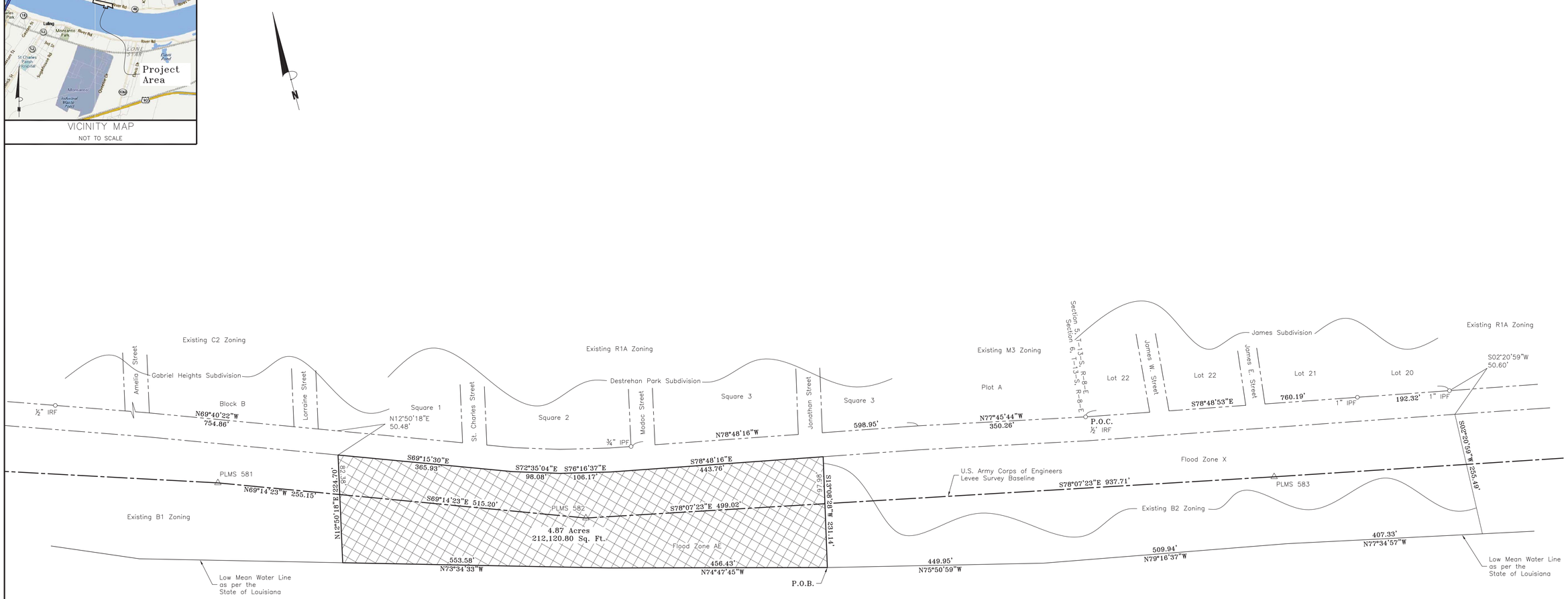
RE-ZONING MAP

VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PORTION OF LAND SITUATED IN SECTION 5, TOWNSHIP 13 SOUTH, RANGE 8 EAST, SQUARE 1, SQUARE 2 & SQUARE 3 OF DESTREHAN PARK SUBDIVISION, BLOCK B OF GABRIEL HEIGHTS SUBDIVISION, THE PARISH OF ST. CHARLES, LOUISIANA AND MORE PARTICULARITY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF SECTIONS 5 & 6, TOWNSHIP 13 SOUTH, RANGE 8 EAST AND THE NORTHERLY RIGHT-OF-WAY OF JEFFERSON HIGHWAY (AKA LA. HWY #44) BEING A FOUND ½" IRON ROD AND RUN ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 78 DEGREES 48 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 760.19 FEET TO A FOUND 1" IRON PIPE; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY AND RUN SOUTH 02 DEGREES 20 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 50.60 FEET TO A POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF JEFFERSON HIGHWAY (AKA LA. HWY #44); THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY AND CONTINUE 02 DEGREES 20 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 255.49 FEET TO THE LOW MEAN WATER LINE OF THE MISSISSIPPI RIVER ON THE RIGHT DESCENDING BANK; THENCE RUN ALONG SAID LOW MEAN WATER LINE THE FOLLOWING:
NORTH 77 DEGREES 34 MINUTES 57 SECONDS WEST A DISTANCE OF 407.33 FEET;
NORTH 79 DEGREES 16 MINUTES 37 SECONDS WEST A DISTANCE OF 509.94 FEET;
NORTH 75 DEGREES 50 MINUTES 59 SECONDS WEST A DISTANCE OF 449.95 FEET TO THE **POINT OF BEGINNING**;

FROM THE **POINT OF BEGINNING** CONTINUE ALONG SAID LOW MEAN WATER LINE THE FOLLOWING:
NORTH 74 DEGREES 47 MINUTES 45 SECONDS WEST A DISTANCE OF 456.43 FEET;
NORTH 73 DEGREES 34 MINUTES 33 SECONDS WEST A DISTANCE OF 553.58 FEET;
THENCE LEAVING SAID LOW MEAN WATER LINE AND RUN NORTH 12 DEGREES 50 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 224.70 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF THE AFOREMENTIONED JEFFERSON HIGHWAY (AKA LA. HWY #44); THENCE RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING:
