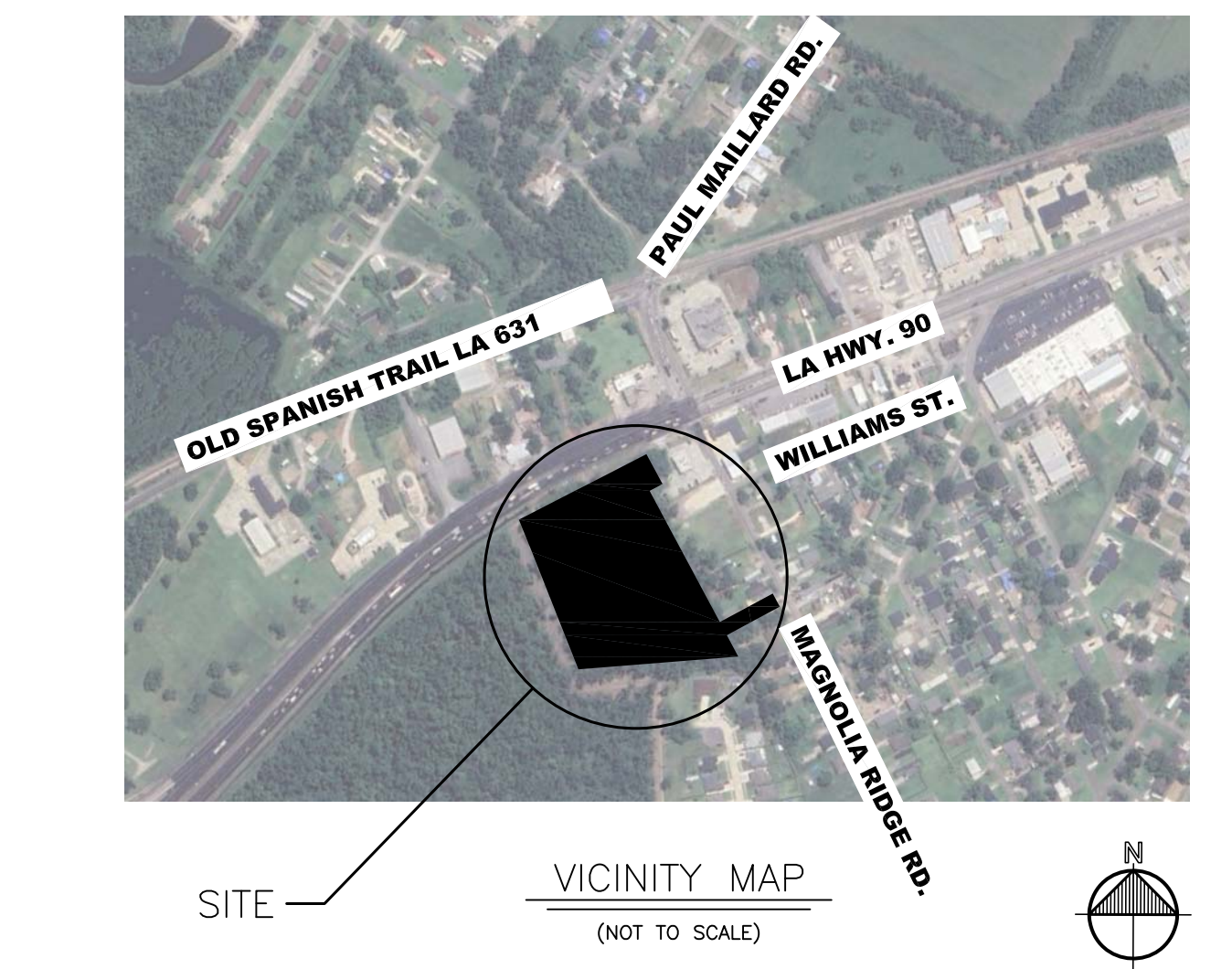
