

ACT OF DEDICATION

UNITED STATES OF AMERICA

BY: DESTREHAN PLANTATION DEVELOPMENT, LLC

STATE OF LOUISIANA

TO: PARISH OF ST. CHARLES

PARISH OF ST. CHARLES

BE IT KNOWN, that on this 17th day of July, in the year of Our Lord two thousand and eighteen (2018),

BEFORE ME, the undersigned authority, a Notary Public duly commissioned and qualified in and for the aforesaid Parish and State, therein residing, and in the presence of the two competent witnesses hereinafter named and undersigned,

PERSONALLY CAME AND APPEARED:

DESTREHAN PLANTATION DEVELOPMENT, LLC, a Louisiana limited liability company appearing herein by and through Paul J. Murray, III, duly authorized as evidenced by the Certificate of Authority dated June 7, 2018, which is attached hereto and which is issued in accordance with the Articles of Organization dated January 24, 2017, and which are on file with the Louisiana Secretary of State.

Who after being duly sworn, declared unto me, Notary, that it is the owner of a certain tract of real property situated on the East Bank of St. Charles Parish, which lands are designated as DESTREHAN PLANTATION ESTATES, described as follows:

Tract 4-II-A-2A, a portion of undesignated Tract C of Plantation Business Campus and a portion of Whirlpool Corp. Property 1-II situated in Section 4, T-13-E, R-8-E, Destrehan, St. Charles Parish, Louisiana.

DESTREHAN PLANTATION DEVELOPMENT, LLC further declared unto me that it has caused that portion of the above property designated as DESTREHAN PLANTATION ESTATES on the survey by Stephen P. Flynn., PLS, dated April 6, 2018 and revised on June 14, 2018, to be laid out in lots on the plan of survey and/or resubdivision referred to above, a copy of which is attached and made part hereof; and

DESTREHAN PLANTATION DEVELOPMENT, LLC further declared unto me, Notary, that on the aforesaid plan of resubdivision it has laid out a certain street within DESTREHAN PLANTATION ESTATES which is named and identified in accordance with the annexed plan of Stephen P. Flynn., PLS, dated April 6, 2018 and revised on June 14, 2018, as Audubon Place. Also by this Act, DESTREHAN PLANTATION DEVELOPMENT, LLC does

hereby create the street identified below as being a part of DESTREHAN PLANTATION ESTATES, the description of which street is as follows, to-wit:

Beginning at a point being the northwest intersection of LA Highway 48 – River Road and Audubon Place.

Thence proceed in a northeasterly direction along the west right of way of Audubon Place being the east line of Lots 30 and 29 along a tangent curve to the right with a radius of 483.65', a curve length of 187.53' and a chord bearing of N38°05'06"E a distance of 186.36' to a point;

Thence proceed in a northeasterly direction along the west right of way of Audubon Place being the east line of Lots 29 and 28 along a tangent curve to the left with a radius of 200.00', a curve length of 103.45' and a chord bearing of N34°22'28"E a distance of 102.30' to a point;

Thence proceed in a northeasterly direction along the west right of way of Audubon Place being the east line of Lots 28, 27, 26, 25, 24, 23, 22 & 21 along a tangent curve to the right with a radius of 1890.96', a curve length of 634.13' and a chord bearing of N29°09'47"E a distance of 631.16' to a point;

Thence proceed in a northeasterly direction along the west right of way of Audubon Place being the east line of Lots 21, 20, 19, 18, and 17 along a tangent curve to the left with a radius of 704.55', a curve length of 390.52' and a chord bearing of N22°53'27"E a distance of 385.54' to a point;

Thence proceed in a northwesterly direction along the west right of way of Audubon Place being the east line of Lot 17 along a tangent curve to the left with a radius of 25.00', a curve length of 22.04' and a chord bearing of N18°14'27"W a distance of 21.33' to a point;

Thence proceed in a northeasterly direction along the west right of way of Audubon Place being the east line of Lot 16 along a tangent curve to the right with a radius of 50.00', a curve length of 99.42' and a chord bearing of N13°28'19"E a distance of 83.83' to a point;

Thence proceed in a northeasterly direction along the west right of way of Audubon Place being the east line of Lot 16 along a non-tangent curve to the right with a radius of 175.00', a curve length of 26.95' and a chord bearing of N22°13'57"E a distance of 26.92' to a point;

Thence proceed in a southeasterly direction along the north right of way of Audubon Place being the north line of Destrehan Plantation Estates being the south line of a portion of undesignated Tract C of Plantation Business Campus a bearing of S64°02'13"E a distance of 50.00' to a point;

Thence proceed in a southwesterly direction along the east right of way of Audubon Place being the west line of Lot 15 along a non-tangent curve to the left with a radius of

125.00', a curve length of 13.66' and a chord bearing of S23°47'12"W a distance of 13.65' to a point;

Thence proceed in a southwesterly direction along the east right of way of Audubon Place being the west line of Lot 15 along a non-tangent curve to the right with a radius of 50.00', a curve length of 88.72' and a chord bearing of S01°58'38"W a distance of 77.53' to a point;

Thence proceed in a southwesterly direction along the east right of way of Audubon Place being the west line of Lot 14 along a tangent curve to the left with a radius of 25.00', a curve length of 20.12' and a chord bearing of S29°45'37"W a distance of 19.58' to a point;

Thence proceed in a southwesterly direction along the east right of way of Audubon Place being the west line of Lots 14, 13, 12, 11 and 10 along a tangent curve to the right with a radius of 754.55', a curve length of 422.21' and a chord bearing of S22°44'24"W a distance of 416.73' to a point;

Thence proceed in a southwesterly direction along the east right of way of Audubon Place being the west line of Lots 10, 9, 8, 7, 6, 5, 4 and 3 along a tangent curve to the left with a radius of 1840.96', a curve length of 637.29' and a chord bearing of S28°51'10"W a distance of 634.11' to a point;

Thence proceed in a southwesterly direction along the east right of way of Audubon Place being the west line of Lot 3 along a tangent curve to the left with a radius of 200.00', a curve length of 67.12' and a chord bearing of S09°19'19"W a distance of 66.80' to a point;

