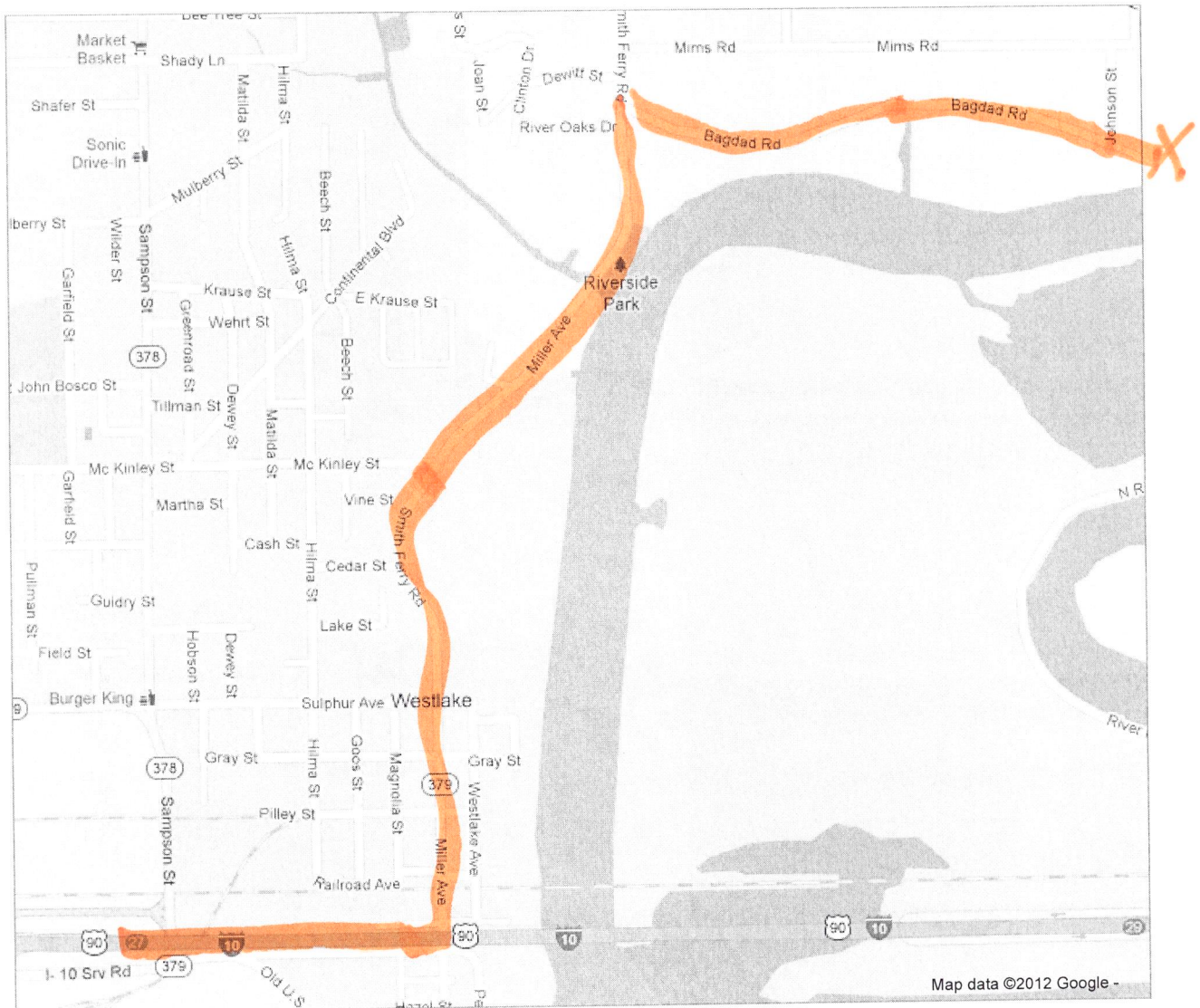


Google

To see all the details that are visible on the screen, use the "Print" link next to the map.



BOUNDARY SURVEY

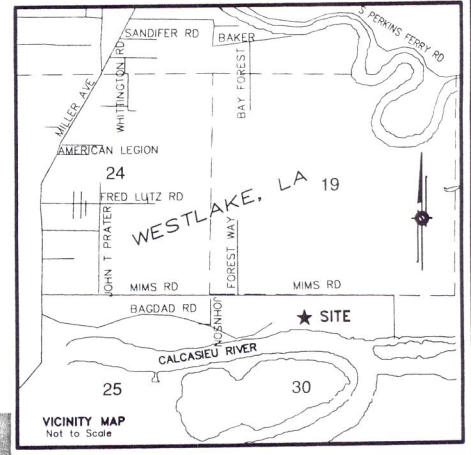
Situated in:

Section 30, Township 9 South, Range 8 West,
Southwestern Land District, Louisiana Meridian,
Calcasieu Parish, Louisiana

EAST(R)
888.00'(R)
Point of Commencement
NW Corner of Section 30,
T9S-R8W

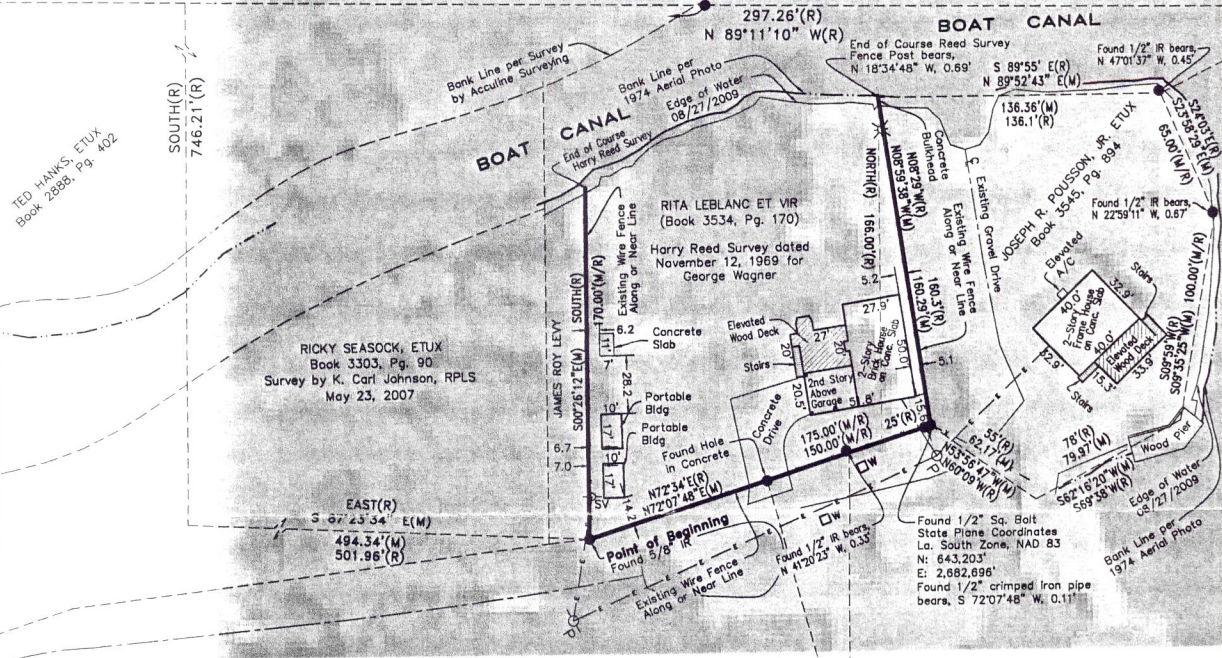
BASIS OF BEARINGS:
All bearings shown hereon are based
on record S 89°11'10" E along the
line of the Calcasieu River, as per
COB 2888, Page 402.

