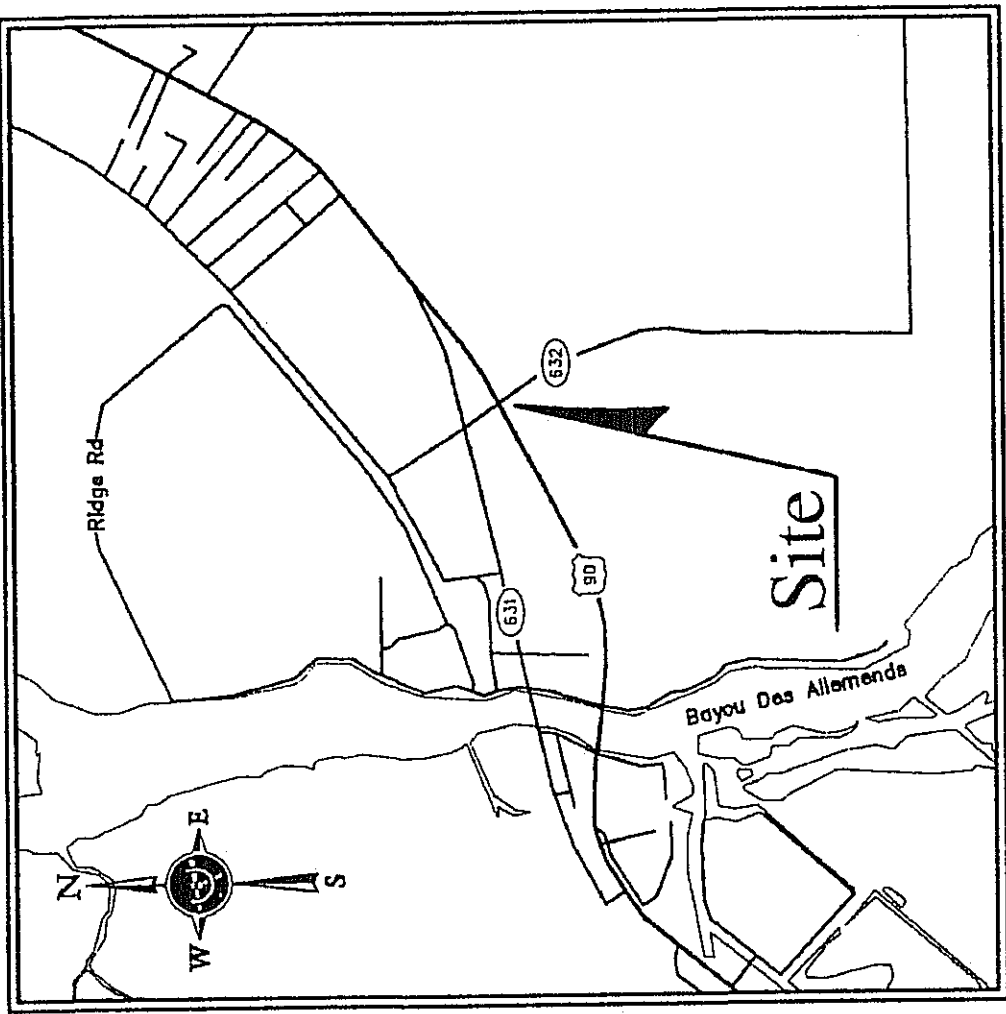


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(TICKET No. 220314112)



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1.) Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 2201600175C for St. Charles Parish, Louisiana, last revised June 16, 1992, the property shown hereon is located in Flood Zone "AE". Nearest adjacent Base Flood Elevation = 4 feet (NAVD 1988). The current base flood and inundation elevations are subject to change and should be verified with the Department of Development prior to issuance of building permits.

FLOOD AREAS DEFINED:
Zone "X" (With Shading): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 6 feet with grained areas of less than 10 feet; and areas protected by levees from 1% annual chance flood.

Flood Insurance Rate Maps are revised frequently and can be found online at: msc.fema.gov

2.) Zoning: Zoning information should be verified with City/Parish Planning Commission.

3.) Reference Maps: Portion of Lot 13 Coteau De France as Claimed by Loyd A. Durrant, Jr. in Section 48 T14S - R20E St. Charles Parish, Louisiana by Lucien C. Gassen, P.L.S. dated Dec. 6, 2006.

4.) (*) represents the Basis of Bearings. Bearings are based on reference map "A" (above). Distances are U.S. Survey Feet.

5.) Elevations and TBM's were derived from the Leica Network System using Trimble R8 dual frequency GPS units. NAVD 1988 datum, Bead 18.

6.) No attempt has been made by LandSource, Inc., to verify title, actual legal ownerships, deed restrictions, easements, encumbrances, or burdens on the property other than that furnished by the client or his representative.

