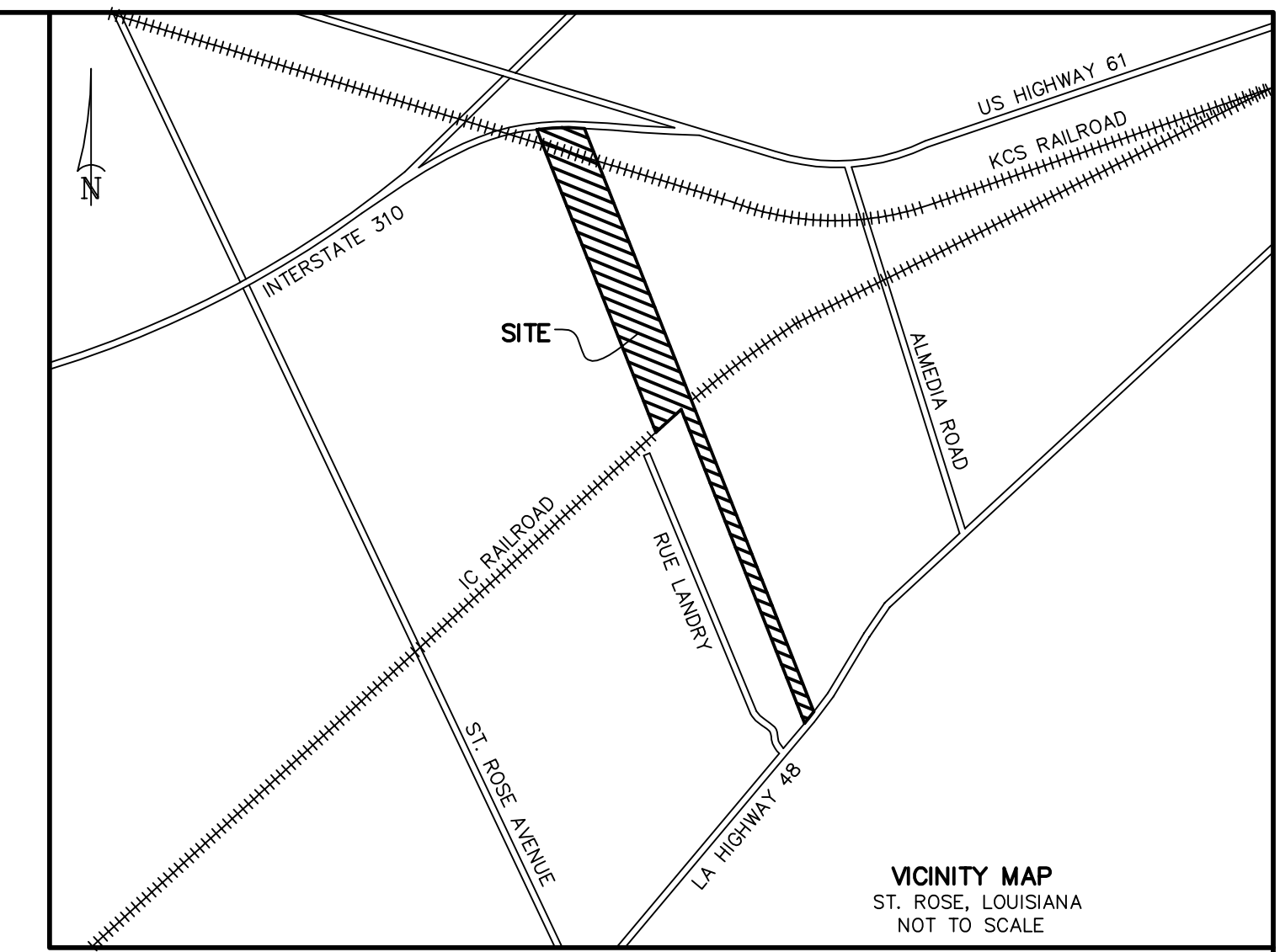
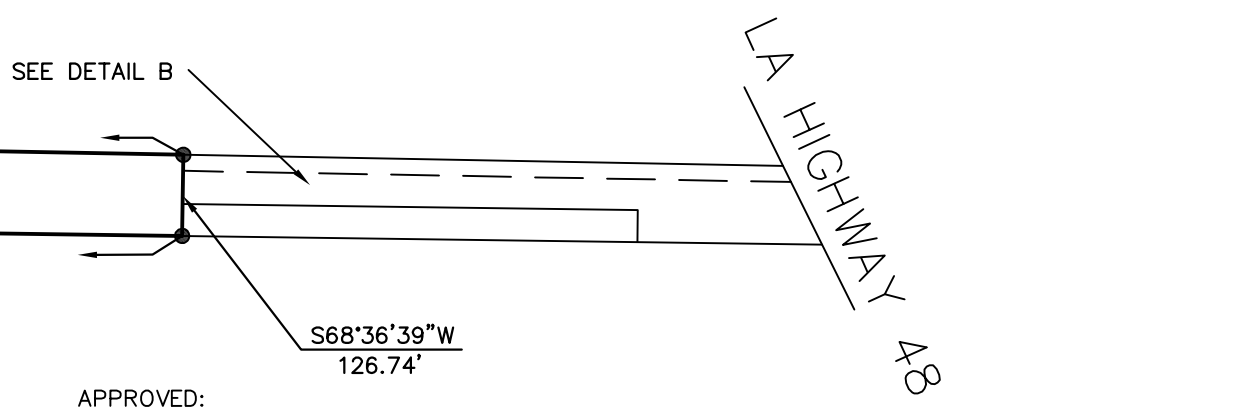
