210 C** DATED OCTOBER 17, 1989 WITH A BASE FLOOD ELEVATION OF **N/A.**

3. SERVITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

4. THIS SURVEY WAS DONE ON THE GROUND UNDER MY DIRECT SUPERVISION AND CONTROL AND FOUND NO ENCROACHMENTS ON THE SUBJECT PROPERTY UNLESS OTHERWISE NOTED ON SURVEY.

5. THIS SURVEY MEETS OR EXCEEDS A CLASS **"C"** SURVEY AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

6. SETBACK LINES SHALL BE VERIFIED BY OWNER OR CONTRACTOR PRIOR TO ANY CONSTRUCTION, AS AN ABSTRACT HAS NOT BEEN PERFORMED BY THE UNDERSIGNED.

7. REFERENCE SURVEY: A SURVEY BY KELLY McHUGH & ASSOCIATES WITH JOB NO. 15-120 DATED JULY 15, 2015, RECORDED UNDER MAP FILE **#5471.**

8. BASIS FOR BEARINGS IS THE REFERENCE SURVEY.

9. BUILDING SETBACK LINES = ALL SIDES ARE 10'.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY TO FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMERCIAL TITLE AGENCY, L.L.C. AND PROVIDENT VILLAGE AT TERRABELLA LLC THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS AND INCLUDED ITEMS 1, 3, 4, 8, 11(a), 16, 17 & 18 OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF A SURVEY.

JOHN E. BONNEAU
License No. 4423
PROFESSIONAL
LAND SURVEYOR

05/31/16

JOHN E. BONNEAU
Registered Professional Land Surveyor
Louisiana Registration No. 4423

DATE

SURVEYOR'S INFORMATION

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors - Planners - Consultants
633 NORTH LOTUS DRIVE, MANDEVILLE, LA 70471
(985) 845-1012 * (985) 845-1013 * FAX No.: (985) 845-1778
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DRAWN BY	SPH
DATE	05/31/16
REVISION	DATE
CHECKED	JEB
SCALE	1" = 30'
SURVEY #	2015 295

Survey for: PROVIDENT VILLAGE AT TERRABELLA LLC

Property: AN ALTA/ACSM LAND TITLE SURVEY OF LOT 730-A, TERRA BELLA SUBDIVISION, PHASE 1A-8 SITUATED IN SECTION 46, T-7-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA

SHEET NUMBER

1 OF 1