SOUTH 69 DEGREES 15 MINUTES 30 SECONDS EAST A DISTANCE OF 365.93 FEET;
SOUTH 72 DEGREES 35 MINUTES 04 SECONDS EAST A DISTANCE OF 98.08 FEET;
SOUTH 76 DEGREES 16 MINUTES 37 SECONDS EAST A DISTANCE OF 106.17 FEET;
SOUTH 78 DEGREES 48 MINUTES 16 SECONDS EAST A DISTANCE OF 443.76 FEET;
THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY AND RUN SOUTH 13 DEGREES 08 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 231.14 FEET BACK TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL OF GROUND CONTAINS **4.87 ACRES OR 212,120.80 Sq. Ft.** MORE OR LESS.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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 @ 811 BEFORE DIGGING.

2. THE PROPERTY IS LOCATED WITHIN FLOOD ZONE **"AE" & "X"** WITH A BASE OF **21.5'** ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 220160 0150 C DATED 06/16/1992.

3. THIS IS TO CERTIFY THAT THIS SURVEY MAP WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS NOT 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 FOR A CLASS _D_ SURVEY.

4. REFERENCE MAPS:

A. SURVEY PLAT BY J. MICHAEL DIXON, P.L.S. #1248, DATED 02-23-1999.

5. ALL DISTANCES SHOWN ARE BASED THE REFERENCE SURVEY.

6. ALL BEARINGS SHOWN ARE BASED ON LA SOUTH ZONE 1702, NAD 83.

REGISTERED PROFESSIONAL LAND SURVEYOR
JOHN S. TEGARDEN
REGISTRATION NO. 4635

BFM Corporation
Professional Land Surveying
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OFFICE (985)-778-0751
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CITY OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA 70471

Re-Zoning Map
of
7.06 Acres From B1 into B2 located in
Section 5, T-13-S, R-8-E
within
St. Charles Parish, Louisiana

Bunge North America, Inc.

MARK	DESCRIPTION	DATE	BY	CHK'D
	ADJUSTED AREA OF REZONING FROM 7.06 ACRES TO 4.87 ACRES	09-25-13	JBM	JBM

REVISION RECORD

SCALE: 1" = 40'

DATE: 01-17-13

DRAWN BY: JBM

CHECKED BY: JBM

PROJECT NO. 8132

DRAWING NO. 8132B

SHEET 1 OF 1