LEGAL DESCRIPTION - AS PER TITLE COMMITMENT:

An approximately 15.08 acre portion of the tract of land known as the Southerly Remainder of Maurmont Property located in Section 47, Township 7 South – Range 11 East Covington, St. Tammany Parish, Louisiana and shown on the "Plat Showing Boundary Survey" by Acadia Land Surveying, LLC dated January 4, 2013, ALS File: 2012/12– 2355/Boundary.dwg.

TITLE EXCEPTION NOTES:

Surveyor's Comments on exceptions to title as listed in Schedule BII from a commitment for title insurance provided by First American Title Insurance Company of Louisiana, File No.: 1018–198/2350–008, Effective Date: February 13, 2015:

Items #1 thru 10: Non Survey Issue

Item #11: 125' CLECO Right of Way created by Judgment in the matter entitled "Central Louisiana Electric Company, Inc., v. Mrs. Mary Elizabeth Schlosser, widow of Conrad Kolb and Miss Emelie Kolb", No. 26767 for the 22nd Judicial District Court, recorded in the records of St. Tammany Parish, Louisiana on July 14, 1967 at COB 466, folio 191.
Does not affect subject property.

Item #12: Drainage Servitude along Interstate Highway 12, affecting a parcel described as Parcel 42–3–1–D–1, created pursuant to the Order of Expropriation in "State of Louisiana, through the Department of Highways vs Emilie Kolb", Case No. 35093 on the docket of the 22nd Judicial District Court, recorded in the records of St. Tammany Parish, Louisiana on October 8, 1971 in COB 636, folio 138.
Affects subject property as shown on plat.

Item #13: All servitudes and other matters shown on the "Plat Showing Boundary Survey" by Acadia Land Surveying, LLC dated January 4, 2013, ALS File: 2012/12–2355/Boundary.dwg.
Affects subject property as shown on plat.

Item #14: Intentionally Deleted.

Item #15: Reservation of minerals with waiver of surface rights contained in Sale by Fred R. Kolb and Kristina Kolb Johnson to Maurmont Properties, L.L.C., recorded in the records of St. Tammany Parish, Louisiana on April 26, 2005 at Instrument No. 1490862.
Non Survey Issue.

Item #16: Act of Dedication and Donation and Grant of Drainage Servitude by Maurmont Properties, L.L.C. to Parish of St. Tammany, recorded in the records of St. Tammany Parish, Louisiana on December 20, 2007 at Instrument No. 1660592.
Affects subject property as shown on plat.

Item #17: Act of Dedication and Donation by Maurmont Properties, L.L.C. to Parish of St. Tammany, recorded in the records of St. Tammany Parish, Louisiana on September 15, 2008 at Instrument No. 1698766.
Does not effect subject property.

Item #18: Developmental Agreement by Maurmont Properties, L.L.C., recorded in the records of St. Tammany Parish, Louisiana on September 19, 2008 at Instrument No. 1699481.
Non survey issue.

Item #19: Restatement of Act Establishing a Predial Servitude by Maurmont Properties, L.L.C. in favor of Delta Land Holding Company, L.L.C. recorded in the records of St. Tammany Parish, Louisiana on November 12, 2009 at Instrument No. 1748780.
Does not affect subject property. (River Chase Drive)

Item #20: Underground Servitude Agreement between Maurmont Properties, L.L.C. and Cleco Power LLC recorded in the records of St. Tammany Parish, Louisiana on January 6, 2010 at Instrument No. 1754541.
Affects subject property as shown on plat.

Item #21: Access Servitude Agreement between Maurmont Properties, L.L.C. and Christwood recorded in the records of St. Tammany Parish, Louisiana on December 22, 2010 at Instrument No. 1796262.
Does not affect subject property.

Item #22: Drainage Servitude Agreement between Maurmont Properties, L.L.C., Christ Episcopal Church in Covington, Louisiana and Christwood recorded in the records of St. Tammany Parish, Louisiana on December 22, 2010 at Instrument No. 1796228.
Affects subject property as shown on plat.

Item #23: Underground Servitude Agreement between Maurmont Properties, L.L.C. and Cleco Power LLC recorded in the records of St. Tammany Parish, Louisiana on March 21, 2011 at Instrument No. 1805488.
Affects subject property as shown on plat.