Thence proceed in a southwesterly direction along the east right of way of Audubon Place being the west line of Lots 2 & 1 along a tangent curve to the right with a radius of 483.65', a curve length of 206.40' and a chord bearing of S11°56'01"W a distance of 204.83' to a point;

Thence proceed in a northwesterly direction along the south right of way of Audubon Place being the north right of way of LA Highway 48 - River Road a bearing of N66°09'04"W a distance of 175.02' to a point;

The Point of Beginning

The said appearer further declared unto me, Notary, that on the aforesaid plan it has also designated and labeled various servitudes for utility and drainage purposes, the description of which are as follows:

Legal Description: Sewer Servitude (Lots 9-10)

That piece or portion of ground being a sewer servitude over a portion of Lot 9 & Lot 10 of Destrehan Plantation Estates, situated in Section 4, T-13-S, R-8-E, Southeast Land District, East of the Mississippi River, Destrehan, St. Charles Parish, Louisiana with reference to a resubdivision

by Stephen P. Flynn, P.L.S. dated April 6, 2018, revised June 14, 2018 and being more fully described as follows:

Beginning at a point at the intersection of the easterly right-of-way of Audubon Place and northwest corner of Lot 9 being the southwest corner of Lot 10.

Thence proceed in a southwesterly direction along the east right of way of Audubon Place being the west line of Lot 9 along a non-tangent curve to the left a radius of 1840.96' feet for an arc length of 7.63' feet along a chord which bears S36°35'14"W a distance of 7.63' feet to a point;

Thence proceed in a southeasterly direction along the south line of a sewer servitude a bearing of S64°02'13"E a distance of 194.68 feet to a point;

Thence proceed in a southwesterly direction along the west line of a sewer servitude a bearing of S25°57'47"W a distance of 25.50' feet to a point;

Thence proceed in a southeasterly direction along the south line of a sewer servitude a bearing of S64°02'13"E a distance of 15.00' feet to a point;

Thence proceed in a northeasterly direction along the east line of a sewer servitude being the east line of Lot 9 and Lot 10 and the west right of way of Destrehan Boulevard and the west line of the Nabisco Lot a bearing of N25°57'47"E a distance of 40.50' feet to a point;

Thence proceed in a northwesterly direction along the north line of a sewer servitude a bearing of N64°02'13"W a distance of 206.84' feet to a point;

Thence proceed in a southwesterly direction along the east right of way of Audubon Place being the west line of Lot 10 along a non-tangent curve to the left a radius of 1840.96' feet for an arc length of 7.64' feet along a chord which bears S36°49'29"W a distance of 7.64' feet to a point;

The Point of Beginning

Said sewer servitude parcel contains 0.0805 acres (3,507 square feet).

The said appearer further declared unto me, Notary, that under the covenants, conditions, and stipulations hereinafter recited it does, by these presents, dedicate in fee simple title to St. Charles Parish, the said Audubon Place as hereinabove described and does hereby grant the various servitudes for utility and drainage purposes, all as shown on the annexed plan by Stephen P. Flynn, PLS, dated April 6, 2018 and revised on June 14, 2018 to the public use, unto and in favor of the Parish of St. Charles, the inhabitants of the Parish of St. Charles, and to the public in general.

The said appearer further declared unto me, Notary that the aforesaid dedication and grant of servitudes are subject to all of the following terms and conditions, to-wit:

1. The dedication of the fee ownership of the property covered by the street identified hereinabove as Audubon Place, only as far as said street is located within the DESTREHAN PLANTATION ESTATES.
2. The herein grant of the various servitudes for utility and drainage purposes shall constitute the granting only of a right of use being a limited personal servitude in favor of St. Charles Parish.
3. The appearer does hereby reserve all rights of ownership to all of the oil, gas and other minerals in, on and under the property covered and affected by the aforesaid dedication of DESTREHAN PLANTATION ESTATES, and the utility and drainage servitudes granted herein. In that connection the appearer does however, agree to prohibit the use of any part of the surface of any of the property covered by Audubon Place and the servitudes granted herein with respect to the exploration, development or production of minerals pursuant to this reservation. This reservation is made in accordance with the appearer's plan and intention to impose a restriction on the entire subdivision against any use of the surface of any lot for the exploration, development or production of minerals.
4. The herein dedication of the street and grant of servitudes for utility and drainage purposes are made by the appearer without any warranty whatsoever, except as provided herein.
5. Appearer warrants that all servitudes and streets have been placed within the servitudes granted herein.
6. The Parish must bind and obligate itself not to use the property dedicated herein for street purposes in any manner which would be inconsistent with or detrimental to such use as a public street. The Parish must further bind and obligate itself to use the utility and drainage servitudes granted herein only for utility and drainage purposes.
7. This dedication and grant are conditioned upon St. Charles Parish maintaining and policing the street dedicated herein, and maintaining the various utility and drainage facilities within the various utility and drainage servitude areas.
8. The grant herein of various servitudes for utility and drainage purposes is not exclusive and the appearer reserves the right to use or grant any other rights with respect to said property not inconsistent with the aforesaid servitude grants. The aforesaid grants of servitude for utility and drainage purposes shall not be utilized so as to unreasonably interfere with or impair ingress and egress from the street dedicated herein to any of the lots in the DESTREHAN PLANTATION ESTATES.
9. The dedication and grant made herein are made subject to any existing servitudes affecting the DESTREHAN PLANTATION ESTATES, such as by way of illustration but not limitation, pipeline servitudes and levees.
10. The herein dedication and grant shall inure to the benefit of St. Charles Parish or any successor governmental body of St. Charles Parish, which shall be bound by all of the terms and conditions hereof.
11. Appearer warrants that the herein dedication of the street and grant of servitudes are free of any liens and/or encumbrances and that no lots in DESTREHAN PLANTATION ESTATES have been sold or alienated prior to the date hereof.