BACKGROUND IMAGE 1974 AERIAL PHOTO



BASIS OF BEARINGS
S 89°11'10" E(M/R)

Found 1/2" IR
846.00'(R)



DESCRIPTION OF RECORD

All those certain parcels of land situate in the Parish of Calcasieu, State of Louisiana, being known and designated as follows:

Commencing from the Northwest corner of Section 30, Township 9 South, Range 8 West, Calcasieu Parish, Louisiana, run East 888 feet, thence South 746.21 feet, thence East 501.96 feet for a point of commencement, from said point of commencement run North 72 degrees 34 minutes East a distance of 150 feet, thence North 166 feet to bank of canal; thence Southwesterly along the southerly bank of canal to a point 170 feet North of point of commencement; thence South 170 feet to the point of commencement, as per plat of survey by Harry E. Reed, Registered Surveyor, attached to that Warranty Deed recorded in Conveyance Book 1106, page 176; and

Commencing from the Northwest (NW) corner of Section 30, Township 9 South, Range 8 West, Calcasieu Parish, Louisiana, run East 888 feet; thence South 746.21 feet; thence East 501.96 feet; thence North 72 degrees 34 minutes East a distance of 150 feet for point of commencement, from said point of commencement run North 72 degrees 34 minutes East a distance of 25 feet; thence North 08 degrees 29 minutes West a distance of 160.3 feet to bank of canal; thence South 166 feet to the point of commencement.

SURVEYOR'S REPORT

THE CANAL, ALSO REFERRED TO AS BOAT CANAL, THAT IS SHOWN HEREON IS REPORTED AS BEING MAN MADE AND NOT A NATURAL WATERWAY. THEREFORE THE RULES THAT NORMALLY AFFECT RIPARIAN RIGHTS, SUCH AS ACCRETION AND RELICTION DO NOT APPLY. MR. GEORGE WAGNER WAS THE PREDECESSOR IN TITLE TO MR. PAT AND MRS. RITA LEBLANC AND HE RECEIVED TITLE TO THE PROPERTY FEBRUARY 4TH, 1970 AS PER INSTRUMENT NO. 1164018, RECORDS OF CALCASIEU PARISH, LOUISIANA. MR. WAGNER'S DEED CALLS FOR THE SOUTH BANK OF THE CANAL. THEREFORE THE QUESTION IS WHERE THE CANAL WAS AT THE TIME OF THE ORIGINATION OF HIS DEED. I HAD IN MY POSSESSION A COPY OF THE SURVEY FOR MR. GEORGE WAGNER BY MR. HARRY E. REED, RLS, DATED NOVEMBER 12, 1969 SHOWING THE SOUTH BANK OF THE CANAL BY MEASUREMENT ALONG HIS EAST AND WEST LINES. I HAVE RETRACTED MR. REED'S SURVEY AND IT IS ACCURATELY DEPICTED HEREON. MY RETRACEMENT SURVEY PLACES THE SOUTH BANK FURTHER NORTH THAN WHERE IT IS CURRENTLY LOCATED. EVIDENCE ON THE GROUND, PART OF CONCRETE BULKHEAD CAVED INTO THE WATER, CONFIRMS ITS PREVIOUS NORTHERLY POSITION. I HAVE OBTAINED AERIAL PHOTOGRAPHS FROM P2 ENERGY SOLUTIONS, (PREVIOUSLY TOBIN AERIAL) IN DIGITAL FORMAT AND ON STATE PLANE COORDINATES. I HAVE SHOWN HEREON THE BOUNDARY OF THE CANAL FOR THE 1974 AERIAL AS ACCURATELY AS POSSIBLE.

TERRY BRUCE AND BRENDA GAYLE UNDERWOOD
Book 3302, Pg. 395

SURVEYOR'S NOTE:

Coordinates shown hereon are based on Static GPS Observations using TopCon Sili (Turbo Regue), processed by OPUS, and having a horizontal datum of NAD 83 (CORS 96).

REFERENCES:

- 1) Survey by K. Carl Johnson, PLS dated June 2, 2008, last revised February 10, 2009.
- 2) Survey by Harry E. Reed, PLS, dated November 12, 1969 recorded in COB 1106, page 176.