Item #24: Easement with Covenants and Restrictions Affecting Land ("ECR") between Sam's Real Estate Business Trust, Stirling Mandeville, L.L.C. and Maurmont Properties, L.L.C. recorded in the records of St. Tammany Parish, Louisiana on August 16, 2011 at Instrument No. 1823952.
Non survey issue.

Item #25: Amended and Restated Declaration of Covenants, Conditions, and Restrictions for River Chase recorded in the records of St. Tammany Parish, Louisiana on August 16, 2011 at Instrument No. 1823974.
Non survey issue.

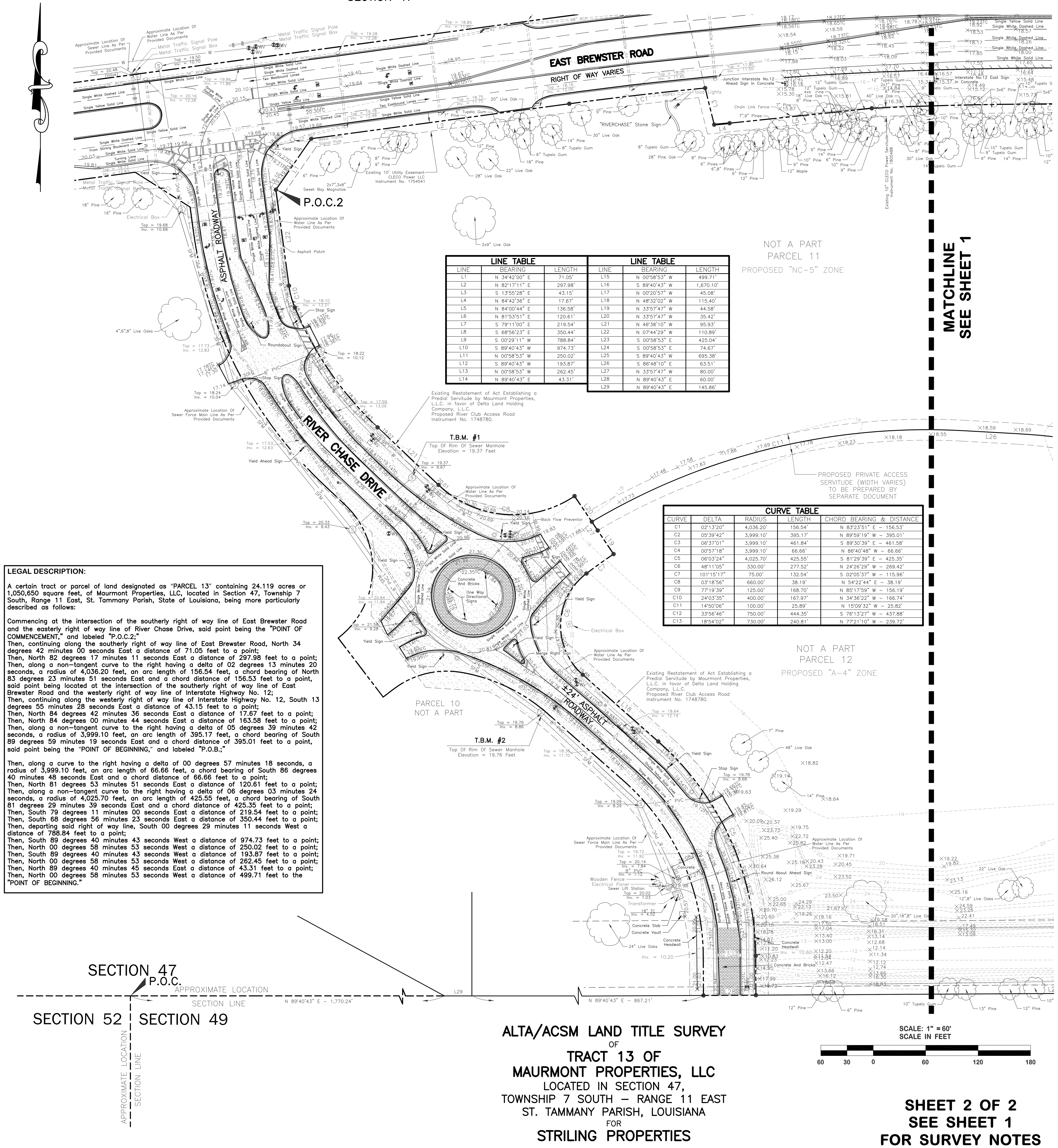
LEGAL DESCRIPTION - PROPOSED PRIVATE ACCESS SERVITUDE (WIDTH VARIES):