AND NOW, to these presents, personally came and intervened:

ST. CHARLES PARISH, herein appearing through Larry Cochran, Parish President, duly authorized by virtue of Ordinance of said Parish adopted on 7/9/18, a

certified copy of which is annexed hereto and made part hereof,

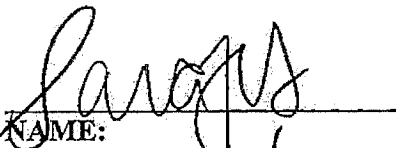
and said St. Charles Parish does hereby accept, approve and ratify there herein dedication and grant under all of the terms and conditions as contained hereinabove, and does also hereby acknowledge that the construction of the street in said subdivision dedicated herein has been satisfactorily completed in accordance with all requirements, and that all utility and drainage facilities in DESTREHAN PLANTATION ESTATES have been likewise satisfactorily completed in accordance with all requirements, and St. Charles Parish does hereby accept the said street and utility and drainage facilities and assumes the maintenance thereof.

THUS DONE AND PASSED, in triplicate originals, in my office on the day, month and year herein first above written, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearer and me, Notary, after reading of the whole.

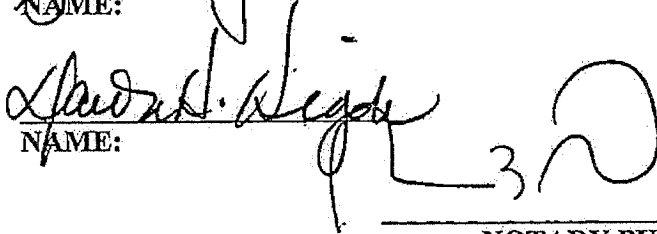
WITNESSES:

DESTREHAN PLANTATION DEVELOPMENT, LLC

BY:


NAME:


PAUL J. MURRAY, III


NAME:

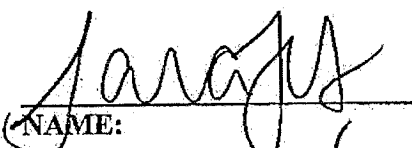
NOTARY PUBLIC
ROBERT L. RAYMOND
LSBA BAR NO. 11408

THUS DONE AND PASSED, in triplicate originals, in my office on the day, month and year herein first above written, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearer and me, Notary, after reading of the whole.

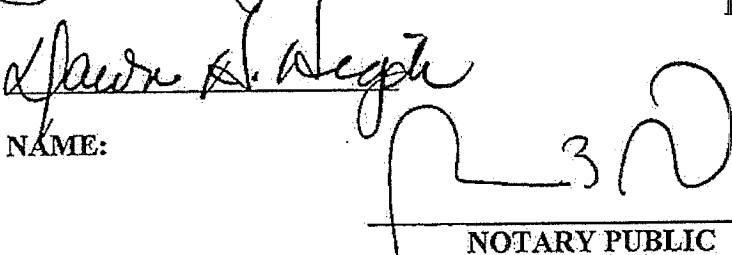
WITNESSES:

ST. CHARLES PARISH

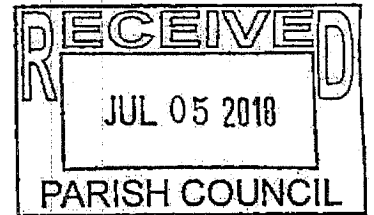
BY:


NAME:


LARRY COCHRAN
PARISH PRESIDENT


NAME:

NOTARY PUBLIC
ROBERT L. RAYMOND
LSBA BAR NO. 11408



**CERTIFICATE OF AUTHORITY FOR
Destrehan Plantation Development, LLC**

Michael Tabb or Paul J. Murray III is hereby authorized to sign and execute on behalf of Destrehan Plantation Development, LLC any and all documents as he deems appropriate and necessary, in connection with the Act of Dedication to St. Charles Parish of all improvements in the Destrehan Plantation Estates.

CERTIFICATE

The undersigned duly designated certifying official does hereby certify that the foregoing Certificate of Authority has been duly adopted and approved by the Company this 7 day of June, 2018.