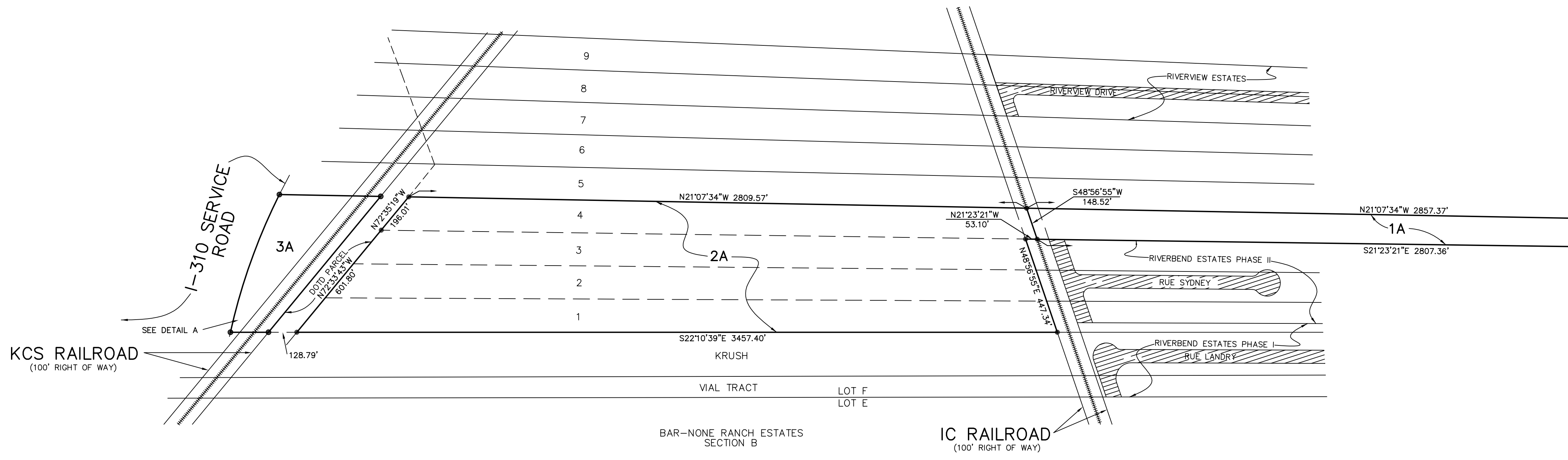


