

SECTIONS 25, 59 & 71, T 12 S - R 07 E  
IBERIA PARISH, LOUISIANA



P.O.B.  
SET 1/2" IRON ROD  
N: 545,873.25'  
E: 3,153,817.25'  
Lat: 30° 00' 01.57"N  
Long: 91° 44' 04.60"W

TRAHAN ROAD (APPARENT 40' R/W)

14.22  
Acres

TRACT 1  
0.62 ACRES (ROAD R/W)  
14.060 ACRES (USEABLE)  
14.222 ACRES (TOTAL)

**LEGAL DESCRIPTION**

That certain tract of land located in Sections 25, 59 and 71, Township 12 South - Range 07 East, Iberia Parish, Louisiana, having a Point of Beginning (P.O.B.) located on being a Set 1/2-inch (1/2") Iron Rod, having coordinates of N: 545,873.25', E: 3,153,817.25', being more particularly described as follows:

Beginning at the Point Of Beginning (P.O.B.) of the herein described tract: Thence a bearing of N 01°02'32" W, a distance of 40.59' to a point on the apparent North right-of-way line of said Trahan Road; Thence along the bearing of N 79°09'54" E, a distance of 176.01' to a point, Thence leaving the apparent North right-of-way line of said Trahan Road, a bearing of S 03°20'18" E, a distance of 40.34' to a Set 1/2-inch (1/2") Iron Rod located on the apparent South Right-of-Way line of said Trahan Road and continue along said bearing, a distance of 700.00' to a Set 1/2-inch (1/2") Iron Rod and continue along said bearing, a distance of 700.00' Set 1/2-inch (1/2") Iron Rod and continue along said bearing, a distance of 700.00' to a Set 1/2-inch (1/2") Iron Rod and continue along said bearing, a distance of 647.89' to a Set 1/2-inch (1/2") Iron Rod, Thence a bearing of N 60°44'13" W, a distance of 330.28' to a Set 1/2-inch (1/2") Iron Rod. Thence a bearing of N 01°02'32" W, a distance of 598.80' to a Set 1/2-inch (1/2") Iron Rod and continue along said bearing, a distance of 650.00' to a Set 1/2-inch (1/2") Iron Rod and continue along said bearing, a distance of 650.00' to a Set 1/2-inch (1/2") Iron Rod and continue along said bearing, a distance of 650.00' back to the point being the P.O.B., containing 14.060 acres.

All bearings, distances, and coordinates described above are grid in U.S. survey feet and referenced to the North American Datum of 1983, Louisiana South State Plane Coordinate System. Referenced to plat of survey titled "PLAT OF SURVEY SHOWING PROPERTY TO BE ACQUIRED BY CHASE VERRETT", by Southern Survey Services, LLC, dated October 7, 2019.

**NOTES:**  
THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN HEREON.

SURVEYOR MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE, OR ANY OTHER FACTS AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PARCEL.

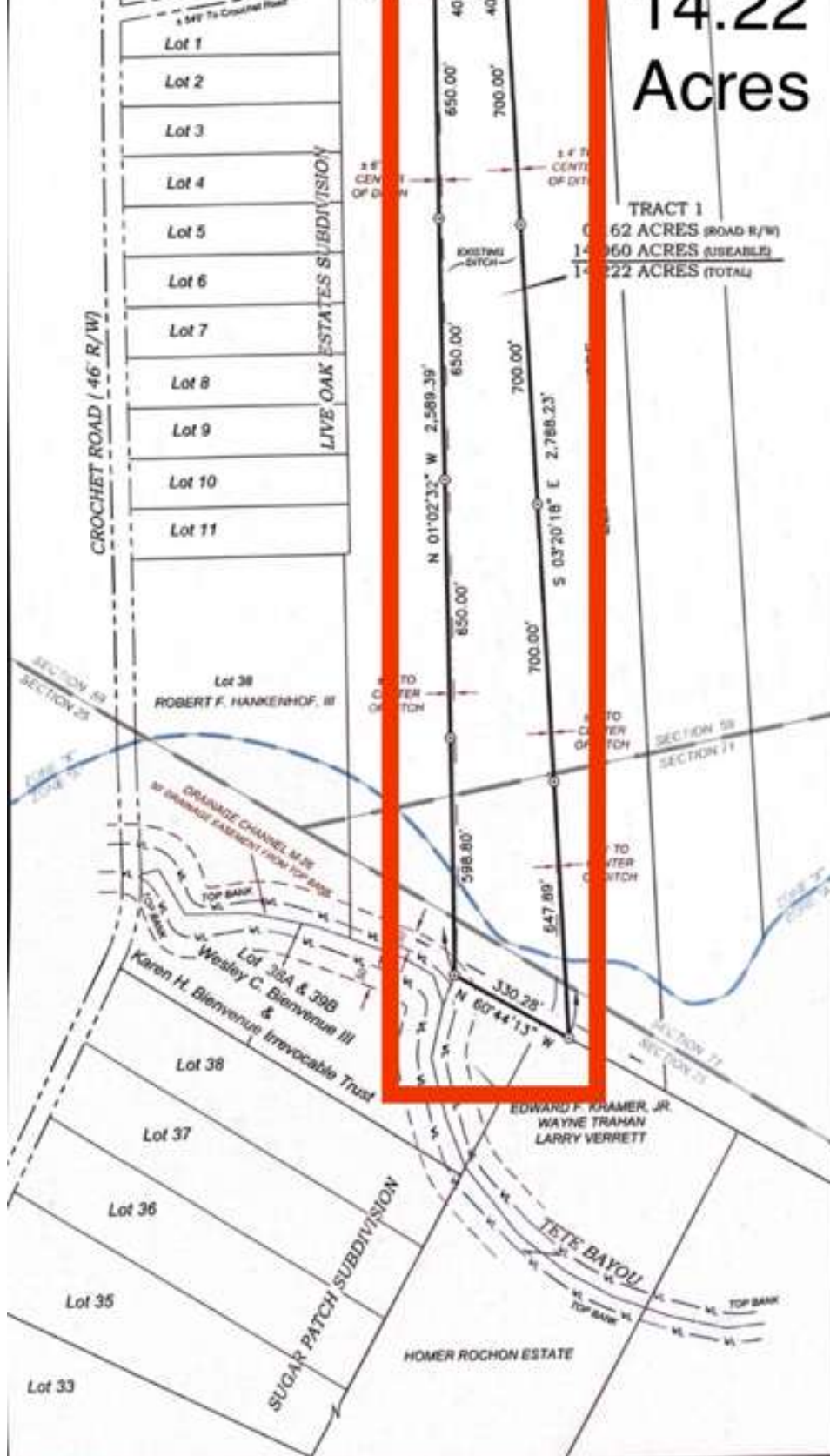
THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD AND FLOOD ZONE "A" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) ACCORDING TO FIRM MAP #22945C0075 E, PANEL 250 OF 850, DATED DECEMBER 2, 2011 AND FIRM MAP #22945C0075 E, PANEL 75 OF 850, DATED DECEMBER 2, 2011

COORDINATES AND BEARINGS ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM LA SOUTH ZONE NAD83(2011) DERIVED FROM SMART NET LA VRS NETWORK.

**REFERENCE DOCUMENTS:**  
1. PRELIMINARY AND FINAL PLAT OF SURVEY SHOWING LONE OAK ESTATES, BY CHARLES D. MOORE, DATED JULY 31, 2014 (LAST REVISED MARCH 11, 2015)  
2. PLAT OF SURVEY SHOWING SUGAR PATCH SUBDIVISION, BY STEPHEN J. LANGLOIS, DATED DECEMBER 23, 2008 (LAST REVISED AUGUST 5, 2009)  
3. LOUISIANA DEPT. OF CONSERVATION AMARILLO OIL CO. PLAT, BY R.L. CAPELL, JR., DATED JANUARY 5, 196  
4. PLAT SHOWING LOCATION OF IMPERIAL MANAGEMENT COMPANY - GONSOULIN EST. NO. 1 WELL, BY C. HOWARD FENSTERMAKER, JR., DATED JULY 30, 1988

**LEGEND**

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
W.C.	WITNESS CORNER
A.O.E.	AREA OF POSS. ENCROACHMENT
●	FND 5/8" IR (UNLESS OTHERWISE INDICATED)
○	SET 1/2" IR (UNLESS OTHERWISE INDICATED)
○	FND 1/2" L PIPE (UNLESS OTHERWISE INDICATED)
●	CALCULATED CORNER (UNLESS OTHERWISE INDICATED)
- - -	INDICATES R.O.W.
- - -	INDICATES EASEMENT
- - -	INDICATES CENTER OF DITCH
- - -	INDICATES FLOOD ZONE LINE (LOCATION IS AS PER FIRM MAP)
- - -	INDICATES SECTION LINE (LOCATION IS APPROXIMATE)



I, PAUL E. BRILEY, P.L.S., DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION AND WITH USE OF THE REFERENCE DOCUMENTS LISTED. THE PLAT AND FIELD SURVEY ON WHICH IT IS BASED, CONFORMS TO THE TECHNICAL STANDARDS FOR A CLASS "D" SURVEY AS STIPULATED IN LA 489:2507.

THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT SHOWN HEREON AND DOES NOT EXTEND TO THIRD PARTIES, UNLESS THIS PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT THE SAME.

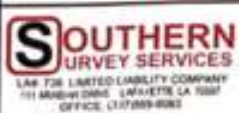
*Paul E. Briley*  
PAUL E. BRILEY DATE 10/07/2019  
PROFESSIONAL LAND SURVEYOR  
LOUISIANA REGISTRATION NO 4808  
DATE(S) OF FIELD SURVEY: 06/21/2018, 07/03/2018 & 07/21/2018



PLAT OF SURVEY SHOWING PROPERTY TO BE ACQUIRED BY



SECTIONS 25, 59 & 71, T12S-R07E  
IBERIA PARISH, LOUISIANA



300' 0" 300'

SCALE IN FEET

JOB NO. 19018	DATE 10/07/2019
CHK. GTC	DWG. PER SHEET 1 of 1
FILENAME: 031019ADWG	SIZE: 11x17