Destrehan Plantation Development, LLC

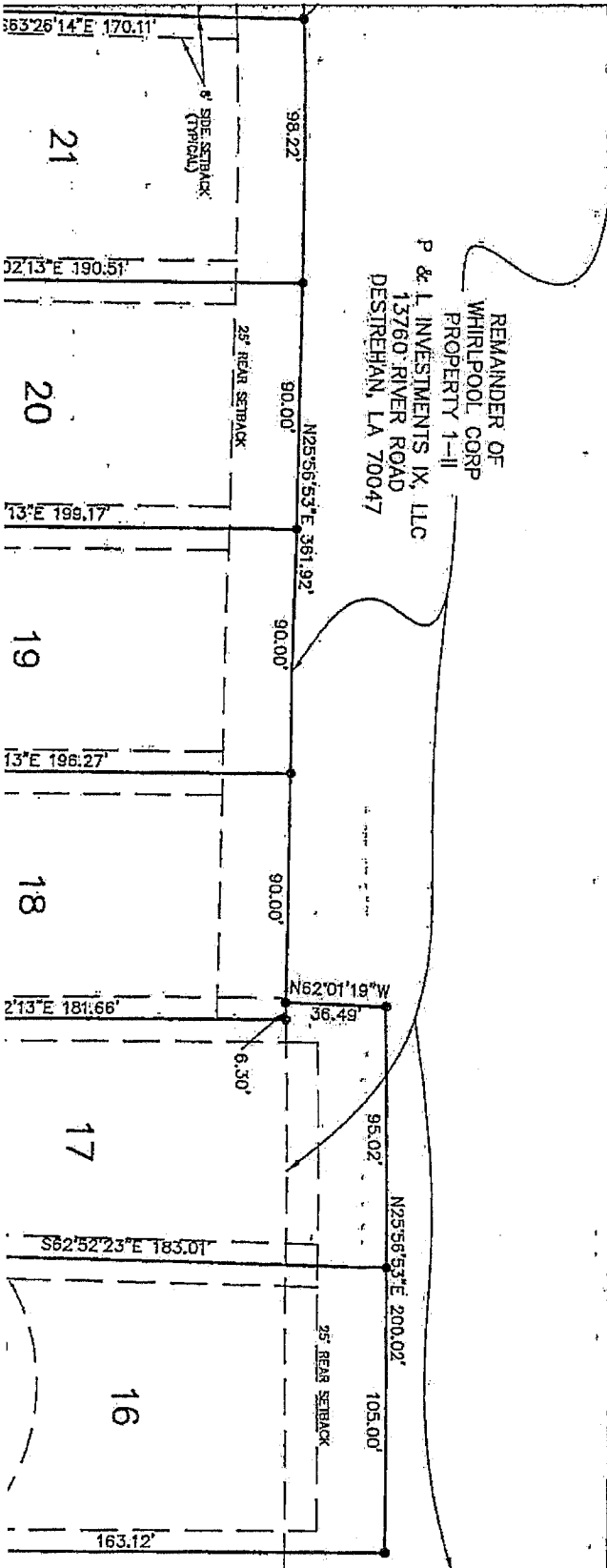
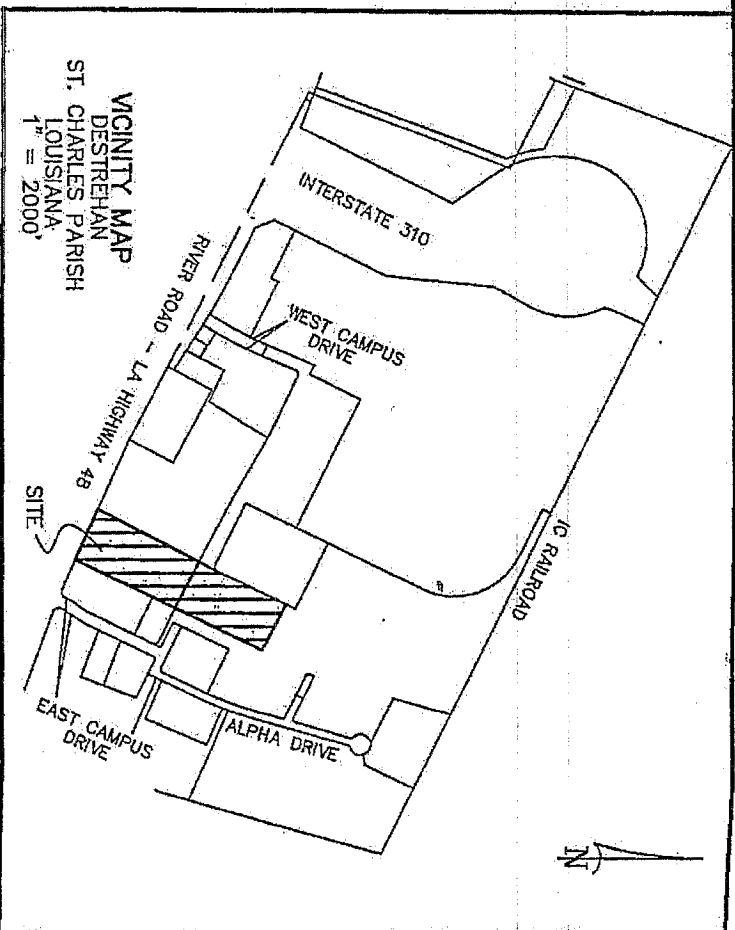
A handwritten signature in black ink, appearing to be "Paul J. Murray III", written over a horizontal line.

BY: Paul J. Murray III

OF WHIRLPOOL CORP PROPERTY 1-II

AREA TABLE

1	11,242 SQ. FT.	10	26,266 SQ. FT.	19	17,882 SQ. FT.	28	14,747 SQ. FT.
2	11,728 SQ. FT.	11	16,041 SQ. FT.	20	17,623 SQ. FT.	29	13,624 SQ. FT.
3	15,083 SQ. FT.	12	15,963 SQ. FT.	21	17,903 SQ. FT.	30	17,288 SQ. FT.
4	15,785 SQ. FT.	13	16,300 SQ. FT.	22	14,882 SQ. FT.	LOTS	476,294 SQ. FT.
5	16,256 SQ. FT.	14	17,403 SQ. FT.	23	13,817 SQ. FT.	STREET	93,884 SQ. FT.
6	16,330 SQ. FT.	15	16,357 SQ. FT.	24	13,263 SQ. FT.	TOTAL	569,178 SQ. FT.
7	13,214 SQ. FT.	16	16,949 SQ. FT.	25	13,095 SQ. FT.		
8	12,493 SQ. FT.	17	18,304 SQ. FT.	26	13,313 SQ. FT.		
9	21,130 SQ. FT.	18	17,097 SQ. FT.	27	13,916 SQ. FT.		



DEVELOPER: DESTREHAN PLANTATION DEVELOPMENT, LLC
13760 RIVER ROAD
DESTREHAN, LA 70047
985-764-7275

OWNER: P & L INVESTMENTS IX, LLC
13760 RIVER ROAD
DESTREHAN, LA 70047
985-764-7275

CURVE	LENGTH	RADIUS	CHORD
C1	110.12	483.65	N173°38'17"E 109.88
C2	96.28	483.65	N05°24'39"E 96.12
C3	57.32	-200.00	S09°19'19"W 66.80
C4	28.58	1840.96	S19°22'50"W 28.57
C5	90.32	1840.96	S21°13'50"W 90.31
C6	90.06	1840.96	S24°02'15"W 90.05
C7	90.02	1840.96	S26°50'23"W 90.01
C8	90.20	1840.96	S29°38'39"W 90.19
C9	90.59	1840.96	S32°27'27"W 90.58
C10	91.21	1840.96	S35°17'12"W 91.20

FINAL PLAN

DESTREHAN PLANTATION ESTATES

SURVEY PLAT AND RESUBDIVISION OF TRACT 4-II-A-2A,

PORTION OF UNDESIGNATED TRACT C OF PLANTATION BUSINESS CAMPUS & A PORTION OF WHIRLPOOL INTO LOTS 1 THROUGH 30

OF PLANTATION BUSINESS CAMPUS

SITUATED IN SECTION 4, T-13-S, R-8-E

DESTREHAN, ST. CHARLES PARISH, LOUISIANA

RECORDED IN THE CLERK OF COURT'S OFFICE

ST. CHARLES PARISH ON THE _____

DAY OF _____ IN BOOK _____

FOLIO _____ ENTRY # _____

1	11,242 SQ. FT.
2	11,728 SQ. FT.
3	15,083 SQ. FT.
4	15,785 SQ. FT.
5	18,258 SQ. FT.
6	16,330 SQ. FT.
7	13,214 SQ. FT.
8	12,493 SQ. FT.
9	21,130 SQ. FT.