A certain tract or parcel of land containing 0.451 acres or 19,660 square feet, being situated on Parcels 11 and 12, located in Section 47, Township 7 South, Range 11 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the common intersection of the southerly right of way line of East Brewster Road and the easterly right of way line of River Chase Drive, said point being the "POINT OF COMMENCEMENT,"
Then, continuing along the easterly right of way line of River Chase Drive, South 07 degrees 44 minutes 29 seconds East a distance of 110.89 feet to a point;
Then, along a curve to the left having a delta of 14 degrees 50 minutes 06 seconds, a radius of 100.00 feet, an arc length of 25.89 feet, a chord bearing of South 15 degrees 09 minutes 32 seconds East and a chord distance of 25.82 feet to a point;
Then, along a curve to the left having a delta of 24 degrees 03 minutes 35 seconds, a radius of 400.00 feet, an arc length of 167.97 feet, a chord bearing of South 34 degrees 36 minutes 22 seconds East and a chord distance of 166.74 feet to a point;
Then, South 46 degrees 38 minutes 10 seconds East a distance of 95.93 feet to a point;
Then, along a curve to the left having a delta of 77 degrees 19 minutes 39 seconds, a radius of 125.00 feet, an arc length of 168.70 feet, a chord bearing of South 85 degrees 17 minutes 59 seconds East and a chord distance of 156.19 feet to a point;
Then, South 33 degrees 57 minutes 47 seconds East a distance of 23.40 feet to a point, said point being the easterly right of way line of River Chase Drive and is the "POINT OF BEGINNING,"

Then, departing said right of way line, along a curve to the right having a delta of 33 degrees 59 minutes 48 seconds, a radius of 762.00 feet, an arc length of 452.14 feet, a chord bearing of North 76 degrees 11 minutes 56 seconds East and a chord distance of 445.53 feet to a point;
Then, South 86 degrees 48 minutes 10 seconds East a distance of 61.17 feet to a point;
Then, along a curve to the right having a delta of 09 degrees 26 minutes 56 seconds, a radius of 524.00 feet, an arc length of 86.41 feet, a chord bearing of South 82 degrees 04 minutes 42 seconds East and a chord distance of 86.32 feet to a point;
Then, along a curve to the left having a delta of 23 degrees 11 minutes 04 seconds, a radius of 250.00 feet, an arc length of 101.16 feet, a chord bearing of South 88 degrees 56 minutes 46 seconds East and a chord distance of 100.47 feet to a point;
Then, North 79 degrees 27 minutes 41 seconds East a distance of 49.43 feet to a point;
Then, South 00 degrees 58 minutes 53 seconds East a distance of 52.00 feet to a point;
Then, along a non–tangent curve to the right having a delta of 15 degrees 35 minutes 35 seconds, a radius of 500.00 feet, an arc length of 136.08 feet, a chord bearing of North 83 degrees 05 minutes 20 seconds West and a chord distance of 135.66 feet to a point;
Then, North 75 degrees 17 minutes 32 seconds West a distance of 3.15 feet to a point;
Then, along a curve to the left having a delta of 11 degrees 30 minutes 38 seconds, a radius of 500.00 feet, an arc length of 100.45 feet, a chord bearing of North 81 degrees 02 minutes 51 seconds West and a chord distance of 100.28 feet to a point;
Then, North 86 degrees 48 minutes 10 seconds West a distance of 61.17 feet to a point;
Then, along a curve to the left having a delta of 33 degrees 53 minutes 37 seconds, a radius of 738.00 feet, an arc length of 436.57 feet, a chord bearing of South 76 degrees 15 minutes 01 seconds West and a chord distance of 430.23 feet to a point, said point being the easterly right of way line of River Chase Drive
Then, continuing along said right of way line, North 33 degrees 57 minutes 47 seconds West a distance of 24.04 feet to the "POINT OF BEGINNING."