**SURVEY PLAT AND RESUBDIVISION OF PORTIONS OF TRACTS 1, 2, 3 & 4
OF THE JOHN LAMBERT TRACTS INTO LOTS HEREIN DESIGNATED AS
LOTS 1A, 2A & 3A OF THE JOHN LAMBERT TRACTS
SITUATED IN SECTIONS 41, 43 & 47, T-12-S, R-9-E
ST. ROSE, ST. CHARLES PARISH, LOUISIANA**



OWNERS: TRACTS 1, 2 & 3: JEFFERSON MAGNOLIA L.L.C., 228 ST. CHARLES AVENUE, STE. 1024, NEW ORLEANS, LA 70130
TRACT 4: JOHN T. LAMBERT, P.O. BOX 247, ST. ROSE, LA 70087



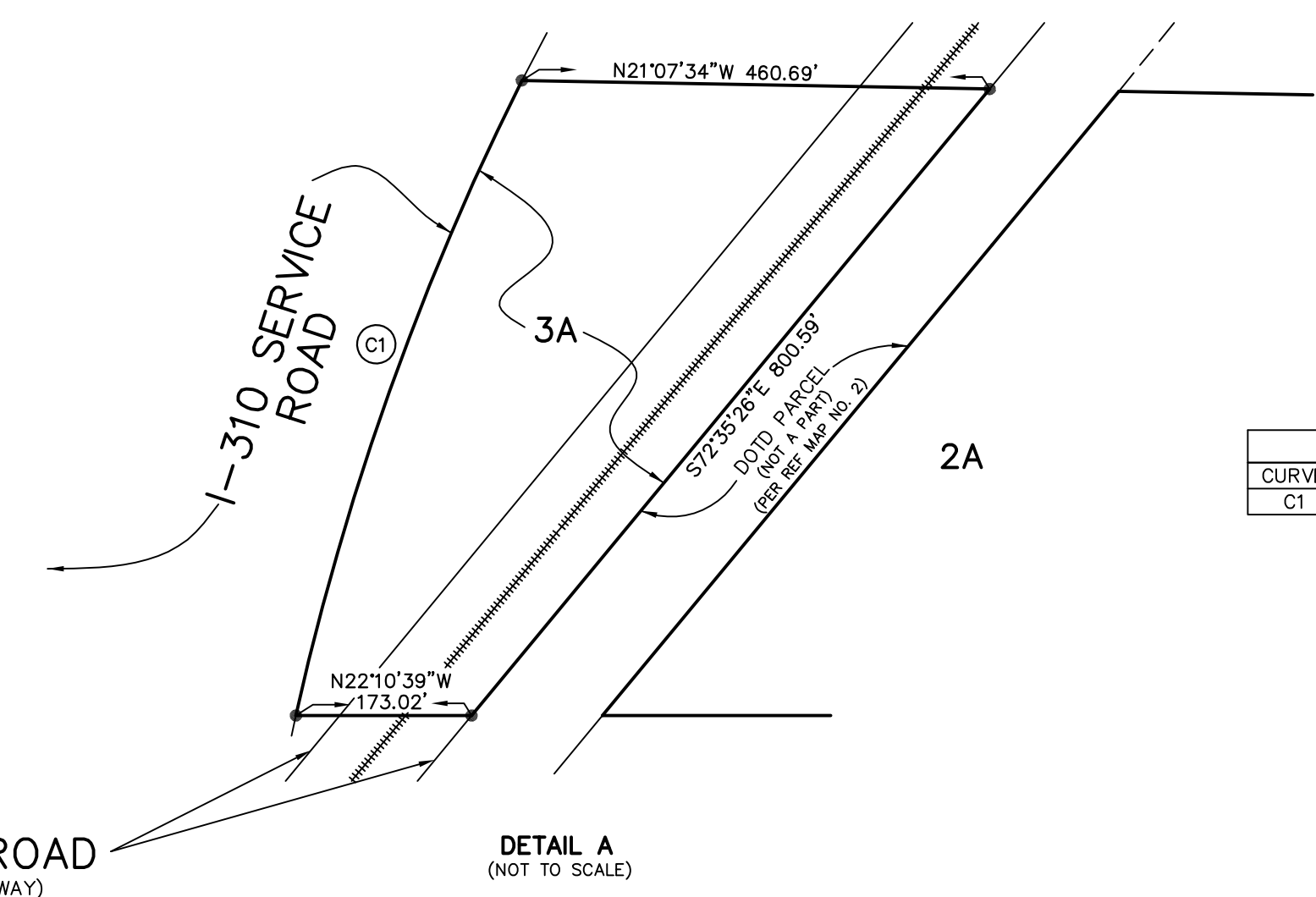
APPROVED: _____
PARISH PRESIDENT DATE
DIRECTOR, PLANNING AND ZONING DEPARTMENT DATE

CERTIFICATION: THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

RECORDED IN THE CLERK OF COURT'S OFFICE
ST. CHARLES PARISH ON THE _____
DAY OF _____, IN BOOK _____
FOLIO _____, ENTRY # _____