INTERSTATE 310 (SIDE)
WEST CAMPUS DRIVE (SIDE)

PROVIDE A METHOD OF SEWAGE DISPOSAL, SANITARY SYSTEM, UNTIL THE METHOD OF BEING APPROVED BY THE LOUISIANA DEPARTMENT OF HEALTH AND HUMAN RESOURCES. OF THE STREET SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ALL USE OF THE PUBLIC AREAS SHOWN AS SERVITUDES ARE TO BE REMOVED. NO BUILDING, STRUCTURE OR FENCE SHALL BE PLACED WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO PREVENT OR INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED. AREAS INCLUDED IN DEDICATION TO ST. CHARLES PARISH, LOUISIANA, SHALL BE DEDICATED PRIOR TO APPROVAL OF FINAL PLAT.

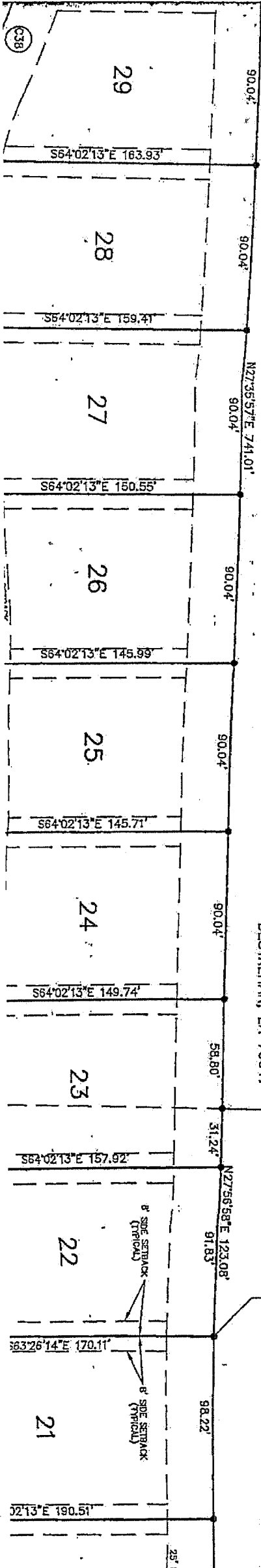
THE STATEMENT SHALL CERTIFY THAT THE FINAL PLAT IS BASED UPON AN ACTUAL SURVEY MADE BY SAID INDIVIDUAL, THAT THE DISTANCES, COURSES, ALL ANGLES AND ALL SURVEY INFORMATION ARE SHOWN CORRECTLY, THAT MONUMENTS HAVE BEEN SET AND THE LOT AND BLOCK CORNERS ARE STAKED CORRECTLY ON THE GROUND, AND THAT THE PROFESSIONAL LAND SURVEYOR HAS FULLY COMPLIED WITH THE PROVISIONS OF LOUISIANA REVISED STATUTES 33:5051, ET SEQ., AND ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND DOES COMPLY WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY.

TRACT 4-II-A-1
PLANTATION BUSINESS CAMPUS
P & L INVESTMENTS IX, LLC
13760 RIVER ROAD
DESTREHAN, LA 70047

PORTION OF
UNDESIGNATED TRACT C
PLANTATION BUSINESS
CAMPUS
P & L INVESTMENTS IX, LLC
13760 RIVER ROAD
DESTREHAN, LA 70047

REM WHIRL
PROI
13760
DESTREHAN



SECTION 3
SECTION 4

FINAL PLAN
DESTREHAN PLANTATION
SURVEY PLAT AND RESUBDIVISION OF THE

A PORTION OF UNDESIGNATED TRACT C OF PLANTATION BUSINESS CAMPUS
INTO LOTS 1 THROUGH 30
OF PLANTATION BUSINESS CAMPUS
SITUATED IN SECTION 4, T-13-S-1
DESTREHAN, ST. CHARLES PARISH,

RECORDED IN THE CLERK OF COURT'S OFFICE

ST. CHARLES PARISH ON THE _____

DAY OF _____ IN BOOK _____

FOLIO _____ ENTRY # _____

INTERSTATE 3
WEST CAMPUS E

APPROVED:

CHAIRMAN OF THE PARISH COUNCIL

PARISH PRESIDENT

PLANNING & ZONING COMMISSION CHAIRMAN

DEVELOPER

[Signature]

7/12/18

[Signature]

7-11-18

[Signature]

7/11/18

[Signature]

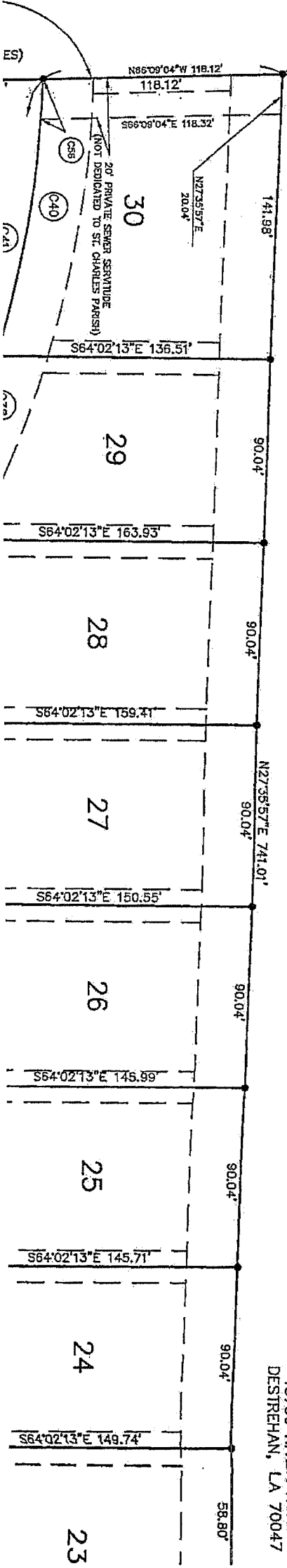
7-9-2017

SEWAGE DISPOSAL-- NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SYSTEM, UNTIL THE METHOD OF TREATMENT AND DISPOSAL LAWS HAVE BEEN APPROVED BY THE LOUISIANA DEPARTMENT OF HEALTH.