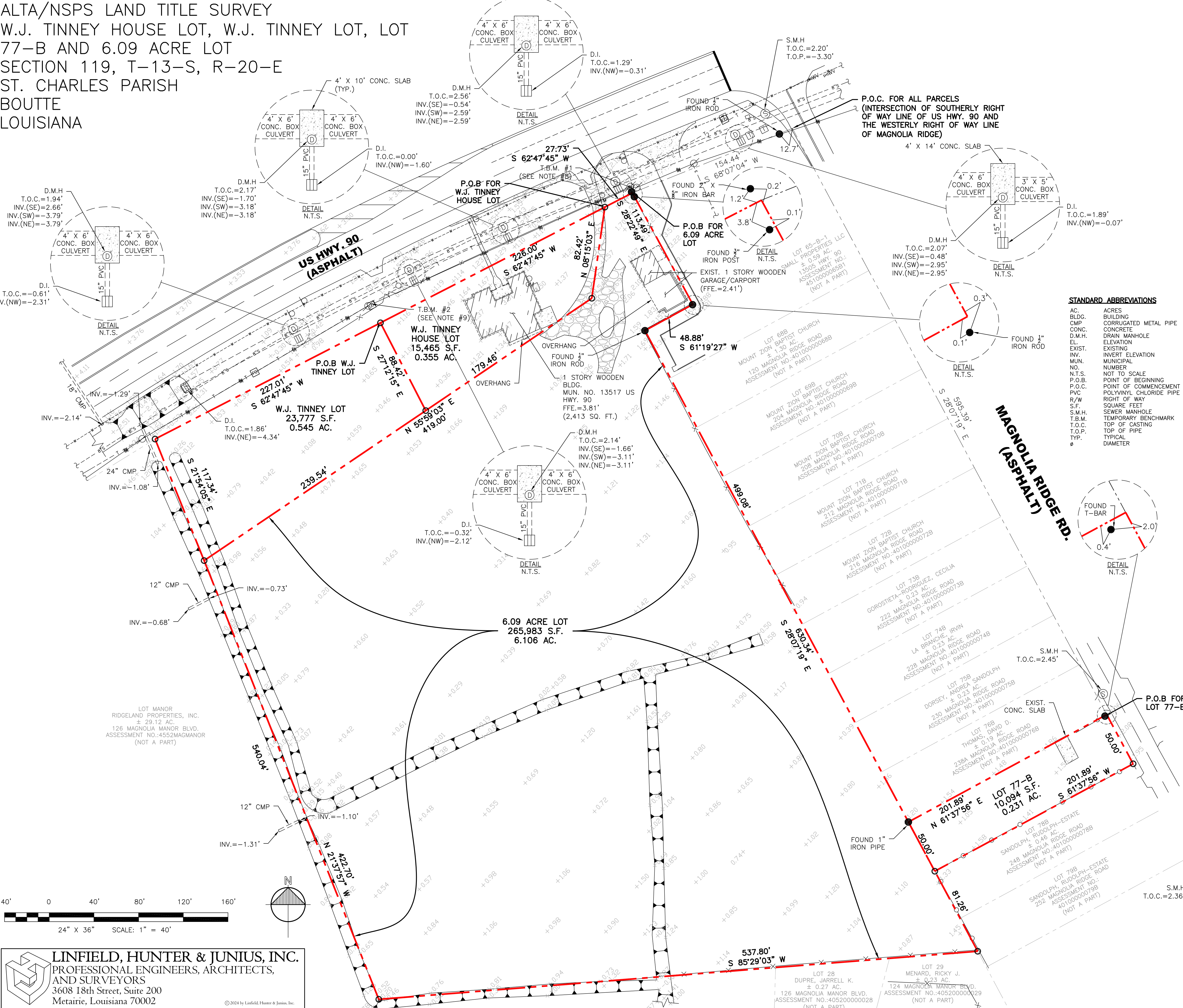


ALTA/NSPS LAND TITLE SURVEY
W.J. TINNEY HOUSE LOT, W.J. TINNEY LOT, LOT
77-B AND 6.09 ACRE LOT
SECTION 119, T-13-S, R-20-E
ST. CHARLES PARISH
BOUTTE
LOUISIANA



LEGEND		
	EXIST. GUY WIRE	
	EXIST. DRAIN LINE	
	OVERHEAD UTILITY	
	EXIST. BOUNDARY LINE	
	EXIST. UG WATER LINE	
	EXIST. UG SEWER LINE	
	EXIST. UG TELECOMMUNICATIONS LINE	
	EXIST. UG ELECTRIC LINE	
	EXIST. CHAINLINK FENCE	
	EXIST. CONC. AREA	
	EXIST. GRAVEL AREA	
	EXIST. BUILDING	
	EXIST. DITCH	
	EXIST. WATER METER	
	EXIST. GAS METER	

- GENERAL NOTES:
- THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN PLOTTED BASED UPON DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR OBTAINED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF UTILITIES 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 INSTALLATIONS PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON. PRIOR TO EXCAVATION AND DIGGING CALL LOUISIANA ONE CALL BY DIALING 811 OR (800) 272-3020.
 - ELEVATIONS SHOWN REFER TO NAVD88. ELEVATIONS ESTABLISHED BY RTK GPS OBSERVATION (LEICA SMARTNET).
 - THIS IS A CLASS C BOUNDARY SURVEY.
 - NO TITLE RESEARCH OR UTILITY SERVITUDE RESEARCH WAS PERFORMED BY THE SURVEYOR.
 - AS PER FEMA FLOOD MAP, COMMUNITY-PANEL NUMBER 2201600125C EFFECTIVE DATE JUNE 06, 1992. THE SITE LIES WITHIN ZONE AE, AREA WITH BASE FLOOD ELEVATION OF 4 FEET.
 - THE SURVEY SHOWN HEREON IS MADE IN ACCORDANCE TO THE MINIMUM STANDARDS FOR THE PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
 - BEARINGS SHOWN ARE BASED ON SCHEDULE "A" OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY AND DATED FEBRUARY, 8 2024.
 - T.B.M. #1 IS THE 60D NAIL SET IN THE WEST OF FACE OF THE SECOND POWER POLE FROM THE INTERSECTION OF WESTERLY RIGHT OF WAY LINE OF MAGNOLIA RIDGE RD. AND THE SOUTHERLY RIGHT OF WAY LINE OF US HIGHWAY 90, SITUATED ALONG THE SOUTHERLY SIDE OF US HIGHWAY 90. EL.=3.15' NAVD88.
 - T.B.M. #2 IS THE 60D NAIL SET IN THE WEST OF FACE OF THE FOURTH POWER POLE FROM THE INTERSECTION OF WESTERLY RIGHT OF WAY LINE OF MAGNOLIA RIDGE RD. AND THE SOUTHERLY RIGHT OF WAY LINE OF US HIGHWAY 900, SITUATED ALONG THE SOUTHERLY SIDE OF US HIGHWAY 90. EL.=2.18' NAVD88.

PRELIMINARY



NATHAN J. JUNIUS, P.E., P.L.S.
DATE: MARCH 29, 2024
LH&J JOB No. 23-063
(504) 833-5300
03-29-2024



LINFIELD, HUNTER & JUNIUS, INC.
PROFESSIONAL ENGINEERS, ARCHITECTS,
AND SURVEYORS
3608 18th Street, Suite 200
Metairie, Louisiana 70002

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ALTA/NSPS LAND TITLE SURVEY
W.J. TINNEY HOUSE LOT, W.J. TINNEY LOT, LOT
77-B AND 6.09 ACRE LOT
SECTION 119, T-13-S, R-20-E
ST. CHARLES PARISH
BOUTTE
LOUISIANA

TITLE COMMITMENT:

SCHEDULE B, PART II – EXCEPTIONS

THE SURVEYOR HAS RELIED UPON THE FOLLOWING EXCEPTIONS AS SHOWN ON SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE OFFICE FILE NO. 23-005861-960 HAVING AN EFFECTIVE DATE OF FEBRUARY 8, 2024.

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I – REQUIREMENTS ARE MET (NOT PLOTTED).
- STANDARD EXCEPTIONS
 - RIGHTS OF CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
 - EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
 - ANY ENCROACHMENT, ENCUMBRANCES, OVERLAPS, BOUNDARY LINE DISPUTES, VIOLATIONS, VARIATIONS, OR ADVERSE CIRCUMSTANCES AND ANY MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF PREMISES. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ONTO THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND.
 - ANY LIEN OR RIGHT TO LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

SPECIAL EXCEPTIONS

- TAXES AND SPECIAL ASSESSMENTS FOR THE CURRENT AND FUTURE YEARS WHICH ARE NOT YET DUE AND PAYABLE OR TAXES NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS, AND ANY SUPPLEMENTAL REAL ESTATE TAXES OR SPECIAL ASSESSMENTS NOT PREVIOUSLY ASSESSED AGAINST THE LAND FOR ANY PERIOD BEFORE THE DATE OF POLICY, PLUS ANY PENALTIES AND INTEREST WHICH MAY ACCRUE.
- ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS AND ALL APPURTENANT SURFACE RIGHTS, INCLUDING SERVITUDES, FOR THE EXPLORATION, DEVELOPMENT, PRODUCTION AND REMOVAL OF SAID OIL, GAS, WATER AND OTHER MINERALS.
- ANY INACCURACY IN THE AREA, SQUARE FOOTAGE, OR ACREAGE OF LAND DESCRIBED IN SCHEDULE A. THE COMPANY DOES NOT INSURE THE AREA, SQUARE FOOTAGE, OR ACREAGE OF THE LAND.

LEGAL DESCRIPTION:

THOSE FOUR PARCELS OF GROUND BEING THE W.J. TINNEY PROPERTIES SITUATED IN SECTION 119, T-13-S, R-20-E, BOUTTE, ST. CHARLES PARISH, LOUISIANA PER A SURVEY PLAT ENTITLED "SURVEY PLAT OF LOT 77-B OF THE EXTENSION OF ELLINGTON PLANTATION, THE W.J. TINNEY LOT, THE W.J. TINNEY HOUSE LOT, & THE 6.09 ACRE LOT" BY STEPHEN P. FLYNN, P.L.S. DATED FEBRUARY 16, 2023, REVISED 3/3/2023 AND REVISED 3/7/2023. BEING MORE FULLY DESCRIBED AS FOLLOWS:

PARCEL 1 – THE W.J. TINNEY HOUSE LOT

THE SAID TACT WAS PREVIOUSLY DESCRIBED AS FOLLOWS:
A CERTAIN LOT OR PORTION OF GROUND, SITUATED IN THE PARISH OF ST. CHARLES, STATE OF LOUISIANA, NEAR BOUTTE, ON THE SOUTH SIDE OF HIGHWAY NO. 90, (NEW PAVED HIGHWAY) ON WHICH IT HAS A WIDTH OF TWO HUNDRED AND TWENTY-FIVE (225') FEET, AND A WIDTH ON ITS SOUTH BOUNDARY LINE OF TWO HUNDRED FEET (200'), BY A DEPTH ON ITS EAST BOUNDARY LINE OF EIGHTY-FIVE (85') FEET, AND A DEPTH ON ITS WEST BOUNDARY LINE OF ONE HUNDRED AND TWENTY (120') FEET; BOUNDED NORTH BY NEW HIGHWAY 90, EAST AND SOUTH BY THE ELLINGTON PLANTATION BELONGING TO ALFRED D. DANZINGER, AND WEST BY PROPERTY OF ESTATE OF W.H. TINNEY; SAID LOT OF GROUND BEGINS AT A DISTANCE OF 116 FEET FROM THE INTERSECTION OF THE NEW PAVED HIGHWAY NO. 90 WITH THE MAGNOLIA RIDGE ROAD.
SAID TRACT IS NOW MORE CORRECTLY AND FULLY DESCRIBED AS PARCEL 1, AS FOLLOWS:
A CERTAIN TRACT OR PORTION OF GROUND, SITUATED IN THE PARISH OF ST. CHARLES, COMMENCE AT THE SOUTHWEST INTERSECTION OF US HIGHWAY 90 AND MAGNOLIA RIDGE ROAD.
THENCE PROCEED IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTH RIGHT OF WAY OF US HIGHWAY 90 BEING THE NORTH LINE OF LOT 65-B OF THE EXTENSION OF ELLINGTON PLANTATION SUBDIVISION A BEARING OF S68°01'04"W, A DISTANCE OF 154.44' TO A POINT;
THENCE PROCEED IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTH RIGHT OF WAY OF US HIGHWAY 90 BEING THE NORTH LINE OF THE 6.09 ACRE LOT A BEARING OF S62°47'45"W, A DISTANCE OF 27.73' TO A POINT BEING THE NORTHEAST CORNER OF THE W.J. TINNEY HOUSE LOT;
THE POINT OF BEGINNING
THENCE CONTINUE IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTH RIGHT OF WAY OF US HIGHWAY 90 BEING THE NORTH LINE OF THE W.J. TINNEY HOUSE LOT A BEARING OF S62°47'45"W, A DISTANCE OF 226.00' TO A POINT;
THENCE PROCEED IN A SOUTHEASTERLY DIRECTION ALONG THE WEST LINE OF THE W.J. TINNEY HOUSE LOT BEING THE EAST OF THE W.J. TINNEY LOT A BEARING OF S27°12'15"E, A DISTANCE OF 88.42' TO A POINT;
THENCE PROCEED IN A NORTHEASTERLY DIRECTION ALONG THE SOUTH LINE OF THE W.J. TINNEY HOUSE LOT BEING THE NORTH LINE OF THE 6.09 ACRE LOT A BEARING OF N55°59'03"E, A DISTANCE OF 179.46' TO A POINT;
THENCE PROCEED IN A NORTHEASTERLY DIRECTION ALONG THE EAST LINE OF THE W.J. TINNEY HOUSE LOT BEING THE WEST LINE OF THE 6.09 ACRE LOT A BEARING OF N8°15'03"E, A DISTANCE OF 82.42' TO A POINT;
THE POINT OF BEGINNING.

ALSO KNOWN AS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 90 AND THE WESTERLY RIGHT-OF-WAY LINE OF MAGNOLIA RIDGE ROAD, PROCEED S 68°01'04" W ALONG THE SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY 90 A DISTANCE OF 154.44' TO A POINT AND CORNER MARKED BY A FOUND 2" x 8" IRON BAR;

THENCE, PROCEED S 62°47'45" W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 90 A DISTANCE OF 27.73' TO A SET ½" IRON ROD, ALSO KNOWN AS THE POINT OF BEGINNING.

THENCE, PROCEED S 62°47'45" W, A DISTANCE OF 226.00' TO A SET ½" IRON ROD;

THENCE, PROCEED S 27°12'15" E, A DISTANCE OF 88.42' TO A SET ½" IRON ROD;

THENCE, PROCEED N 55°59'03" E, A DISTANCE OF 179.46' TO A SET ½" IRON ROD;

THENCE, PROCEED N 08°15'03" E, A DISTANCE OF 82.42' TO A SET ½" IRON ROD, ALSO KNOWN AS THE POINT OF BEGINNING, CONTAINING A TOTAL AREA OF 15,465 SQUARE FEET (0.355 ACRES).

PARCEL 2 – THE 6.09 ACRE LOT

THIS TRACT WAS PREVIOUSLY DESCRIBED AS FOLLOWS:
A CERTAIN PORTION OR PARCEL OF GROUND, SITUATED IN THE PARISH OF ST. CHARLES, STATE OF LOUISIANA, IN WHAT WAS FORMERLY A PART OF ELLINGTON PLANTATION. SAID PORTION OR PARCEL OF GROUND IS IN SECTION 119, TOWNSHIP 13 SOUTH, RANGE 20 EAST, AND IN THE REAR OF THE HOME OF W. J. TINNEY AT BOUTTE. SAID PORTION OF GROUND IS SHOWN ON A MAP OF E.M. COLLIER, SURVEYOR, DATED MAY 1950, AND COMMENCES AT A CORNER ON THE RIGHT-OF-WAY LINE OF U.S. CONCRETE HIGHWAY 90, ONE HUNDRED SIXTY-TWO FEET EIGHT INCHES (162'8") FROM THE CORNER OF MAGNOLIA RIDGE ROAD AND HIGHWAY 90 AND IS BOUNDED BY A LINE PARALLEL TO MAGNOLIA RIDGE ROAD AND CROSSES THE REAR ENDS OF LOTS 65-B AND 66-B, SAID LINE BEING ONE HUNDRED FIFTEEN AND SIX-TENTHS FEET (115.6') SOUTH 27 DEGREES 44' WEST TO THE DIVIDING LINE BETWEEN LOTS 67-B AND 66-B; THENCE ALONG SAID BOUNDARY LINE BETWEEN LOTS 66-B AND 67-B FORTY-FIVE FEET (45') TO THE REAR CORNER OF LOT 67-B; THENCE 27 DEGREES 44' WEST SIX HUNDRED THIRTY AND THREE-TENTHS FEET (630.3') TO A POINT ON THE REAR LINE OF LOT 79-B, THIRTY AND THREE-TENTHS FEET (30.3') FROM THE REAR CORNER OF LOTS 78-B AND 79-B THENCE NORTH 85 DEGREES 52' EAST FIVE HUNDRED THIRTY-SEVEN AND EIGHT-TENTHS (537.8') FEET THENCE SOUTH 21 DEGREES 15' EAST A DISTANCE OF FOUR HUNDRED TWENTY-TWO AND SEVEN-TENTHS (422.7') FEET TO THE REAR BOUNDARY LINE OF W.J. TINNEY; FROM THIS POINT A DISTANCE OF FOUR HUNDRED NINETEEN FEET (419') SOUTH 56 DEGREES 22' WEST TO WHAT WAS FORMERLY THE REAR CORNER OF LOT 65-B, THENCE NORTH 8 DEGREES 38' EAST A DISTANCE OF EIGHTY FEET (80') ALONG THE LINE OF W.J. TINNEY TO THE RIGHT-OF-WAY OF HIGHWAY 90, THENCE TWENTY-TWO FEET (22') ALONG HIGHWAY 90 TO THE POINT OF BEGINNING. WHICH SAID TRACT OR PORTION OF GROUND IS SHOWN ON THE ABOVE REFERRED TO MAP, AND SAID PORTION OF GROUND CONTAINS APPROXIMATELY 6.09 ACRES.
SAID TRACT OF GROUND IS MORE CORRECTLY AND FULLY DESCRIBED AS PARCEL 2 AS FOLLOWS:
A CERTAIN PORTION OR PARCEL OF GROUND, SITUATED IN THE PARISH OF ST. CHARLES, STATE OF LOUISIANA, WITH ALL OF THE IMPROVEMENTS THEREON, WITH ALL THE RIGHTS, WAYS, PRIVILEGES SERVITUDE AND ADVANTAGES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, COMMENCE AT THE SOUTHWEST INTERSECTION OF US HIGHWAY 90 AND MAGNOLIA RIDGE ROAD.
THENCE PROCEED IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTH RIGHT OF WAY OF US HIGHWAY 90 BEING THE NORTH LINE OF LOT 65-B-I OF THE EXTENSION OF ELLINGTON PLANTATION SUBDIVISION A BEARING OF S68°07'04"W, A DISTANCE OF 154.44' TO A POINT BEING THE NORTHEAST CORNER OF THE 6.09 ACRE LOT.
THE POINT OF BEGINNING.
THENCE PROCEED IN A SOUTHEASTERLY DIRECTION ALONG THE EAST LINE OF THE 6.09 ACRE LOT BEING THE WEST LINE OF LOT 65-B-1 OF THE EXTENSION OF ELLINGTON PLANTATION SUBDIVISION A BEARING OF S28°22'49"E, A DISTANCE OF 113.49' TO A POINT;
THENCE PROCEED IN A SOUTHWESTERLY DIRECTION ALONG THE NORTH LINE OF LOT 65-B-1 OF THE EXTENSION OF ELLINGTON PLANTATION SUBDIVISION BEING THE SOUTH LINE OF THE 6.09 ACRE LOT A BEARING OF S61°19'27"W, A DISTANCE OF 48.88' TO A POINT;
THENCE PROCEED IN A SOUTHEASTERLY DIRECTION ALONG THE EAST LINE OF THE 6.09 ACRE LOT BEING THE WEST LINE OF LOTS 65-B-1, 68-B, 69-B, 70-B, 71-B, 72-B, 73-B, 74-B, 75-B, 76-B, 77-B, 78-B & 79-B OF THE EXTENSION OF ELLINGTON PLANTATION SUBDIVISION A BEARING OF S28°07'19"E, A DISTANCE OF 630.34' TO A POINT;
THENCE PROCEED IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTH LINE OF THE 6.09 ACRE LOT BEING THE NORTH LINE OF LOTS 29 & 28, MAGNOLIA MANOR SUBDIVISION, PHASE 1-B AND LOT A OF SECTION 119 A BEARING OF S85°29'03"W, A DISTANCE OF 537.80' TO A POINT;
THENCE PROCEED IN A NORTHWESTERLY DIRECTION ALONG THE WEST LINE OF THE 6.09 ACRE LOT BEING THE EAST LINE OF LOT A OF SECTION 119 A BEARING OF N21°37'57"W, A DISTANCE OF 422.70' TO A POINT;
THENCE PROCEED IN A NORTHEASTERLY DIRECTION ALONG THE NORTH LINE OF THE 6.09 ACRE LOT BEING THE SOUTH LINE OF THE W.J. TINNEY LOT & THE W.J. TINNEY HOUSE LOT A BEARING OF N55°59'03"E, A DISTANCE OF 419.00' TO A POINT;
THENCE PROCEED IN A NORTHEASTERLY DIRECTION ALONG THE WEST LINE OF THE 6.09 ACRE LOT BEING THE EAST LINE OF THE W.J. TINNEY HOUSE LOT A BEARING OF N8°15'03"E, A DISTANCE OF 82.42' TO A POINT;
THENCE PROCEED IN A NORTHEASTERLY DIRECTION ALONG THE NORTH LINE OF THE 6.09 ACRE LOT BEING THE SOUTH RIGHT OF WAY OF US HIGHWAY 90 A BEARING OF N62°47'45"E, A DISTANCE OF 27.73' TO A POINT;
THE POINT OF BEGINNING.

ALSO KNOWN AS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 90 AND THE WESTERLY RIGHT-OF-WAY LINE OF MAGNOLIA RIDGE ROAD, PROCEED S 68°07'04" W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 90 A DISTANCE OF 154.44' TO A POINT AND CORNER MARKED BY A FOUND 2" x 8" IRON BAR, ALSO KNOWN AS THE POINT OF BEGINNING.

THENCE, PROCEED S 28°22'49" E A DISTANCE OF 113.49' TO A FOUND ½" IRON ROD;

THENCE, PROCEED S 61°19'27" W A DISTANCE OF 48.88' TO A FOUND ½" IRON ROD;

THENCE, PROCEED S 28°07'19" E A DISTANCE OF 630.34' TO A SET ½" IRON ROD;

THENCE, PROCEED S 85°29'03" W A DISTANCE OF 537.80' TO A SET ½" IRON ROD;

THENCE, PROCEED N 21°37'57" W A DISTANCE OF 422.70' TO A SET ½" IRON ROD;

THENCE, PROCEED N 55°59'03" E A DISTANCE OF 419.00' TO A SET ½" IRON ROD;

THENCE, PROCEED N 8°15'03" E A DISTANCE OF 82.42' TO A ½" IRON ROD SET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 90;

THENCE, PROCEED N 62°47'45" E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 90 A DISTANCE OF 27.73' TO A POINT AND CORNER MARKED BY A FOUND 2" x 8" IRON BAR, ALSO KNOWN AS THE POINT OF BEGINNING, CONTAINING A TOTAL AREA OF 265,983 SQUARE FEET (6.106 ACRES).

PARCEL 3 –LOT 77-B OF THE EXTENSION OF ELLINGTON PLANTATION SUBDIVISION

THIS TRACT WAS PREVIOUSLY DESCRIBED AS FOLLOWS:
A CERTAIN PORTION OR LOT OF GROUND, SITUATED IN THE PARISH OF ST. CHARLES, STATE OF LOUISIANA, IN WHAT WAS FORMERLY A PART OF ELLINGTON PLANTATION, SAID PORTION OR LOT OF GROUND IS DESIGNATED AS LOT 77-B ON A MAP OF E. M. COLLIER DATED JUNE 1946, ENTITLED "EXTENSION OF SUBDIVISION OF A PORTION OF ELLINGTON PLANTATION ALONG MAGNOLIA RIDGE ROAD. SAID LOT 77-B MEASURES FIFTY FEET (50') FRONT ON MAGNOLIA RIDGE ROAD, WITH A DEPTH BETWEEN EQUAL AND PARALLEL LINES OF TWO HUNDRED FEET (200') AND A WIDTH OF FIFTY FEET (50') IN THE REAR.
SAID TRACT IS MORE CORRECTLY AND FULLY DESCRIBED AS PARCEL 3, AS FOLLOWS:
A CERTAIN TRACT OF LAND, COMMENCE AT THE SOUTHWEST INTERSECTION OF US HIGHWAY 90 AND MAGNOLIA RIDGE ROAD.
THENCE PROCEED IN A SOUTHEASTERLY DIRECTION ALONG THE WEST RIGHT OF WAY OF MAGNOLIA RIDGE ROAD BEING THE EAST LINE OF THE EXTENSION OF ELLINGTON PLANTATION SUBDIVISION TO THE NORTHEAST CORNER OF LOT 77-B OF THE EXTENSION OF ELLINGTON PLANTATION SUBDIVISION A BEARING OF S28°07'19"E, A DISTANCE OF 595.39' TO A POINT;
THE POINT OF BEGINNING. THENCE CONTINUE IN A SOUTHEASTERLY DIRECTION ALONG THE WEST RIGHT OF WAY OF MAGNOLIA RIDGE ROAD BEING THE EAST LINE OF LOT 77-B OF THE EXTENSION OF ELLINGTON PLANTATION SUBDIVISION A BEARING OF S28°07'19"E, A DISTANCE OF 50.00' TO A POINT;
THENCE PROCEED IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTH LINE OF LOT 77-B OF THE EXTENSION OF ELLINGTON PLANTATION SUBDIVISION BEING THE NORTH LINE OF LOT 78-B OF THE EXTENSION OF ELLINGTON PLANTATION SUBDIVISION A BEARING OF S61°37'56"W, A DISTANCE OF 201.89' TO A POINT;
THENCE CONTINUE IN A NORTHWESTERLY DIRECTION ALONG THE WEST LINE OF LOT 77-B OF THE EXTENSION OF ELLINGTON PLANTATION BEING THE EAST LINE OF THE 6.09 ACRE LOT. A BEARING OF N28°07'19"W, A DISTANCE OF 50.00' TO A POINT;
THENCE PROCEED IN A NORTHEASTERLY DIRECTION ALONG THE NORTH LINE OF LOT 77-B OF THE EXTENSION OF ELLINGTON PLANTATION SUBDIVISION BEING THE SOUTH LINE OF LOT 76-B OF THE EXTENSION OF ELLINGTON PLANTATION SUBDIVISION A BEARING OF N61°37'56"E, A DISTANCE OF 201.89' TO A POINT;
THE POINT OF BEGINNING.

ALSO KNOWN AS:

COMMENCING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 90 AND THE WESTERLY RIGHT-OF-WAY LINE OF MAGNOLIA RIDGE ROAD, PROCEED S 28°07'19" E ALONG THE WESTERLY RIGHT-OF-WAY LINE OF MAGNOLIA RIDGE ROAD A DISTANCE OF 595.39' TO A POINT AND CORNER MARKED BY A FOUND T-BAR, ALSO KNOWN AS THE POINT OF BEGINNING;

THENCE, PROCEED S 28°07'19" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF MAGNOLIA RIDGE ROAD A DISTANCE OF 50.00' TO A SET ½" IRON ROD;

THENCE, PROCEED S 61°37'56" W A DISTANCE OF 201.89' TO A SET ½" IRON ROD;

THENCE, PROCEED N 28°07'19" W A DISTANCE OF 50.00' TO A POINT AND CORNER MARKED BY A FOUND 1" IRON PIPE;

THENCE, PROCEED N 61°37'56" E A DISTANCE OF 201.89' TO A POINT AND CORNER MARKED BY A T-BAR ALONG THE WESTERLY RIGHT-OF-WAY LINE OF MAGNOLIA RIDGE ROAD, ALSO KNOWN AS THE POINT OF BEGINNING, CONTAINING A TOTAL AREA OF 10,094 SQUARE FEET (0.231 ACRES).



