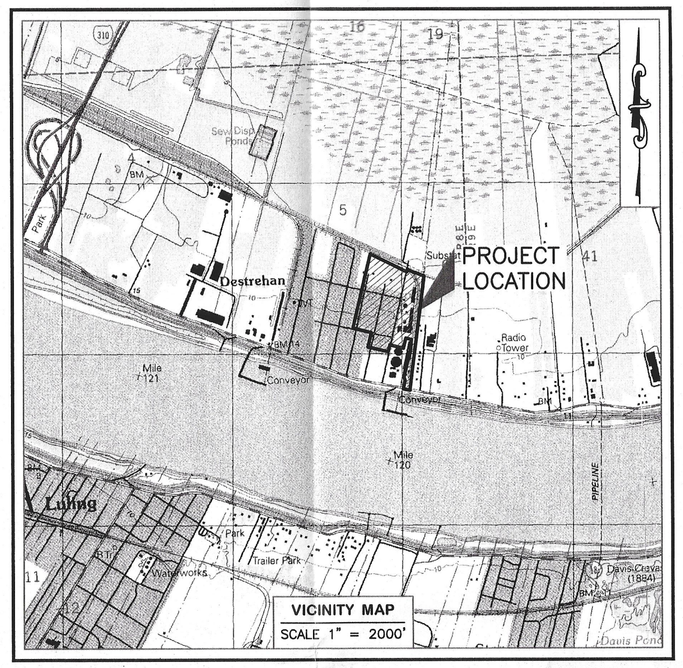


NOTES:

1.) Zoning: RA1 – Sign Family Residential
M3 – Heavy Manufacturing
C2 – General commercial Offices
C3 – Highway Commercial Wholesale

2.) Reference Maps:
A.) Sketch Showing the Resubdivision of Lots C, 17 Thru 23 Inclusive of SQ. 2, into Lots A,B–2,C–2,D,E,F,G,H,J,K,L,M,N,O,P and Q. Resubdivision of Lots D and 25 Thru 32 Inclusive of SQ.3 into Lots A,B,C,D–2,E–2,F,G,H,J,K,L,M,N,O,P,Q,R and S.
Prepared By: H.O. Landry Sr. Dated: March 13, 1954.

B.) Survey Plat and Resubdivision of Lots A, B, C, D–2, E–2, F, G, H, J, K, L, M, N, O, 1–E, 2–E, 3–E, 4–E, 33, 34, 35, 36, 37 & 38, Square 3, Destrehan Park & To Show the Change in Zoning from the Current Zone of Zone R–1A to Zone C–2 for Lot 1–BG, square 3, Destrehan Park Situated in Section 5, T–13–S, R–8–E Destrehan, St. Charles Parish Louisiana.
Prepared By: Riverlands Surveying Company Dated: January 8, 2014

C.) Survey Plat Titled: Plan of The Revocation to Revoke James Subdivision Consisting of a Portion if James Street and a 40' Street, Plan of Resubdivision of James Street 40' Street, Lots 14 Thru 34 of Block 1 & the Pecan Grove School Lot of James Subdivision into a Lot Herein Designated as Lot 14A of James Subdivision and Plan to Show the Change in the Current Zone of Zone R–1 to Zone M–1 Situated in Section6, T–1–S, R–8–E Destrehan, St. Charles Parish, Louisiana. Recorded in the Clerk of Courts Office St. Charles Parish on the 27th day of May 2008, in Book 713, Folio 754, Entry # 342861
By: Riverlands Surveying Company

D.) Survey Plat Titled: James Sub–Division A sub Division of Portion of Lots 21 & 22 of Pecan Grove Sub–Division Near St. Rose – St. Charles Parish, La. In Section 6–T13S–R8E
By: E.M. Collier Dated: November 20, 1958 Revised: February 10, 1961

3.) Basis of Bearing: Reference Map "A."
The bearings shown hereon are based on the "Louisiana Coordinate System of 1983 South Zone – NAD 83" using GPS C4Gnet–RTN System accessed on JULY 21, 2022.
(*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.

4.) Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel Number 220160 0150 C, dated June 16, 1992, for St. Charles Parish, Louisiana (Unincorporated Areas) the property hereon is located in Flood Zone "X" (Shaded) and Flood Zone "AE" and Flood Zone A99 (Per St. Charles Parish DFIRM Map)

5.) No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right–of–ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.

6.) Utilities:
Acadia Land Surveying, L.L.C. made no attempt to locate visible or buried utilities as part of this survey. All necessary sewer, water and/or other utility extensions shall be made by and solely at the lot owner's expense.

7.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

PLAT SHOWING RESUBDIVISION
OF
PARCEL P1, P2, 1–BG–1 AND THE REMAINDER OF SQUARE 3 AND SQUARES 5, 6, 7, 8, 9 & 10, DESTREHAN PARK SUBDIVISION, LOTS 31 THRU 34, BLOCK E, GABRIEL HEIGHTS SUBDIVISION AND THE REVOCATION OF MODOC STREET, A PORTION OF JONATHAN STREET, PELICAN STREET, AMIE STREET AND JEAN STREET
INTO
PARCEL P1–A, 1–BG–1–A, PARCEL B
LOCATED IN SECTION 5 & 6,
TOWNSHIP 13 SOUTH – RANGE 8 EAST
DESTREHAN, LOUISIANA
St. CHARLES PARISH
FOR
BUNGE NORTH AMERICA, INC. & BUNGE CHEVRON AG RENEWABLES, LLC

RECORDATION:
RECORDED IN THE ST. CHARLES PARISH CLERK OF COURT ON THE ___ DAY OF _____, 2023 IN COB ____.

APPROVALS:

CHAIR PLANNING AND ZONING COMMISSION _____ DATE _____

PARISH PRESIDENT _____ DATE _____

CERTIFICATION:
This is to certify to BUNGE NORTH AMERICA, INC. & BUNGE CHEVRON AG RENEWABLES, LLC that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Standards of Practice for Boundary Surveys as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the accuracy specifications and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

MICHAEL P. BLANCHARD REG. No. 4861 REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF LOUISIANA

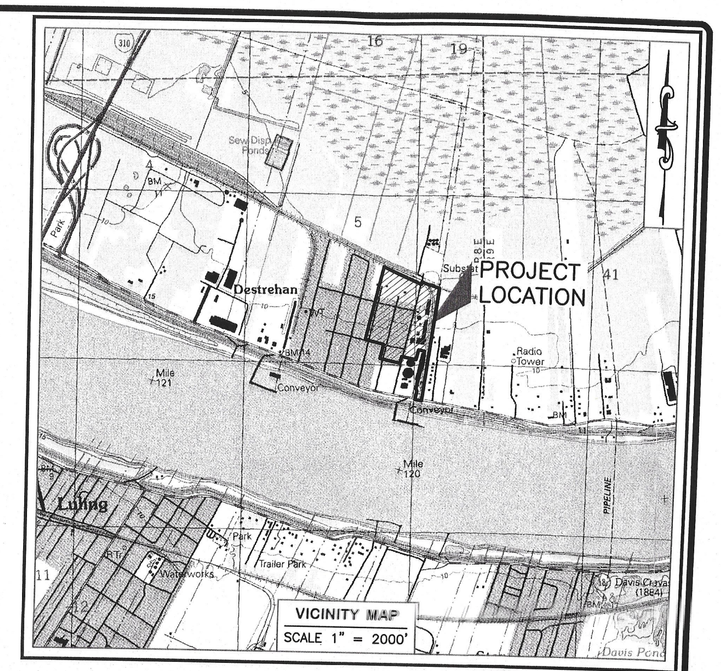
Michael P. Blanchard, P.L.S., 12/01/2023 Reg. No. 4861

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

SHEET 1 OF 2

ACADIA
LAND SURVEYING, LLC
LOUISIANA • MISSISSIPPI • ALABAMA • TEXAS
206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301
Phone • (985) 449-0094 Fax • (985) 449-0085
EMAIL • ACADIA@ACADIALANDSURVEYING.COM

DATE	REVISION DESCRIPTION	INT.
DRAWN BY: CMH	CHECKED BY: MPB	APPROVED BY: MPB
DATE: October 24, 2023	ALS FILE: 2021/21–01–588/21–588 R7A.dwg	



GABRIEL HEIGHTS

LORRAINE STREET

N 13°15'23" E – 720.00'

N 13°15'23" E – 243.95'

BLOCK E — SQUARE 1

N 13°15'23" E – 1,180.32'

N 76°44'37" W 149.23'

PARCEL B
5.845 ACRES
254,623 SQ. FT.