T 7 S – R 11 E
SECTION 47



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 34°42'00" E	71.05'
L2	N 82°17'11" E	297.98'
L3	S 13°55'28" E	43.15'
L4	N 84°42'36" E	17.67'
L5	N 84°00'44" E	136.58'
L6	N 81°53'51" E	120.61'
L7	S 79°11'00" E	219.54'
L8	S 68°56'23" E	350.44'
L9	S 00°29'11" W	788.84'
L10	S 89°40'43" W	974.73'
L11	N 00°58'53" W	250.02'
L12	S 89°40'43" W	193.87'
L13	N 00°58'53" W	262.45'
L14	N 89°40'43" E	43.31'

LINE TABLE		
LINE	BEARING	LENGTH
L15	N 00°58'53" W	499.71'
L16	S 89°40'43" W	1,670.10'
L17	N 00°20'57" W	45.08'
L18	N 48°32'02" W	115.40'
L19	N 33°57'47" W	44.58'
L20	N 33°57'47" W	35.42'
L21	N 46°38'10" W	95.93'
L22	N 07°44'29" W	110.89'
L23	S 00°58'53" E	425.04'
L24	S 00°58'53" E	74.67'
L25	S 89°40'43" W	695.38'
L26	S 86°48'10" E	63.51'
L27	N 33°57'47" W	80.00'
L28	N 89°40'43" E	60.00'
L29	N 89°40'43" E	145.86'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	02°13'20"	4,036.20'	156.54'	N 83°23'51" E – 156.53'
C2	05°39'42"	3,999.10'	395.17'	N 89°59'19" W – 395.01'
C3	06°37'01"	3,999.10'	461.84'	S 89°30'39" E – 461.58'
C4	00°57'18"	3,999.10'	66.66'	N 86°40'48" W – 66.66'
C5	06°03'24"	4,025.70'	425.55'	S 81°29'39" E – 425.35'
C6	48°11'05"	330.00'	277.52'	N 24°26'29" W – 269.42'
C7	101°15'17"	75.00'	132.54'	S 02°05'37" W – 115.96'
C8	03°18'56"	660.00'	38.19'	N 54°22'44" E – 38.19'
C9	77°19'39"	125.00'	168.70'	N 85°17'59" W – 156.19'
C10	24°03'35"	400.00'	167.97'	N 34°36'22" W – 166.74'
C11	14°50'06"	100.00'	25.89'	N 15°09'32" W – 25.82'
C12	33°56'46"	750.00'	444.35'	S 76°13'27" W – 437.88'
C13	18°54'02"	730.00'	240.81'	N 77°21'10" W – 239.72'

LEGAL DESCRIPTION:

A certain tract or parcel of land designated as "PARCEL 13" containing 24.119 acres or 1,050,650 square feet, of Maurmont Properties, LLC, located in Section 47, Township 7 South, Range 11 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the southerly right of way line of East Brewster Road and the easterly right of way line of River Chase Drive, said point being the "POINT OF COMMENCEMENT," and labeled "P.O.C.2;"
Then, continuing along the southerly right of way line of East Brewster Road, North 34 degrees 42 minutes 00 seconds East a distance of 71.05 feet to a point;
Then, North 82 degrees 17 minutes 11 seconds East a distance of 297.98 feet to a point;
Then, along a non–tangent curve to the right having a delta of 02 degrees 13 minutes 20 seconds, a radius of 4,036.20 feet, an arc length of 156.54 feet, a chord bearing of North 83 degrees 23 minutes 51 seconds East and a chord distance of 156.53 feet to a point, said point being located at the intersection of the southerly right of way line of East Brewster Road and the westerly right of way line of Interstate Highway No. 12;
Then, continuing along the westerly right of way line of Interstate Highway No. 12, South 13 degrees 55 minutes 28 seconds East a distance of 43.15 feet to a point;
Then, North 84 degrees 42 minutes 36 seconds East a distance of 17.67 feet to a point;
Then, North 84 degrees 00 minutes 44 seconds East a distance of 163.58 feet to a point;
Then, along a non–tangent curve to the right having a delta of 05 degrees 39 minutes 42 seconds, a radius of 3,999.10 feet, an arc length of 395.17 feet, a chord bearing of South 89 degrees 59 minutes 19 seconds East and a chord distance of 395.01 feet to a point, said point being the "POINT OF BEGINNING," and labeled "P.O.B.;"

Then, along a curve to the right having a delta of 00 degrees 57 minutes 18 seconds, a radius of 3,999.10 feet, an arc length of 66.66 feet, a chord bearing of South 86 degrees 40 minutes 48 seconds East and a chord distance of 66.66 feet to a point;
Then, North 81 degrees 53 minutes 51 seconds East a distance of 120.61 feet to a point;
Then, along a non–tangent curve to the right having a delta of 06 degrees 03 minutes 24 seconds, a radius of 4,025.70 feet, an arc length of 425.55 feet, a chord bearing of South 81 degrees 29 minutes 39 seconds East and a chord distance of 425.35 feet to a point;
Then, South 79 degrees 11 minutes 00 seconds East a distance of 219.54 feet to a point;
Then, South 68 degrees 56 minutes 23 seconds East a distance of 350.44 feet to a point;
Then, departing said right of way line, South 00 degrees 29 minutes 11 seconds West a distance of 788.84 feet to a point;
Then, South 89 degrees 40 minutes 43 seconds West a distance of 974.73 feet to a point;
Then, North 00 degrees 58 minutes 53 seconds West a distance of 250.02 feet to a point;
Then, South 89 degrees 40 minutes 43 seconds West a distance of 193.87 feet to a point;
Then, North 00 degrees 58 minutes 53 seconds West a distance of 262.45 feet to a point;
Then, North 89 degrees 40 minutes 45 seconds East a distance of 43.31 feet to a point;
Then, North 00 degrees 58 minutes 53 seconds West a distance of 499.71 feet to the "POINT OF BEGINNING."

ALTA/ACSM LAND TITLE SURVEY
OF
TRACT 13 OF MAURMONT PROPERTIES, LLC
LOCATED IN SECTION 47,
TOWNSHIP 7 SOUTH – RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA
FOR
STRILING PROPERTIES

SCALE: 1" = 60'
SCALE IN FEET
60 30 0 60 120 180

SHEET 2 OF 2
SEE SHEET 1
FOR SURVEY NOTES

ZONING NOTES:
Zone A–4(D) Single – Family Residential District – Density

Minimum Area Regulations
1. Minimum Lot Width –The width of each zoning lot shall not be less than ninety (90) feet. There shall be no minimum lot width in the A–4(D) District if the standards of the Planned Unit Development Overlay are met.
2. Front Yard –Front building lines shall conform to the average building lines established in a developed block, in all cases, this front building line shall be set back a minimum of thirty (30) feet from the front property Line.
3.Side Yard –There shall be two (2) side yards, one on each side of the building, having a minimum width of ten (10) feet each, plus one (1) additional foot for each one (1) foot in building height over twenty (20) feet above Base Flood Elevation. For Single Family Cluster Developments (Zero Lot Line) there shall be at least one (1) side yard, having a minimum width of twenty five (25) feet, plus one (1) additional foot for each foot in building height over twenty (20) feet above Base Flood Elevation. However, for structures located on corner lots, there shall be a side yard setback from the side street of not less than twenty (20) feet.
4.Rear Yard –There shall be a rear yard having a depth of not less than twenty five (25) feet, plus one (1) additional foot for every one (1) foot in building height over twenty (20) feet above Base Flood Elevation.
Height Regulations
1. No building or dwelling for residential or business purposes shall exceed thirty–five (35) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, which every is higher.

Zone NC–2 Indoor Retail and Service District
Minimum Area Regulations
1. Minimum Lot Width – For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than sixty (60) feet. For each zoning lot without either central water or sewerage facilities, the minimum lot width shall be eighty (80) feet.
2. Street Planting Areas – All areas along the street(s) or road (or roads) which a property abuts shall comply with the standards of Section 7.0106 "Street Planting Areas" of these regulations.
3. Side and Rear planting areas – All areas located along the side and rear interior property lines shall comply with the Section 7.0107 "Side and Rear Buffer Planting Area Requirements" of these regulations.
4. Transitional Yard – Where a NC District adjoins a residential district, transitional yards shall be provided in accordance with paragraphs 1 and 2 listed above or the following regulations whichever is more restrictive: a. Where lots in a NC District front on a street and at least eighty (80) percent of the frontage directly across the street between two (2) consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district. b. In a NC District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this ordinance for a residential use on the adjacent property in the residential district. c. In a NC District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this ordinance for a residential use on the adjacent property in the residential district. d. In a NC District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this ordinance on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district. e. Where a building is taller than 25 feet in height, one additional foot of setback shall be required in each yard. Each façade is measured separately and the additional depth is required perpendicular to that façade.