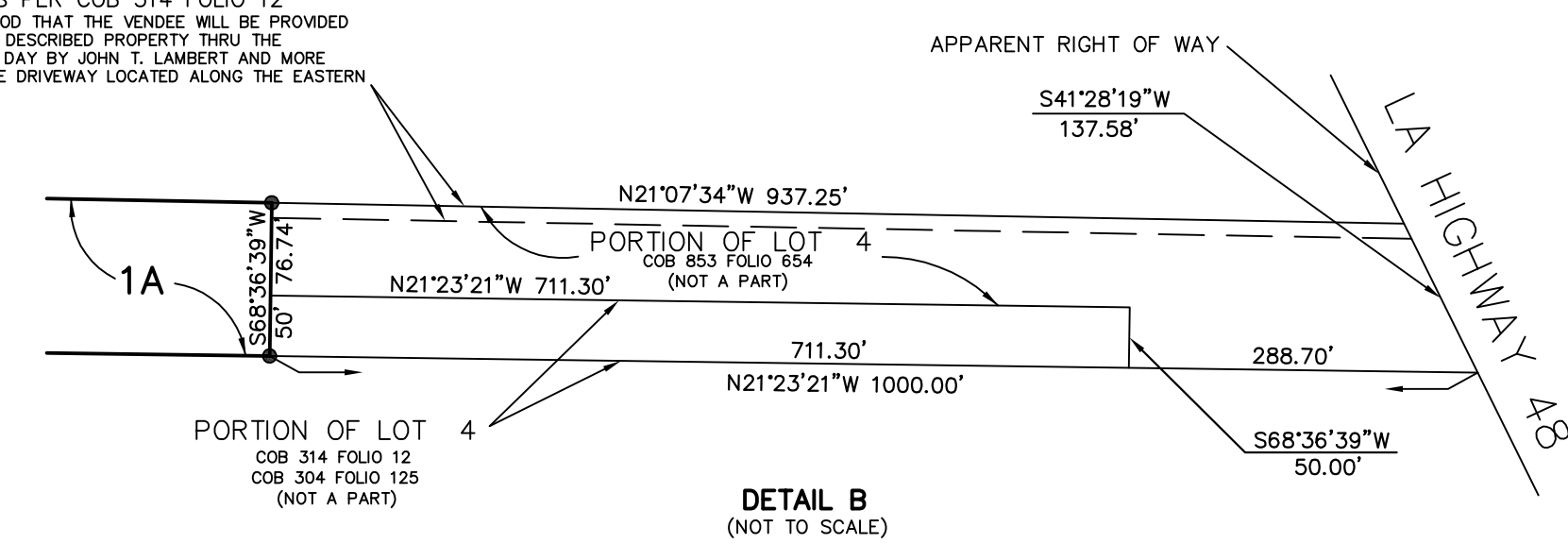
ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS, RELOCATION'S OR MODIFICATIONS SHALL BE MADE BY AND SOLELY AT THE LOT OWNER'S EXPENSE

AREA TABLE	
1A	8.66 ACRES
2A	42.29 ACRES
3A	4.76 ACRES

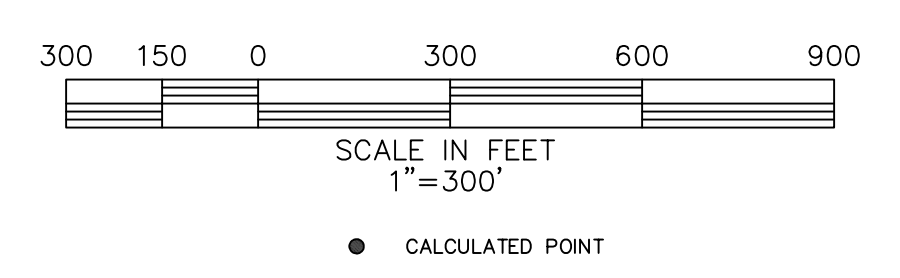


CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	665.50'	2734.79'	S87°24'44\"/>

INGRESS AND EGRESS PER COB 314 FOLIO 12
*IT IS AGREED AND UNDERSTOOD THAT THE VENUE WILL BE PROVIDED
INGRESS AND EGRESS TO THE DESCRIBED PROPERTY THRU THE
PROPERTY ACQUIRED ON THIS DAY BY JOHN T. LAMBERT AND MORE
PARTICULARLY BY WAY OF THE DRIVEWAY LOCATED ALONG THE EASTERN
PROPERTY LINE.*



SURVEY REFERENCE: 1. TRACTS 1, 2, 3, 4, 5, 6, 7, 8 & 9 OF THE JOHN LAMBERT TRACT BY H.E. LANDRY, C.E. DATED AUGUST 22, 1946.
2. STATE OF LOUISIANA DEPARTMENT OF HIGHWAYS RIGHT OF WAY MAP STATE PROJECT NO. 450-36-03 LAPLACE - BOULTE HIGHWAY BY LARRY W. CLARK, R.L.S. DATED JUNE 20, 1984.
BASIS OF BEARING: BEARINGS HEREON ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 1702 NAD 83, GEOID 12A USING LEICA SMARTNET SOLUTION DATED 12/16/2014.
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 DOES NOT COMPLY WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY.
B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM; THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.
C. NO DITCHES, UNDERGROUND LINES OR CONDUITS SHOWN.
D. MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.



THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.
DOTTE 1-800-272-3020

"NOT A GROUND SURVEY"
NOTE: ALL BEARINGS, DISTANCES AND AREAS SUBJECT TO GROUND SURVEY

NO.	DATE	DESCRIPTION	BY
REVISIONS			
DRAWN BY:	KPB	SHEET NO. 1 OF 1	
DATE:	MARCH 29, 2019	DRAWING NO. MM1985_WO3482B	

PRELIMINARY
STEPHEN P. FLYNN
P.L.S. LA. ST. REG. NO. 4668

RIVERLANDS SURVEYING COMPANY
505 HEMLOCK STREET
LAPLACE, LA. 70068
1-800-248-6982
985-652-6356

NOT TO BE USED FOR CONSTRUCTION BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT