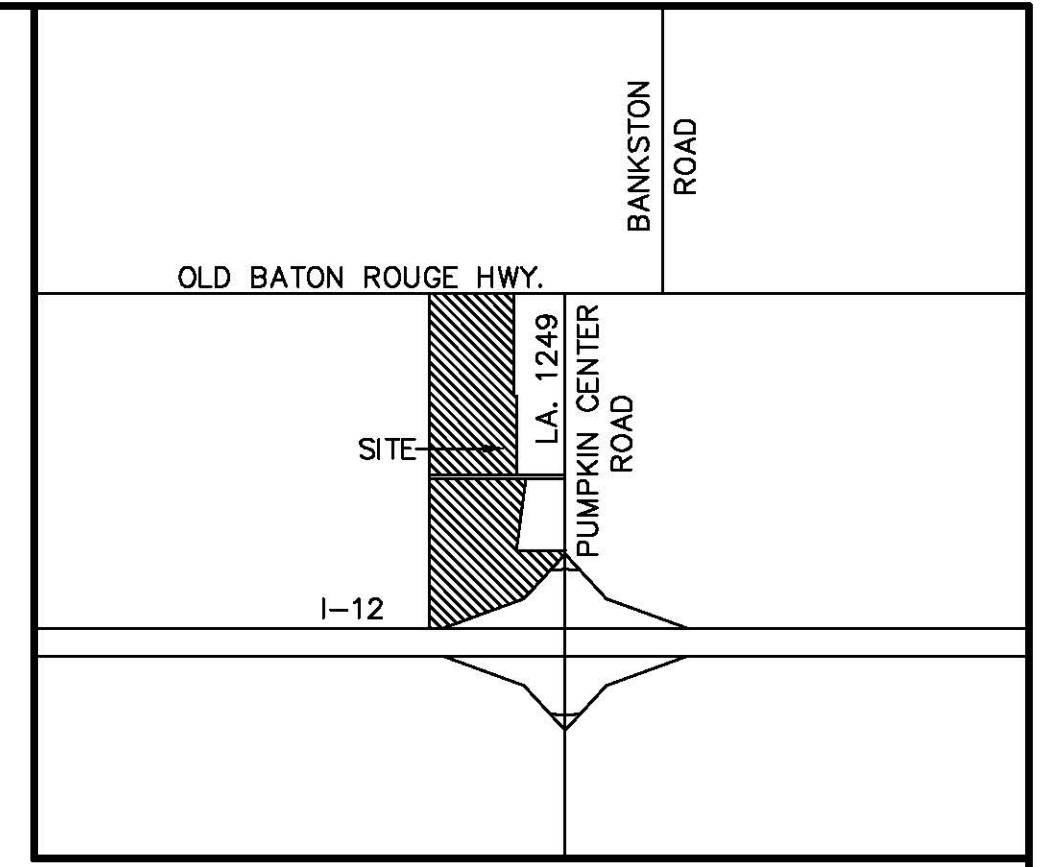
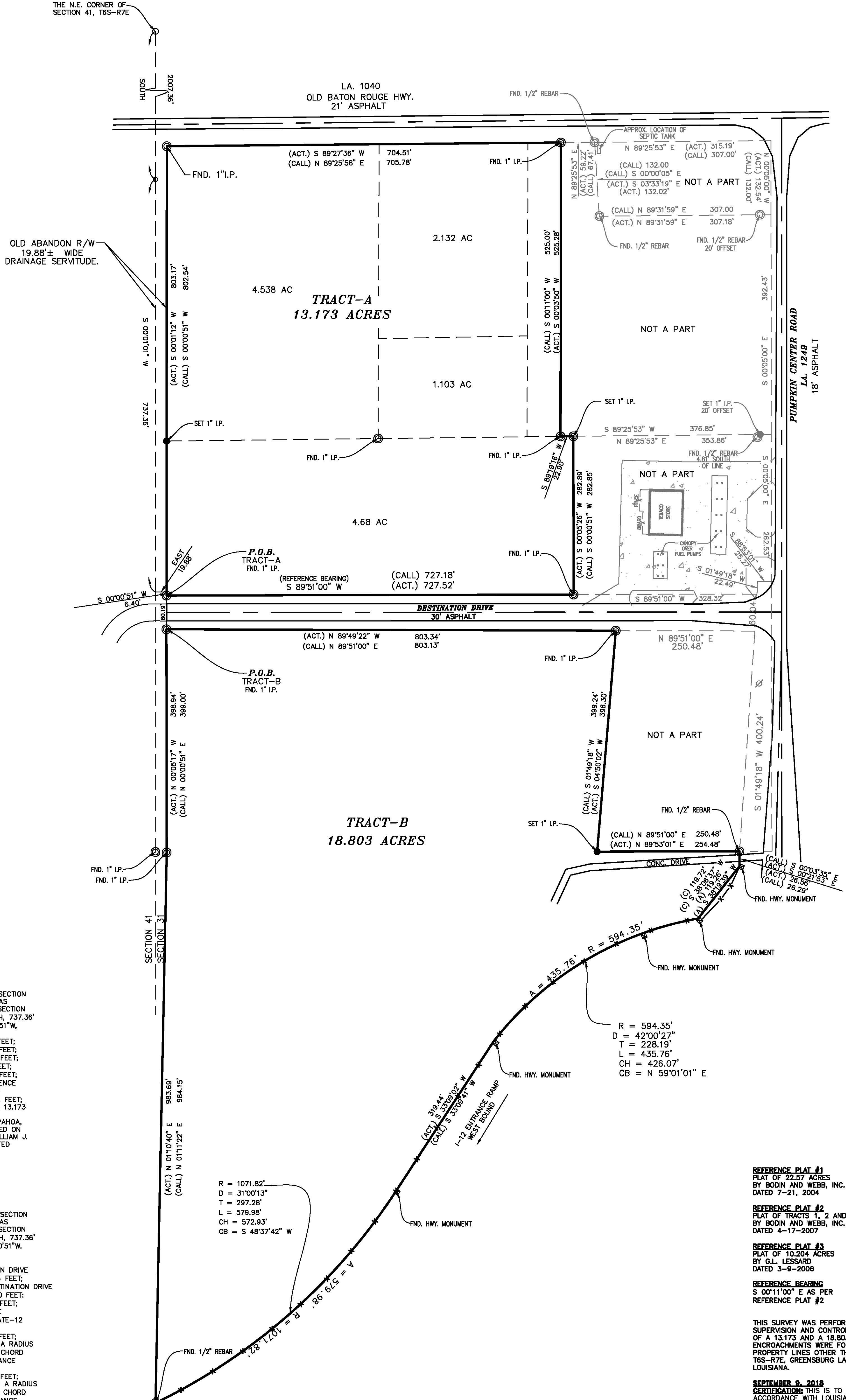


13.173 AND 18.803 ACRES LOCATED IN
SECTION 31, T6S-R7E,
GREENSBURG LAND DISTRICT,
PARISH OF TANGIPAHOA,
STATE OF LOUISIANA.



VICINITY MAP
N.T.S.



DESCRIPTION OF TRACT-A
A 13.173 ACRE PARCEL OF LAND, LOCATED IN SECTION 31, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.E. CORNER OF SECTION 41, T6S-R7E, THENCE PROCEED 2007.36' SOUTH, 737.36' S 00°01'01" W, 19.88' EAST AND 6.40' S 00°00'51" W, TO THE POINT OF BEGINNING; THENCE N 00°01'12" E A DISTANCE OF 803.17 FEET; THENCE N 89°27'36" E A DISTANCE OF 704.51 FEET; THENCE S 00°03'50" W A DISTANCE OF 525.28 FEET; THENCE N 89°19'16" E A DISTANCE OF 22.90 FEET; THENCE S 00°05'26" E A DISTANCE OF 282.89 FEET; TO THE NORTH R/W OF DESTINATION DRIVE, THENCE ALONG SAID NORTH R/W OF DESTINATION DRIVE PROCEED S 89°51'00" W A DISTANCE OF 727.52 FEET; BACK TO THE POINT OF BEGINNING CONTAINING, 13.173 ACRES, ALL LOCATED IN SECTION 31, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR. PROFESSIONAL LAND SURVEYOR, DATED 9-21-2018.