Height Regulations
No building or dwelling for residential or business purposes shall exceed thirty–five (35) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, which every is higher

Zone NC–5 Retail and Service District

Minimum Area Regulations
1. Minimum Lot Width –For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than sixty (60) feet. For each zoning lot without either central water or sewerage facilities, the minimum lot width shall be eighty (80) feet.
2. Street Planting Areas –All areas along the street(s) or road (or roads) which a property abuts shall comply with the standards of Section 7.0106 "Street Planting Areas" of these regulations.
3. Side and Rear planting areas – All areas located along the side and rear interior property lines shall comply with the Section 7.0107 "Side and Rear Buffer Planting Area Requirements" of these regulations.
4. Transitional Yard –Where a NC District adjoins a residential district, transitional yards shall be provided in accordance with paragraphs 1 and 2 listed above or the following regulations whichever is more restrictive: a. Where lots in a NC District front on a street and at least eighty (80) percent of the frontage directly across the street between two (2) consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district. b. In a NC District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this ordinance for a residential use on the adjacent property in the residential district. c. In a NC District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this ordinance for a residential use on the adjacent property in the residential district. d. In a NC District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this ordinance on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district. e. Where a building is taller than 25 feet in height, one additional foot of setback shall be required in each yard. Each façade is measured separately and the additional depth is required perpendicular to that façade.

Height Regulations
No building or dwelling for residential or business purposes shall exceed thirty–five (35) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, which every is higher.

LEGEND

FOUND PROPERTY CORNER (AS NOTED)	○	ELEVATION OF TOP OF STRUCTURE	TOP = 18.00
SET 3/4" IRON ROD (AS NOTED)	●	ELEVATION OF BOTTOM OF STRUCTURE	INV. = 15.00
FOUND RIGHT OF WAY MARKER (AS NOTED)	◩	EXISTING SPOT ELEVATION	× 10.63
EXISTING POWER POLE	∅	ELEVATION OF TOP OF CURB	18.50 TC
EXISTING POWER POLE WITH LIGHT	☼	ELEVATION OF FACE OF CURB	18.00 FC
EXISTING ELECTRIC PEDESTAL	e	EXISTING GROUND CONTOUR LINE	– – – 5 – – –
EXISTING OVERHEAD POWER LINE	——OE——	EXISTING SEWER MANHOLE	Ⓢ
EXISTING TELEPHONE PEDESTAL	T	EXISTING SEWER CLEANOUT	C.O. ○
EXISTING SUBSURFACE DRAINAGE	======	EXISTING GRAVITY SEWER LINE	——S——
EXISTING DRAINAGE DROP INLET	▦ ▤	EXISTING SEWER FORCE MAIN	——SFM——
EXISTING DRAINAGE CATCH BASIN		EXISTING DRAINAGE MANHOLE	Ⓓ
EXISTING FIRE HYDRANT		EXISTING REINFORCED CONCRETE PIPE	18" RCP
EXISTING WATER METER	WM ○	EXISTING CHAIN LINK LINE	——○——
EXISTING WATER VALVE	WV	EXISTING WATER LINE	—— W ——

ACADIA
LAND SURVEYING, LLC
LOUISIANA • MISSISSIPPI • 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: DAT	CHECKED BY: DJP	APPROVED BY: XXX
FIELD BOOK: 317, PG 64–65	FIELD WORK COMPLETED ON: AUGUST 25, 2015	ALS FILE: 2015/15–109S/15–109S1.DWG

CERTIFICATION:
To Maurmont Properties, L.L.C., First American Title Insurance Company of Louisiana, Continental 339 Fun LLC, First American Title Company & Commercial Title Agency, L.L.C.:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6b, 7a, 7b1, 7c, 8, 9, 10a, 11, 13, 14, 16, 17, 18, 19, 20 & 21 of Table A thereof. The field work was completed on August 25, 2015.
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 specification 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.

THIS PRELIMINARY DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

ISSUED FOR REVIEW

Daniel J. Poche', P.L.S., Reg. No. 5066
This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.