STREET DEDICATION THE RIGHT OF WAY OF THE STREET SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR GENERAL USE TO THE PUBLIC. NO BUILDING, STRUCTURE OR FENCE SHALL BE CONSTRUCTED NOR SHRUBBERY PLANTED WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE IS GRANTED. AREAS DESIGNATED AS RESERVE ARE NOT INCLUDED IN DEDICATION TO ST. CHARLES PARISH. SUB DIVIDER SHALL SUBMIT A FINAL ACT OF DEDICATION PRIOR TO APPROVAL OF FINAL PLAT.

THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND DOES COMPLY WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY.

TRACT 4-11-A-1
PLANTATION BUSINESS CAMPUS
P & L INVESTMENTS IX, LLC
13760 RIVER ROAD
DESTREHAN, LA 70047



IS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE MONUMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN. MONUMENTS SHOWN ARE BASED ON THE REFERENCED SURVEY PLATS. NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED ON THE EAST BANK OF THE MISSISSIPPI RIVER. IT IS SITUATED ON AND NORTH OF LA STATE HIGHWAY 1. PLANTATION, HISTORICAL SOCIETY, SOUTH OF WAY AND WEST OF DEVELOPED EAST CAMPUS PRESENTLY CLEARED AND IS GRADED TO THE SOUTH TOWARD AN EXISTING CONCRETE SEWER SUBDIVISION. THE PROPOSED SUBDIVISION DRAINAGE DITCH NORTH OF THE PROPERTY IS A SUBDIVISION DRAINAGE DITCH.

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 1-800-472-3020

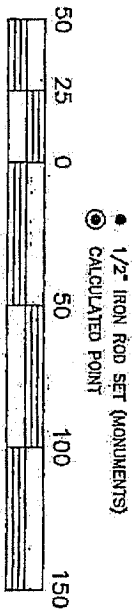
NO.	DATE	DESCRIPTION	BY
1	6/14/2018	VARIOUS REVISIONS	KPB

REVISIONS

DRAWN BY	KPB	SHEET NO.	1 OF 1
DATE	APRIL 6, 2018	DRAWING NO.	C158B-W02B08-FINAL

RIVERLANDS SURVEYING

STEPHEN P. JONES
P.L.S. LA. ST. REG. NO. 4668



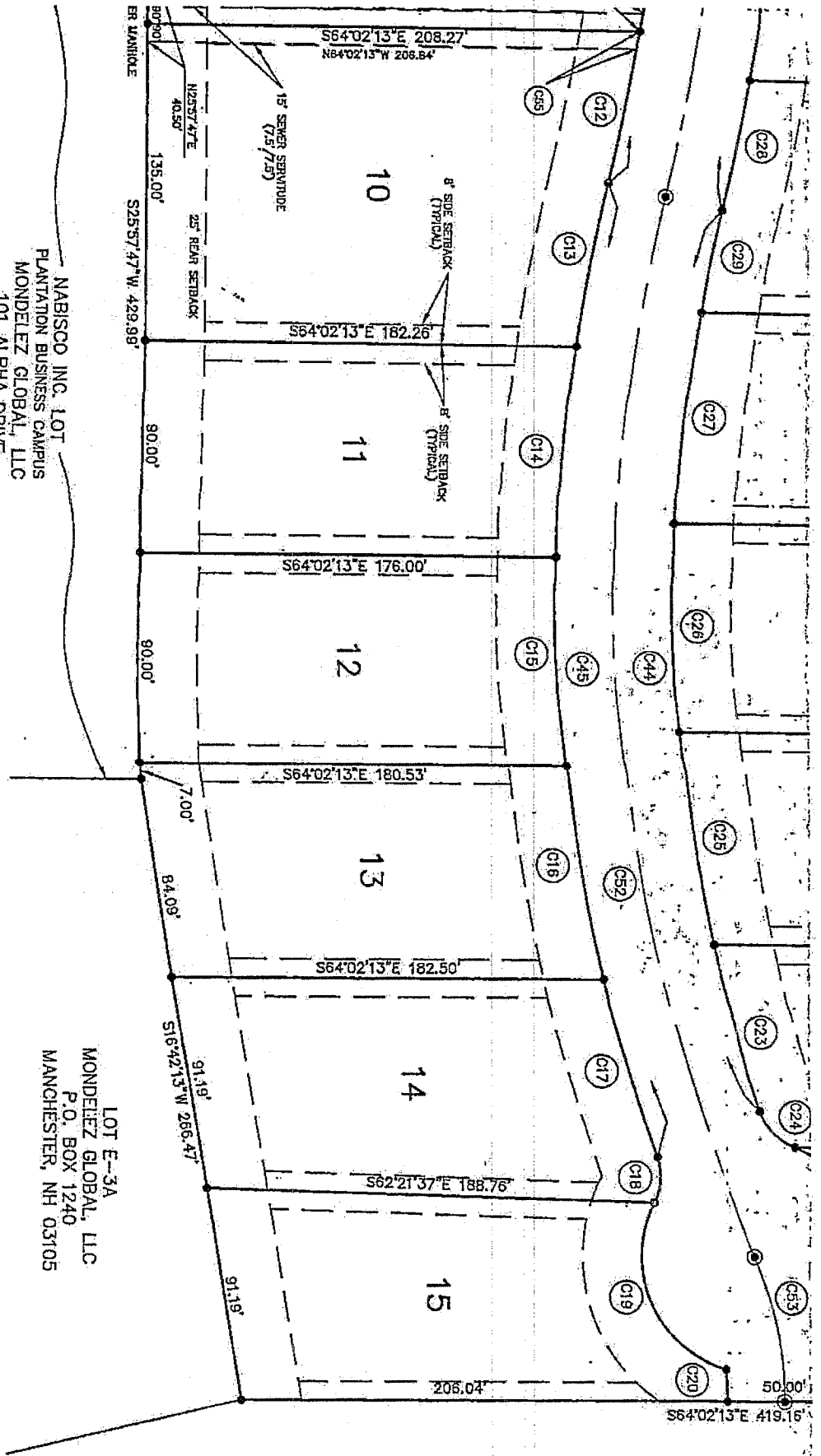
C17	791.92	754.55	N109°42'58"E	79.15
C18	20.12	50.00	S29°45'37"W	19.98
C19	88.72	50.00	S01°58'38"W	77.53
C20	13.65	125.00	S23°47'12"W	13.65
C21	93.42	50.00	N15°28'19"E	83.83
C22	26.95	175.00	N22°13'57"E	26.92
C23	73.87	704.55	N10°00'56"E	73.83
C24	22.04	25.00	N18°14'27"W	21.33
C25	91.25	704.55	N16°43'44"E	91.18
C26	90.11	704.55	N24°08'11"E	90.05
C27	57.24	1890.96	S37°54'10"W	57.22
C28	44.83	704.55	N31°26'45"E	44.82
C29	44.83	704.55	N36°58'50"E	44.82
C30	91.31	1890.96	S35°39'08"W	91.30
C31	90.67	1890.96	S37°53'42"W	90.65
C32	80.25	1890.96	S30°09'15"W	80.24
C33	90.04	1890.96	S27°25'22"W	90.03
C34	90.03	1890.96	S24°41'41"W	90.02
C35	90.23	1890.96	S21°57'50"W	90.22
C36	56.03	200.00	N27°34'57"E	55.85
C37	34.35	1890.96	S20°04'35"W	34.35
C38	47.64	483.65	S46°22'16"W	47.62
C39	47.64	483.65	N42°24'03"E	47.31
C40	139.89	483.65	S35°15'48"W	139.41
C41	182.53	483.65	N38°05'08"E	186.36
C42	103.45	200.00	N34°22'28"E	102.30
C43	634.13	1890.96	N29°09'47"E	631.16
C44	390.52	704.55	N22°53'27"E	385.64
C45	422.21	754.55	S22°44'24"W	416.73
C46	637.29	1840.96	S28°51'10"W	634.11
C47	67.12	200.00	S09°19'18"W	66.80
C48	205.40	483.65	S11°56'01"W	204.83
C49	35.41	200.00	N28°05'17"W	35.37
C50	54.66	200.00	N28°09'54"E	54.49
C51	665.47	1865.96	S28°33'11"W	661.95
C52	462.32	729.55	N20°36'57"E	454.62
C53	63.61	150.00	S14°36'35"W	63.13
C54	7.63	1840.96	S36°35'14"W	7.63
C55	7.64	1840.96	S36°49'29"W	7.64
C56	20.06	483.65	S28°09'56"W	20.06