7.) Utilities: The underground utilities shown hereon have been located from visible utility features, paint markings made on the ground by utility companies requested by LA. One Call (Ticket No. 220314112) and/or previous construction drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are the actual utilities indicated. The surveyor makes no warranty as to the accuracy of the underground utilities, except for above ground visible utility features.

8.) All spot elevations are not shown for clarity of the drawing.

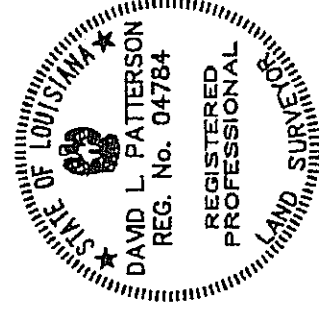
SCHEDULE B, PART II

First American Title Insurance Company of Louisiana
Commitment No.: 6470.39
Effective Date: April 6, 2022

ITEMS 1-2	= Not Survey Related
ITEM 3	= None Apparent
ITEM 4	= Not Survey Related
ITEM 5	= None Apparent
ITEM 6	= Not Survey Related
ITEM 7	= Not Applicable
ITEM 8	= None Apparent
ITEM 9	= Not Survey Related
ITEMS 10-12	= Not Enough Information

CERTIFICATION:

This is to certify to First American Title Insurance Company of Louisiana, Racetrac Petroleum, Orleans Title Insurance Agency, LLC, that this map or plat and the survey on which it is based were made in accordance with the State of Louisiana "Standards of Practice for Property Boundary Surveys and the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6b, 7a, 8, 9, 10, 11b, 13, 15, 16 & 17 of Table A thereof. The fieldwork was completed on 05/26/2022.



Printed on: Jun. 16, 2022

Date

ADVANCE ISSUE

David L. Patterson, P.L.S.
La. Registration No. 04784

MAP SHOWING ALTA / NSPS LAND TITLE SURVEY

OF
LOT 13-M-1

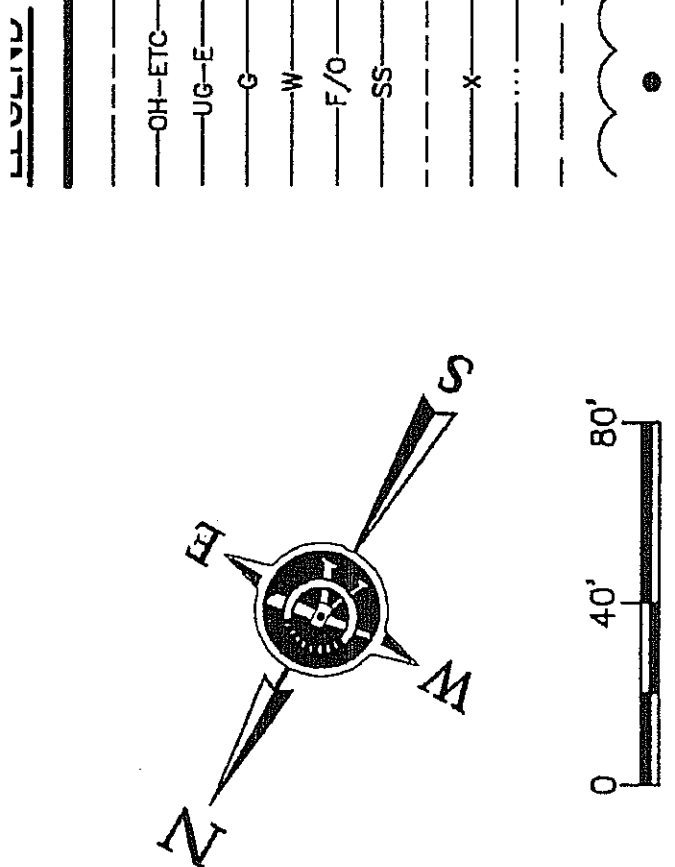
LOCATED IN SECTION 43, T-14-S, R-20-E,
SOUTHEAST LAND DISTRICT,
WEST OF THE MISSISSIPPI RIVER,
ST. CHARLES PARISH, LOUISIANA
FOR
RACETRAC PETROLEUM

CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	6,845.50'	69.70'	S 36°57'27" E	69.70'
C2	602.96'	66.07'	S 40°12'29" E	66.04'

LINE #	BEARING	DISTANCE
L1	S 36°52'00" E	19.82'

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- Property Line
Right of Way Line
Overhead Elec. Tele. & Cable
UG-ETC
UG-E
Underground Gas Line
Underground Water Line
F/O
Underground Fiber Optic Line
Underground Sewer Line
Underground Drain Line
Fence Line
Ditch Line
Drip Line
Vegetation Line
Found Iron Pipe/Rod

- Found Highway Monument
Temporary Bench Mark
Power Pole
Guy Anchor
Pole Mounted Transformer
Metal Box
Electrical Box
Traffic Signal Pole
Traffic Signal Box
Area Light
Air Conditioner Unit
Satellite Dish
Mail Box
Sign