P.O.B.3

S 13°17'13" W – 1,439.47'

N 76°44'37" W 150.00'

154.15' S 63°25'24" E

PELICAN STREET — 50' Right of Way — (TO BE REVOKED)

Found 3/4" Iron Rod — Found 1/2" Iron Rod — Found 3/4" Iron Pipe (Bent) — 112.27'

RIVER ROAD

SQUARE 2

N 76°44'37" W – 350.00'

AMIE STREET — 50' Right of Way — (TO BE REVOKED)

JEAN STREET — 50' Right of Way — (TO BE REVOKED)

N 13°14'23" E – 876.60'

629.28'

247.32'

L7

L6

MODOC STREET — (TO BE REVOKED) — 50' Right of Way

PARCEL P1–A
39.691 ACRES
1,728,939 SQ. FT.

PARCEL 1–BG–1–A
5.732 ACRES
249,668 SQ. FT.

Existing Office

PARCEL 1-BG-1

PARCEL 1-BG-2

(LOUISIANA HIGHWAY NO. 48) — 50' Right of Way — N 78°26'35" W – 325.14'

N 76°44'37" W – 400.70'

L5

N 78°03'06" W 50.36'

50' Right of Way — N 13°15'25" E – 613.31' — (TO BE REVOKED) — JONATHAN STREET

127.24' S 13°15'23" W

P.O.B.2

N 78°03'06" W – 427.08'

PARCEL P2
(Not A Part)
Existing Storage Tank (Typical)

N 76°40'23" W – 258.28'

187.41' S 13°19'37" W

Existing Building (Typical)

L4

PARCEL P1

50' Right of Way — JONATHAN STREET — (TO BE REVOKED)

N 13°15'23" E – 51.38'

S 63°58'21" E – 153.81'

L10

C1

S 63°25'24" E – 770.74'

NOEL STREET

Y. & M.V. RAILROAD

161.25' N 11°09'28" E

210.51' N 12°42'55" E

N 14°12'52" E – 303.61'

L1 L2 L3

N 77°50'26" W 120.29'

Found Iron Rod — Found 1" Iron Pipe — Found 3/4" Iron Pipe (Bent) — Found 3/4" Iron Rod — Found 1"x1" Iron Bar

*S 07°14'52" W – 2,123.11'
(Reference Bearing)

P.O.C.
P.O.B.1

FLOOD ZONE "X (Unshaded)" (Per FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 225204 0005 C, Effective Date: 9/5/2007)

LEGEND

FOUND PROPERTY CORNER (AS NOTED)	○
SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)	●
EXISTING CHAIN LINK FENCE	—○—

SCALE: 1" = 100'
SCALE IN FEET

100' 50' 0 100' 200' 300'

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 20°44'17" W	54.55'	L6	N 13°15'25" E	0.25'
L2	N 06°03'30" E	127.66'	L7	N 77°51'34" W	25.17'
L3	N 00°18'21" W	72.69'	L8	S 76°44'37" E	150.00'
L4	N 76°46'29" W	103.76'	L9	N 13°15'23" E	50.71'
L5	S 13°15'25" W	4.94'	L10	N 13°15'23" E	10.73'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	02°55'41"	3,483.11'	178.00'	S 67°58'47" E – 177.98'

RECORDATION:
RECORDED IN THE ST. CHARLES PARISH CLERK OF COURT ON THE ___ DAY OF _____, 2023 IN COB ____.

APPROVALS:

CHAIR PLANNING AND ZONING COMMISSION — DATE

PARISH PRESIDENT — DATE

CERTIFICATION:
This is to certify to BUNGE NORTH AMERICA, INC. & BUNGE CHEVRON AG RENEWABLES, LLC that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Standards of Practice for Boundary Surveys as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the accuracy specifications and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

MICHAEL P. BLANCHARD — REG. NO. 4861 — REGISTERED PROFESSIONAL LAND SURVEYOR

12/01/2023

Michael P. Blanchard, P.L.S., Reg. No. 4861

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

SHEET 2 OF 2

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DRAWN BY: CMH	CHECKED BY: MPB	APPROVED BY: MPB
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