DESTREHAN BOULEVARD
(CONCRETE) (PUBLIC) (50' RIGHT OF WAY)

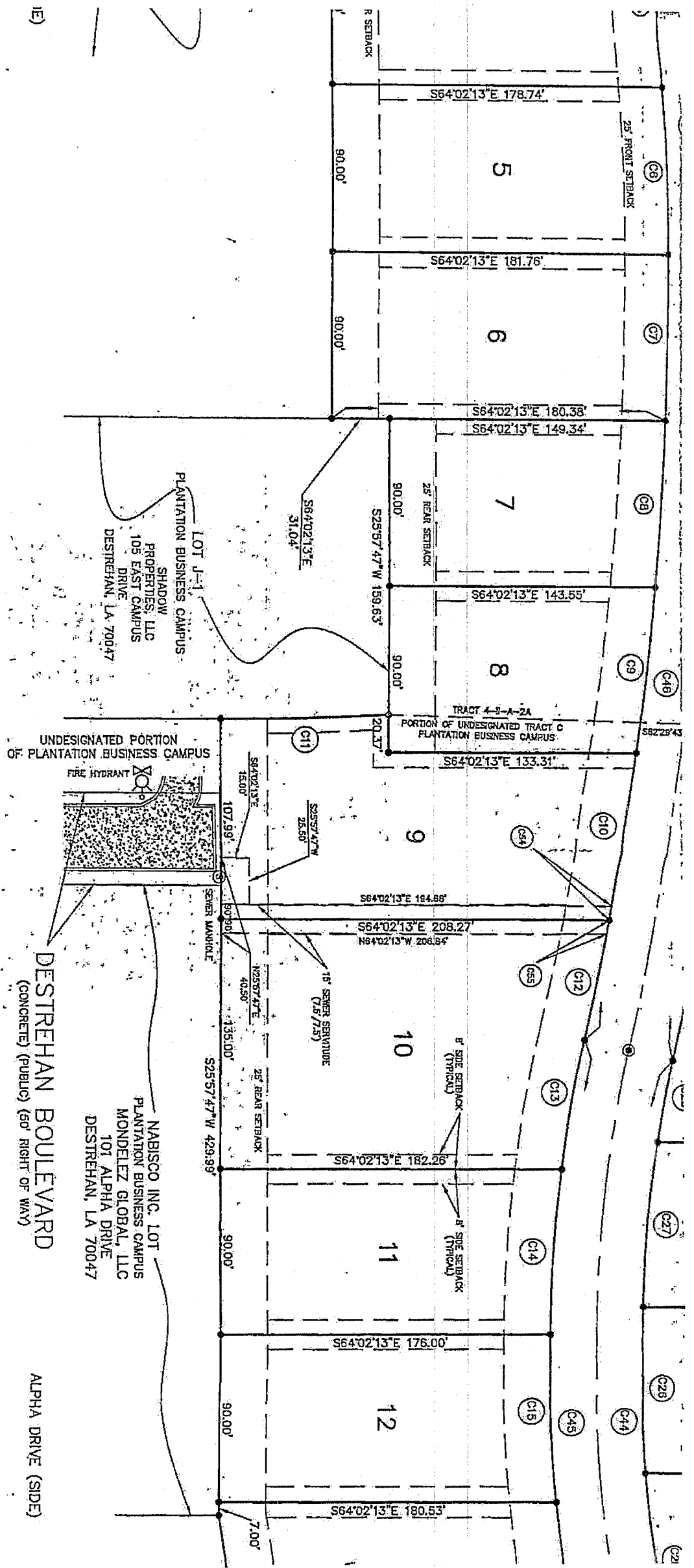
NABISCO INC. LOT
PLANTATION BUSINESS CAMPUS
MONDELEZ GLOBAL, LLC
101 ALPHA DRIVE
DESTREHAN, LA 70047

ALPHA DRIVE (SIDE)

LOT E-3A
MONDELEZ GLOBAL, LLC
P.O. BOX 1240
MANCHESTER, NH 03105



IC RAILROAD (S)



SE REGULATIONS, INCLUDING SETBACK STANDARDS, SUPERSEDE
 ENCE WHERE PARISH REGULATIONS ARE MORE RESTRICTIVE.

SURVEYOR'S NOTES:

A. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE
 EXISTENCE OF OTHER SEWITUDS OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.
 B. NO DITCHES, UNDERGROUND LINES, OR CONDUITS SHOWN.
 C. MINIMUM SETBACK LINES AND SEWITUDS 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
 UTILITIES SHOWN HEREON HAVE BEEN DETERMINED
 DATA EITHER FURNISHED BY THE AGENCIES CO-
 SUCH DATA AND/OR EXTRACTED FROM RECORD
 RECORDS WHERE FOUND. THE SURFACE FEAT
 LOCATIONS ARE SHOWN. THE ACTUAL, NONVSI
 MAY VARY FROM THOSE SHOWN HEREON. EAC
 SHOULD BE CONTACTED RELATIVE TO THE PRE
 OF ITS UNDERGROUND INSTALLATION PRIOR TO
 UPON THE ACCURACY OF SUCH LOCATIONS, SH
 INCLUDING PRIOR TO EXCAVATION AND DIGGING.

PLAT AND RESUBDIVISION OF TRACT 4-II-A-2 AND LOT J-2 OF
 N BUSINESS CAMPUS INTO LOTS HEREIN DESIGNATED AS TRACT
 A AND LOT J-2A BY STEPHEN P. FLYNN, P.L.S. DATED 9/20/2016
 IS/IS LAND TITLE SURVEY OF LOT J-2, LOT A-1, TRACTS UDP-4, UDP-5 & UDP-6 OF
 N BUSINESS CAMPUS, SECTION 1, TRACT 4-II-A-1, TRACT 4-II-A-2, TRACT 4-II-A-4, TRACT
 PLANTATION BUSINESS CAMPUS, TRACTS UDP-1, UDP-2 & UDP-3 OF TRACT C, &
 (FROM ST. CHARLES PARISH SCHOOL, BOARD PROPERTY)
 TRACTS, LOTS & PARCELS LISTED WITHIN TRACT C OF DESTREHAN PLANTATION BY
 P. FLYNN, P.L.S. DATED 9/26/2016.

D. THE EXISTING 13 ACRE SITE IS LOCATED ON THE EAST BANK OF THE MISSISSIPPI
 RIVER IN TOWNSHIP 13 AND RANGE 8. IT IS SITUATED ON AND NORTH OF LA STATE
 HWY 48, RIVER ROAD, EAST DESTREHAN PLANTATION, HISTORICAL SOCIETY, SOUTH OF
 ILLINOIS CENTRAL RAILROAD RIGHT OF WAY AND WEST OF DEVELOPED EAST CAMPUS
 DRIVE AND ALPHA DRIVE. THE LAND IS PRESENTLY CLEARED AND IS GRADED TO
 PROVIDE A RUNOFF OF RAINFALL FROM THE SOUTH TOWARD AN EXISTING CONCRETE
 DRAINAGE DITCH NORTH OF THE PROPOSED SUBDIVISION. THE PROPOSED SUBDIVISION
 WILL UTILIZE SUBSURFACE DRAINAGE IN DIVERTING THE RUNOFF ALONG ITS EXISTING
 ROUTE TOWARD THE EXISTING CONCRETE DRAINAGE DITCH NORTH OF THE PROPERTY.
 THE DRAINAGE IMPACT ANALYSIS AND SUBDIVISION DRAINAGE DESIGN FOR THIS
 DEVELOPMENT WAS PREPARED IN ACCORDANCE WITH ST. CHARLES PARISH SUBDIVISION
 REQUIREMENTS.

THE LOCATIONS OF UNDERGROUND AND OTHER
 UTILITIES SHOWN HEREON HAVE BEEN DETERMINED
 DATA EITHER FURNISHED BY THE AGENCIES CO-
 SUCH DATA AND/OR EXTRACTED FROM RECORD
 RECORDS WHERE FOUND. THE SURFACE FEAT
 LOCATIONS ARE SHOWN. THE ACTUAL, NONVSI
 MAY VARY FROM THOSE SHOWN HEREON. EAC
 SHOULD BE CONTACTED RELATIVE TO THE PRE
 OF ITS UNDERGROUND INSTALLATION PRIOR TO
 UPON THE ACCURACY OF SUCH LOCATIONS, SH
 INCLUDING PRIOR TO EXCAVATION AND DIGGING.

REGION ARE ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE
 SYSTEM SOUTH ZONE 1702 USING UTM SMARTNET SOLUTION DATED
 11/08/83.

DESTREHAN BOULEVARD
 (CONCRETE) (PUBLIC) (60' RIGHT OF WAY)

ALPHA DRIVE (SIDE)

LOT J-1
 SHADOW
 PROPERTIES, LLC
 105 EAST CAMPUS
 DRIVE
 DESTREHAN, LA 70047

NABISCO INC. LOT
 PLANTATION BUSINESS CAMPUS
 MONDELEZ GLOBAL, LLC
 101 ALPHA DRIVE
 DESTREHAN, LA 70047