DESCRIPTION OF TRACT-B
A 18.803 ACRE PARCEL OF LAND, LOCATED IN SECTION 31, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.E. CORNER OF SECTION 41, T6S-R7E, THENCE PROCEED 2007.36' SOUTH, 737.36' S 00°01'01" W, 19.88' EAST AND 6.40' S 00°00'51" W, TO THE SOUTH R/W OF DESTINATION DRIVE, TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTH R/W OF DESTINATION DRIVE PROCEED S 89°49'22" E A DISTANCE OF 803.34 FEET; THENCE LEAVING THE SAID SOUTH R/W OF DESTINATION DRIVE PROCEED S 04°50'02" W A DISTANCE OF 396.30 FEET; THENCE N 89°53'01" E A DISTANCE OF 254.48 FEET; TO THE NORTH R/W OF INTERSTATE-12 THENCE PROCEED ALONG SAID NORTH R/W OF INTERSTATE-12 S 00°21'53" W A DISTANCE OF 26.56 FEET; THENCE S 38°19'39" W A DISTANCE OF 119.26 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 594.35' AND A LENGTH OF 435.76' WITH A CHORD BEARING OF S 59°01'01" W AND A CHORD DISTANCE OF 426.07 FEET; THENCE S 33°09'02" W A DISTANCE OF 319.44 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1701.82' AND A LENGTH OF 579.98' WITH A CHORD BEARING OF S 48°37'42" W AND A CHORD DISTANCE OF 572.93 FEET; THENCE LEAVING SAID NORTH R/W OF INTERSTATE-12 PROCEED N 01°10'40" E A DISTANCE OF 983.89 FEET; THENCE N 00°05'17" W A DISTANCE OF 396.30 FEET; BACK TO THE POINT OF BEGINNING CONTAINING, 18.803 ACRES, ALL LOCATED IN SECTION 31, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR. PROFESSIONAL LAND SURVEYOR, DATED 9-21-2018.

- REFERENCE PLAT #1
PLAT OF 22.57 ACRES
BY BODIN AND WEBB, INC.
DATED 7-21, 2004
- REFERENCE PLAT #2
PLAT OF TRACTS 1, 2 AND 3
BY BODIN AND WEBB, INC.
DATED 4-17-2007
- REFERENCE PLAT #3
PLAT OF 10.204 ACRES
BY G.L. LESSARD
DATED 3-9-2006
- REFERENCE BEARING
S 00°11'00" E AS PER
REFERENCE PLAT #2
- FLOOD ZONE "X"
(NOT FLOOD PRONE)
COMMUNITY NO. 220206
MAP NO. 22105C0410F
DATED: 7-22-2010
- LEGEND:
● = 1" IRON PIPE SET
○ = FOUND CORNER

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF A 13.173 AND A 18.803 ACRE PARCEL OF LAND CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SECTION 31, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

SEPTEMBER 9, 2018
CERTIFICATION: THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES COVERING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AND IS CLASSIFIED AS A CLASS "C" SURVEY.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPTION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO A LEGAL TITLE AND WAS MADE SOLELY ACCORDING TO INFORMATION PROVIDED TO THE SURVEYOR, MADE AT THE REQUEST OF DAVID PEVEY.

WILLIAM J. BODIN, C.E., P.L.S. DATE
LA. REG. NO. 4253

NO.			DATE			REVISION			BY			NO.			DATE			REVISION			BY		
BODIN AND WEBB, INC. CONSULTING ENGINEERS 1024 S. CYPRESS HAMMOND, LOUISIANA 70403 PH# (504) 345-3947 FAX# (504) 345-0213												MASTERS PARTNERSHIP LLC C/O DAVID PEVEY OWNER			DESIGNED: W.J.B. DATE: 9-26-18 DRAWN: C.D.B. CHECKED: W.J.B. SCALE: 1"=100' APPROVED:	MASTERS PARTNERSHIP LLC SECTION 31, T6S-R7E	SHEET NO. 1 OF 1						