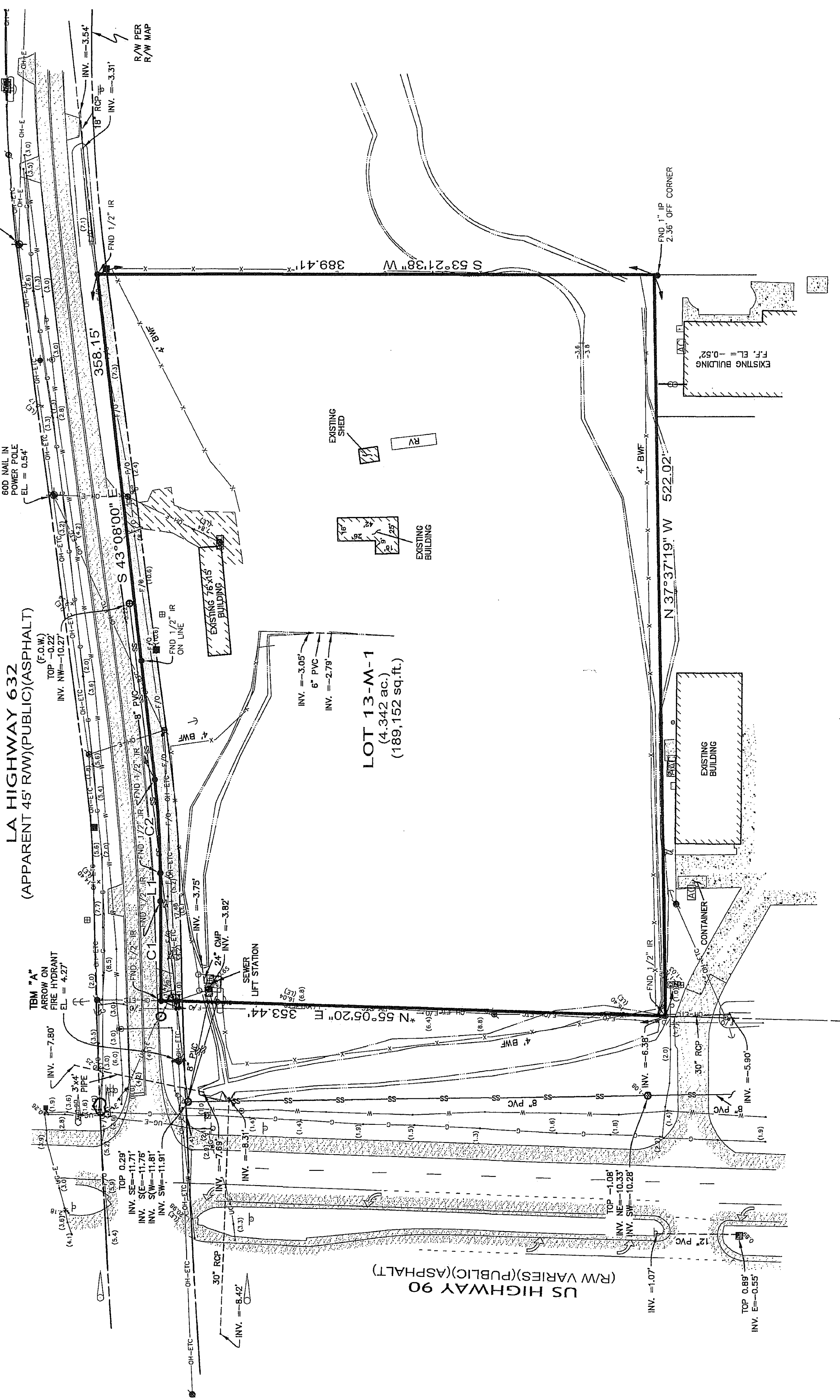
- Ballard
Fire Hydrant
Water Meter
Water Valve
Gas Meter
Sewer Manhole
Drain Inlet
Pipeline Vent
Reinforced Concrete Pipe
Corrugated Metal Pipe
PVC
Polyvinyl Chloride Pipe
Found
Iron Pipes

- IR
BWF
(X,X)
(LE)
(F.O.W.)
R/W
Asphalt Pavement
Concrete Pavement
Gravel
R/W Conflict Area

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Baton Rouge, LA 70809
Ph. (225) 751-2233 Fax (225) 751-2233
email: lsinfo@landsource.com
website: www.landsource.com



CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
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LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 36°52'00" E	19.82'

ADVANCE ENGINEERING
DAVID L. PATTERSON
REG. PROFESSIONAL SURVEYOR
JOB # 22-727-01
DWN. BY: DCS
CKD. BY: DLP
SHEET NO.

Printed on:
Jun. 16, 2022

02
OF: 02

UTILITY: