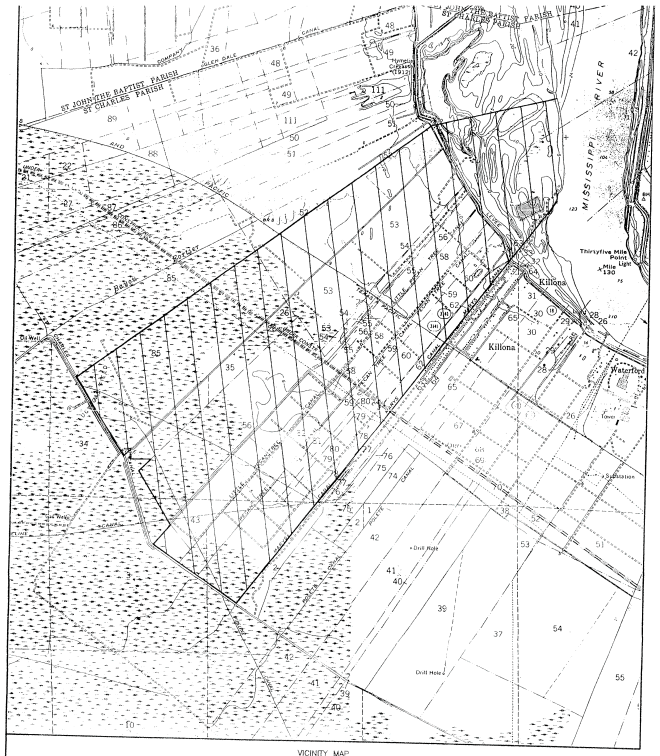


VICINITY MAP
SCALE: 1" = 2000'

SURVEY OF MARY PLANTATION, TRINITY PLANTATION, PICARD TRACT AND CLOUATE TRACT IN T12S – R19E & T13S – R19E ST. CHARLES PARISH, LOUISIANA

SCALE: 1" = 500'

AUGUST 25, 1997

0 500 1000 1500 2000

MARY PLANTATION
IN SECTIONS 56, 58, 59, 60, 62, 78, 79, 80, 81 & 82, T12S – R19E
& SECTIONS 2, 3 & 43, T13S – R19E

TRINITY PLANTATION
IN SECTIONS 26, 34, 35, 52, 53, 56 & 85, T12S – R19E
AND SECTION 43, T13S – R19E

PICARD TRACT
IN SECTION 54, T12S – R19E

CLOUATE TRACT
IN SECTION 55, T12S – R19E

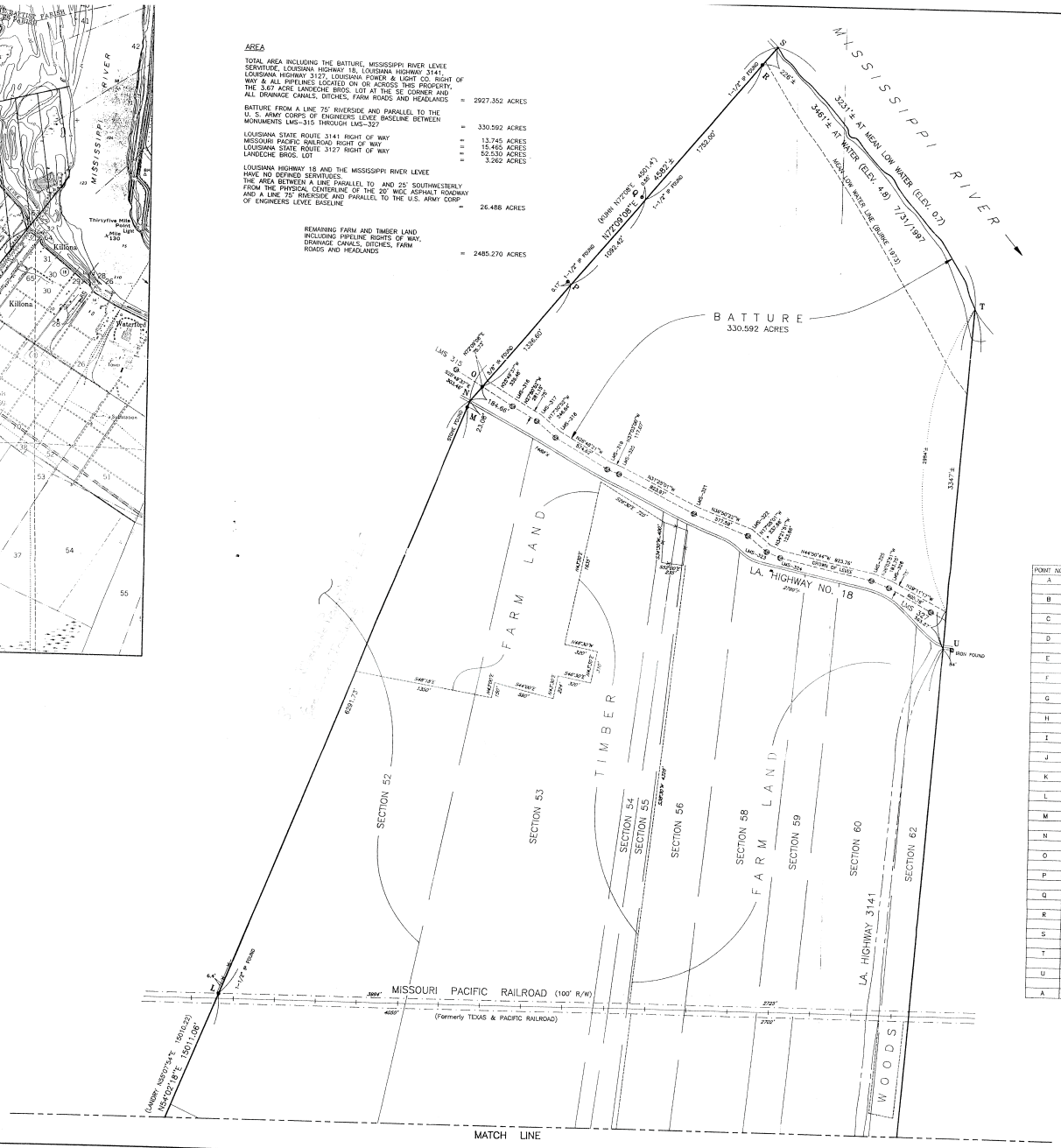
BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83. THIRD ORDER LEVEE MARKER STATIONS LMS-315, LMS-316, LMS-319 & LMS-327 WAS USED AS THE BASE FOR THIS SURVEY.

The Pipeline servitudes and/or rights of way shown hereon are limited to those set forth per survey by Aubrey G. Burke, dated August 1973, revised March 15, 1997, i.e. (Chico Corporation Pipeline, Texas Brine Pipeline & Transco Gas Pipeline, which were scaled from said plan), and there is no representation that all applicable servitudes and/or rights of way are shown hereon. No title search or public record search was made in compiling data for this survey.

REFERENCE MAPS:
1. PLAN BY E. M. COLLIER, DATED MAY 26, 1963
2. PLAN BY LUCIEN C. GASSEN, DATED OCTOBER 19, 1972
3. PLAN BY AUBREY G. BURKE, DATED AUGUST 1973, REVISED MARCH 15, 1997
4. PLAN BY S. K. LANDRY, DATED MAY 18, 1976
5. PLAN BY COLEMAN KUHN, DATED OCTOBER 3, 1984