T.B.M. #1

PARCEL 4 – THE W.J. TINNEY LOT

THIS TRACT WAS PREVIOUSLY DESCRIBED AS FOLLOWS:
A CERTAIN LOT OR PORTION OF GROUND, SITUATED IN THE PARISH OF ST. CHARLES, SITUATED IN THE PARISH OF ST. CHARLES, STATE OF LOUISIANA, NEAR BOUTTE, ON THE SOUTH SIDE OF HIGHWAY NO. 90 (NEW PAVED HIGHWAY) ON WHICH IT HAS A WIDTH OF TWO HUNDRED AND TWENTY-SIX FEET (226') AND A WIDTH ON ITS SOUTH BOUNDARY LINE OF TWO HUNDRED AND TWENTY-FOUR FEET (224') BY A DEPTH ON ITS WEST BOUNDARY LINE OF ONE HUNDRED FORTY (140') FEET, BOUNDED NORTH BY NEW HIGHWAY NO. 90 SOUTH BY ELLINGTON PLANTATION, EAST BY PROPERTY OF THE PURCHASER HEREIN, AND WEST BY PROPERTY OF LESLIE LAQUE.
SAID TRACT IS NOW MORE CORRECTLY AND FULLY DESCRIBED AS PARCEL 4 AS FOLLOWS:
A CERTAIN PORTION OR PARCEL OF GROUND, SITUATED IN THE PARISH OF ST. CHARLES, STATE OF LOUISIANA, COMMENCE AT THE SOUTHWEST INTERSECTION OF US HIGHWAY 90 AND MAGNOLIA RIDGE ROAD.
THENCE PROCEED IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTH RIGHT OF WAY OF US HIGHWAY 90 BEING THE NORTH LINE OF LOT 65-B-1 OF THE EXTENSION OF ELLINGTON PLANTATION SUBDIVISION A BEARING OF S68°07'04"W, A DISTANCE OF 154.44' TO A POINT;
THENCE PROCEED IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTH RIGHT OF WAY OF US HIGHWAY 90 BEING THE NORTH LINE OF THE 6.09 ACRE LOT A BEARING OF S62°47'45"W, A DISTANCE OF 27.73' TO A POINT;
THENCE PROCEED IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTH RIGHT OF WAY OF US HIGHWAY 90 BEING THE NORTH LINE OF THE W.J. TINNEY HOUSE LOT A BEARING OF S62°47'45"W, A DISTANCE OF 226.00' TO A POINT BEING THE NORTHEAST CORNER OF THE W.J. TINNEY LOT;
THE POINT OF BEGINNING
THENCE CONTINUE IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTH RIGHT OF WAY OF US HIGHWAY 90 BEING THE NORTH LINE OF THE W.J. TINNEY LOT A BEARING OF S62°47'45"W, A DISTANCE OF 227.01' TO A POINT;
THENCE PROCEED IN A SOUTHWESTERLY DIRECTION ALONG THE WEST LINE OF THE W.J. TINNEY LOT BEING THE EAST LINE OF LOT A OF SECTION 119 A BEARING OF S21°54'05"E, A DISTANCE OF 117.34' TO A POINT;
THENCE PROCEED IN A NORTHEASTERLY DIRECTION ALONG THE SOUTH LINE OF THE W.J. TINNEY LOT BEING THE NORTH LINE OF THE 6.09 ACRE LOT A BEARING OF N55°59'03"E, A DISTANCE OF 239.54' TO A POINT;
THENCE PROCEED IN A NORTHWESTERLY DIRECTION ALONG THE WEST LINE OF THE W.J. TINNEY LOT BEING THE EAST LINE OF THE W.J. TINNEY HOUSE LOT A BEARING OF N27°12'15"W, A DISTANCE OF 88.42' TO A POINT;
THE POINT OF BEGINNING.

ALSO KNOWN AS:

THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 90 AND THE WESTERLY RIGHT-OF-WAY LINE OF MAGNOLIA RIDGE ROAD, PROCEED S 68°01'04" W ALONG THE SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY 90 A DISTANCE OF 154.44' TO A POINT AND CORNER MARKED BY A FOUND 2" x 8" IRON BAR;

THENCE, PROCEED S 62°47'45" W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 90 A DISTANCE OF 27.73' TO A SET ½" IRON ROD;

THENCE, PROCEED S 62°47'45" W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 90, A DISTANCE OF 226.00' TO A SET ½" IRON ROD, ALSO KNOWN AS THE POINT OF BEGINNING;

THENCE, PROCEED S 62°47'45" W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 90 A DISTANCE OF 227.01' TO A SET ½" IRON ROD;

THENCE, PROCEED S 21°54'05" E, A DISTANCE OF 117.34' TO A SET ½" IRON ROD;

THENCE, PROCEED N 55°59'03" E A DISTANCE OF 239.54' TO A SET ½" IRON ROD;

THENCE, PROCEED N 27°12'15" W A DISTANCE OF 88.42' TO AN ½" IRON ROD SET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF US HIGHWAY 90, ALSO KNOWN AS THE POINT OF BEGINNING, CONTAINING A TOTAL AREA 23,777 SQUARE FEET (0.545 ACRES).



T.B.M. #2

PRELIMINARY

ALTA/ACSM LAND TITLE SURVEY FOR CHICAGO TITLE INSURANCE COMPANY, A FLORIDA CORPORATION AND MAINLAND RETAIL ACQUISITIONS, LLC. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES TABLE A ITEMS 1, 2, 3, 4, 7, 8, 9, 11, AND 13.

NATHAN J. JUNIUS, P.E., P.L.S.

DATE: MARCH 29, 2024

LH&J JOB No. 23-063

(504) 833-5300



03-29-2024