Collins & Associates
Land Surveyors, Inc.
Registered Professional Land Surveyors
Louisiana, Texas, Arkansas, Mississippi, Alabama
815 Mulberry St. Westlake, LA 70669
337.439.5808 Phone 337.439.3339 Fax

LEGEND

- Irons found in place
- 5/8" rods w/cap set in place
- Easement or right of way lines.
- Deed or record lines.
- Interior and adjacent lot lines.
- P Power poles.
- Overhead electric lines.
- X Fences.
- Centerline
- Right of Way
- Measured
- Record

NOTE:
THE WORD "CERTIFY" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF. AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

FLOOD ZONE INFORMATION NOT SHOWN HEREON, UNLESS SPECIFICALLY REQUESTED BY CLIENT IN WRITING.

THE SERVITUDES AND RESTRICTIONS SHOWN HEREON ARE THOSE VISIBLE ON THE GROUND OR SET FORTH IN THE DESCRIPTION FURNISHED TO US BY THE CLIENT OR REPRESENTATIVE AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPLYING THE DATA FOR THIS SURVEY.

I CERTIFY THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION, AND THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY OTHER THAN THOSE SHOWN HEREON. MADE AT THE REQUEST OF:

PAT & RITA LEBLANC

Situated in:

Section 30, Township 9 South, Range 8 West,
Southwestern Land District, Louisiana Meridian,
Calcasieu Parish, Louisiana

"Being more fully described by metes and bounds as shown hereon."



Virgil T. Collins, P.L.S., LA #4390
DATE OF FIELD SURVEY: 09/05/2009

DATE:	SCALE:	NOTES:	DRAWN BY:	CHECKED BY:	JOB NO.:	PLAT NO.:
09/15/2009	1" = 80'	FILE	BF	VTC	209232	209232

THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR A CLASS "C" SURVEY ACCORDING TO THE LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SHORELINE across from property

SHORELINE across from property

A diagram illustrating a proposed dock location relative to an existing inlet waterway. The diagram shows a horizontal line representing the riverbank. A dashed rectangle indicates the area of the inlet waterway. Inside this rectangle, two vertical lines mark the high and low tide levels. The distance between these lines is labeled "HIGH TIDE 4 FT". Below this, another set of vertical lines marks the low tide level, with the distance between them labeled "LOW TIDE 3 FT". To the right of the inlet waterway, a solid line represents the proposed dock. A dimension line connects the end of the inlet waterway to the proposed dock, labeled "Distance from the end of the Proposed Dock to the Opposing Shoreline is 48 feet". The entire diagram is enclosed in a rectangular border. There are some handwritten marks at the top right corner of the page.

Distance from the end of the Proposed Dock to the Opposing Shoreline is 48 feet

APPROXIMATELY 50.37 CUBIC YARDS TO BE USED
FILL DIRT TO REPLACE ERODED SHORELINE

134 ft wide

24 feet

12 ft wide

30 ft

BULK HEAD and BOAT SLIP

BOAT HOUSE

The remaining Fill dirt, approx 56.29 cubic yards, to be spread over low areas in the Yard and next to the boat slip.



LEONCE PATRICK LEBLANC
1116 BAGDAD ROAD
WESTLAKE, LA 70669

SECTION VIEW

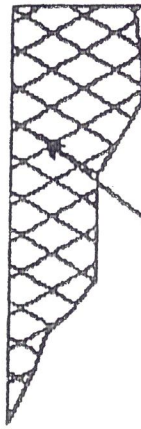
A - A'

A'

PROPOSED BULKHEAD

48 FEET TO THE
OPPOSITE BANK

2 FEET



MEAN HIGH WATER 4.0 FT
MEAN LOW WATER 3.0 FT



Calcasieu River
Inlet Channel

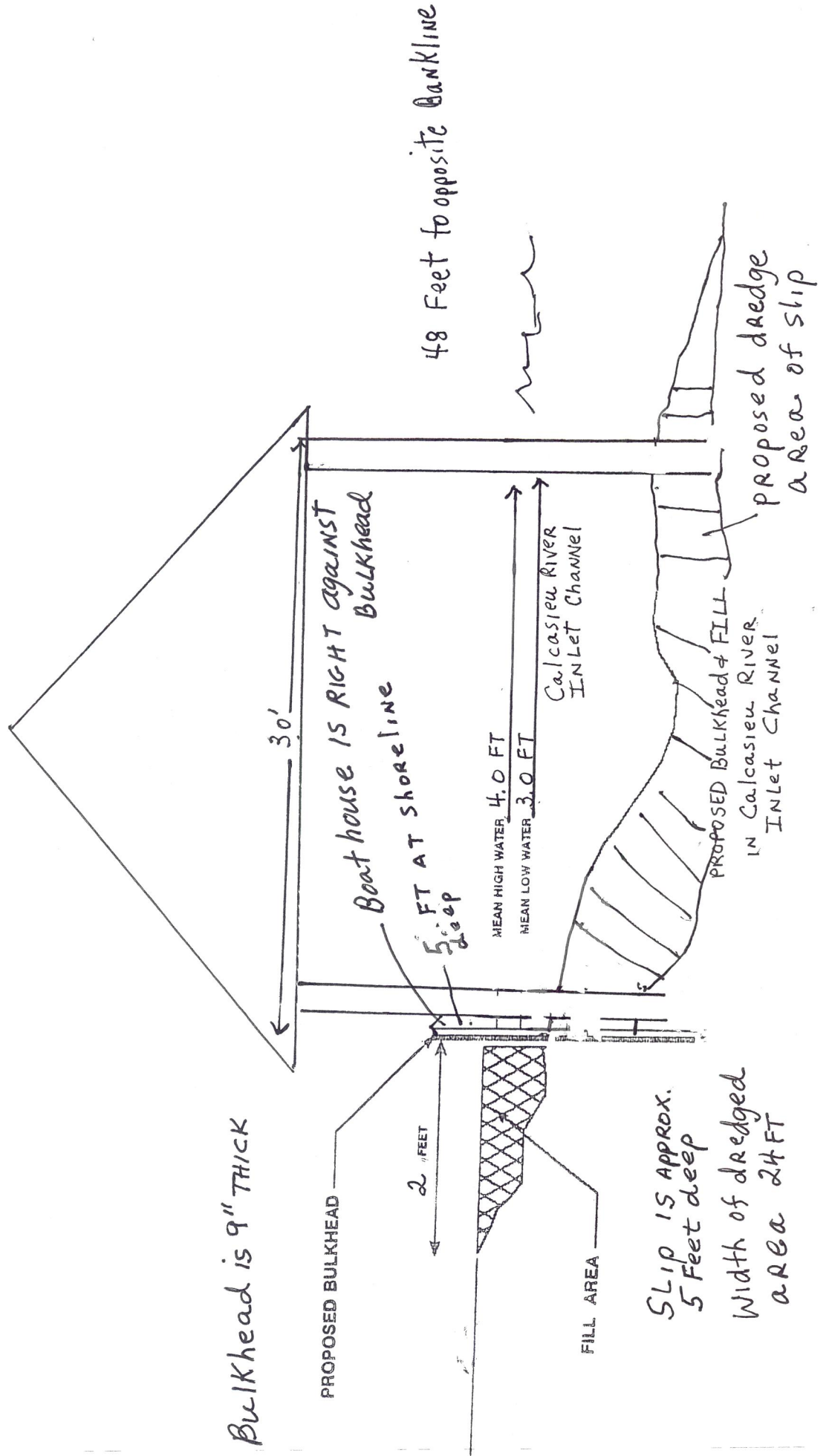
PROPOSED Bulkhead & FILL
IN Calcasieu River
Inlet Channel

Section View

B

B-B'

B'



SLIP IS APPROX.
5 Feet deep
Width of dredged
AREA 24 FT