AREA

TOTAL AREA INCLUDING THE BATTURE, MISSISSIPPI RIVER LEVEE SERVITUDE, LOUISIANA HIGHWAY 18, LOUISIANA HIGHWAY 3141, LOUISIANA HIGHWAY 3127, LOUISIANA POWER & LIGHT CO. RIGHT OF WAY & ALL PIPELINES LOCATED ON OR ACROSS THIS PROPERTY, THE 3.67 ACRE LANDECHE BROS. LOT AT THE SE CORNER AND ALL DRAINAGE CANALS, DITCHES, FARM ROADS AND HEADLANDS	=	2927.352 ACRES
BATTURE FROM A LINE 75' RIVERSIDE AND PARALLEL TO THE U. S. ARMY CORPS OF ENGINEERS LEVEE BASELINE BETWEEN MONUMENTS LMS-315 THROUGH LMS-327	=	330.592 ACRES
LOUISIANA STATE ROUTE 3141 RIGHT OF WAY	=	13.745 ACRES
MISSOURI PACIFIC RAILROAD RIGHT OF WAY	=	15.465 ACRES
LOUISIANA STATE ROUTE 3127 RIGHT OF WAY	=	52.530 ACRES
LANDECHE BROS. LOT	=	3.262 ACRES
LOUISIANA HIGHWAY 18 AND THE MISSISSIPPI RIVER LEVEE HAVE NO DEFINED SERVITUDES. THE AREA BETWEEN A LINE PARALLEL TO AND 25' SOUTHWESTERLY FROM THE PHYSICAL CENTERLINE OF THE 20' WIDE ASPHALT ROADWAY AND A LINE 75' RIVERSIDE AND PARALLEL TO THE U.S. ARMY CORP OF ENGINEERS LEVEE BASELINE	=	26.488 ACRES
REMAINING FARM AND TIMBER LAND INCLUDING PIPELINE RIGHTS OF WAY, DRAINAGE CANALS, DITCHES, FARM ROADS AND HEADLANDS	=	2485.270 ACRES



POINT NO.	DESCRIPTION	BEARING	DISTANCE
A	GRATE BAR		
		S36°35'34"W	4452.65'
B	CORNER		
		N56°26'36"W	3589.71'
C	CORNER		
		N40°14'41"E	948.52'
D	CORNER		
		N36°32'29"W	907.90'
E	GRATE BAR		
		N36°32'29"W	1163.13'
F	AXLE		
		N43°47'10"E	542.90'
G	CORNER		
		S89°51'00"W	605.60'
H	CORNER		
		N00°09'00"W	271.04'
I	CORNER		
		S43°47'10"W	178.34'
J	CORNER		
		N33°36'44"W	3402.30'
K	1 1/2" PIPE		
		N54°02'18"E	8696.25'
L	1 1/2" PIPE		
		N54°02'18"E	6291.73'
M	STONE		
		N54°02'18"E	23.08'
N	CORNER		
		N72°09'08"E	184.66'
O	5/8" IRON ROD		
		N72°09'08"E	1326.60'
P	1 1/2" I.P. (0.17') OFF LINE		
		N72°09'08"E	1092.42'
Q	1 1/2" I.P. (0.55') OFF LINE		
		N72°09'08"E	1752.00'
R	1 1/2" I.P.		
		N72°09'08"E	226' ±
S	RIVER @ MEAN LOW WATER		
		MEANDER	3231' ±
T	RIVER @ MEAN LOW WATER		
		S36°35'34"W	3347' ±
U	IRON 84' PERP. TO LINE		
		S36°35'34"W	10631.05'
A	GATE BAR		

MONUMENTS DESCRIBED ABOVE AT POINTS A, E, F, K, L, M, O, F, Q, R & U WERE FOUND

I certify that this plat represents an actual ground survey performed under my supervision and is in accordance with the Louisiana standards of practice for a Class D survey with the exception that all corners have not been monumented as of this date.

STATE OF LOUISIANA
LUCIEN C. GASSEN
REG. No. 353
REGISTERED
PROFESSIONAL
LAND SURVEYOR

LUCIEN C. GASSEN, PLS
Registration No. 353
LULING, LOUISIANA 70070

SHEET 1 OF 2