

REFERENCE MAPS:

- 1) MAP SHOWING SURVEY FOR BROWNSTONE VENTURES, LLC AND MONTAN LANDCO, LLC BY CLINT A. CONTINI, PLS DATED FEBRUARY 17, 2016 AND RECORDED AS INSTRUMENT #692218.
- 2) MAP SHOWING TOPOGRAPHIC SURVEY FOR MONTAN LANDCO, LLC BY EARLES & ASSOCIATES, L.L.C. DATED JUNE 20, 2016.
- 3) MAP SHOWING SURVEY OF COMMERCE PLACE BY ALVIN FARBURN & ASSOCIATES, L.L.C. RECORDED AS INSTRUMENT #046762.
- 4) MAP SHOWING SURVEY OF COMMERCE PLACE BY ALVIN FARBURN & ASSOCIATES, L.L.C. RECORDED AS INSTRUMENT #046764.

* BEARINGS ARE BASED ON GPS MEASUREMENTS, SMART NET, VRS, NORTH AMERICAN DATUM (1983), LAMBERT CONFORMAL CONIC PROJECTION, LOUISIANA SOUTH ZONE, STATE PLANE COORDINATE SYSTEM.

THIS SURVEY CONFORMS TO CURRENT STANDARDS OF PRACTICE AS DEFINED IN TITLE 46 L&I AND REVISED STATUTES 33:5051 OF PROFESSIONAL AND OCCUPATIONAL STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "B" SURVEY.

THIS PROPERTY IS ZONED = (C-1)

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO. 22000 0105 E FOR ASCENSION PARISH, THIS PROPERTY LIES IN FLOOD HAZARD ZONE = X

THE RIGHTS-OF-WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE USE OF ROADWAYS, UTILITIES, DRAINAGE, SEWAGE REMOVAL AND OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED, WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH SERVITUDE WAS GRANTED.

MARGARET WALDRUP HENDERSON

DATE

LEGAL DESCRIPTION, PARCELS

Point of Reference (P.O.R.) is a 1/2" iron pipe located at the Northwest corner of Tract A-2. From said P.O.R. proceed South 00 degrees 46 minutes 57 seconds East a distance of 350.00 feet to a found 1/2" iron pipe and the Point of Beginning (P.O.B.); from said P.O.B. proceed South 00 degrees 46 minutes 57 seconds East a distance of 53.00' to a set 1/2" iron rod and corner; thence proceed South 89 degrees 17 minutes 01 seconds West a distance of 209.00 feet to a set 1/2" iron rod and corner; thence proceed North 00 degrees 42 minutes 57 seconds West a distance of 53.00 feet to a found 1/2" iron pipe and corner; finally proceed North 89 degrees 17 minutes 01 seconds East a distance of 288.94 feet to the Point of Beginning.

PARCEL MAP

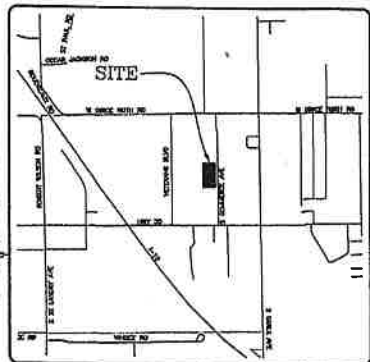
MAP SHOWING SURVEY OF PARCEL E & TRACT A-1-A, BEING THE RESUBDIVISION OF TRACT A-1, BEING A PORTION OF THE MONTAN LANDCO, LLC PROPERTY, LOCATED IN SECTION 31, T9S - R3E, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LA FOR THE CITY OF GONZALES

APPROVED:
CITY OF GONZALES

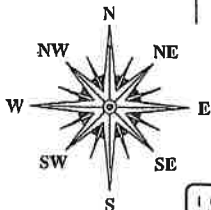
FRANK CAGOLATTI

DATE:

FILE:

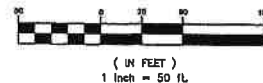


VICINITY MAP: 1" = 2,000'



LEGEND:

- 1/2" IRON PIPE FOUND OR AS SHOWN
- 1/2" IRON ROD SET
- X — FENCE LINE

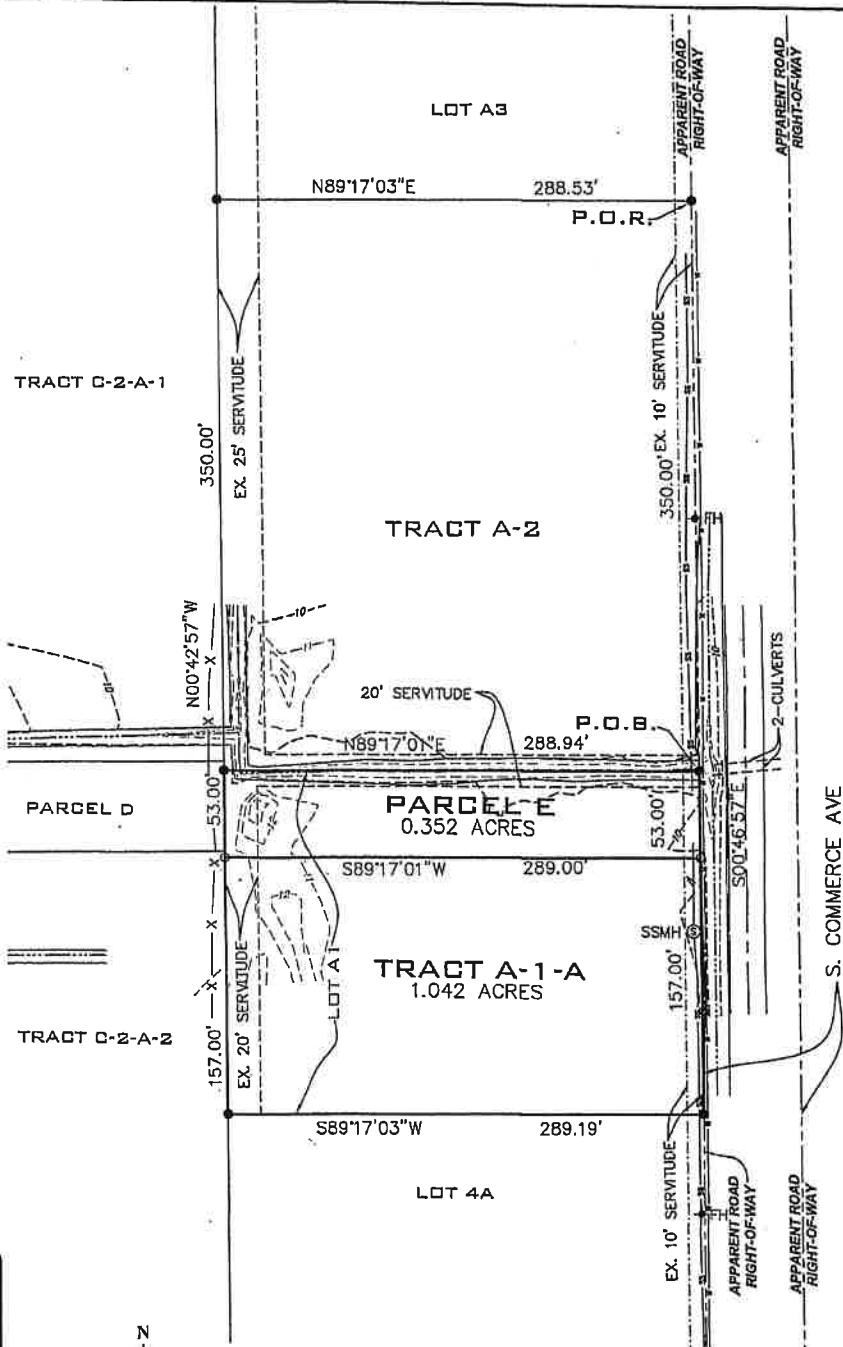


* THIS PLAT IS VOID UNLESS SIGNED AND STAMPED BY THE LICENSED PROFESSIONAL SHOWN BELOW *

I CERTIFY THAT IN AUGUST 2020, EARLES AND ASSOC., L.L.C. PERFORMED A GROUND SURVEY OF THE PROPERTY SHOWN HEREON AND THAT THIS MAP IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY. THIS PLAT CONFORMS TO LOUISIANA REVISED STATUTES 33:5051 ET SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

JAMES W. FALGOUT
PROFESSIONAL LAND SURVEYOR
LOUISIANA REGISTRATION NO. 5017

9/16/2020
DATE



20621.DWG

DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS IT A PART OF THIS SURVEY. ABSTRACTING OF TITLE ON THIS PROPERTY WAS NOT WITHIN THE SCOPE OF THIS SURVEY. SERVITUDES, RIGHTS-OF-WAY, UNDERGROUND STRUCTURES OR OTHER ENCUMBRANCES OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST. THIS SURVEY DOES NOT GUARANTEE TITLE NOR OWNERSHIP. THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF EARLES AND ASSOC., L.L.C. REPRODUCTION IS PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THIS FIRM.

DATE: 09/30/2020	DRAWING No. 20621
DRAWN BY: JWF	JOB. No. 20-621
CHECKED BY: ST	REF. No. 17-689

EA EARLES AND ASSOCIATES, L.L.C.
PROFESSIONAL LAND SURVEYORS

2102 S. SOUTHLAND AVE.
GONZALES, LOUISIANA 70737
Tel: 225-647-9798
Fax: 225-647-9700

TOWNSHIP 9S	SECTION 31
RANGE 3E	