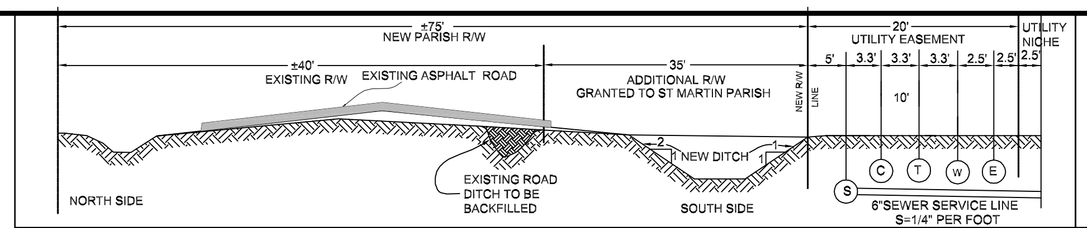
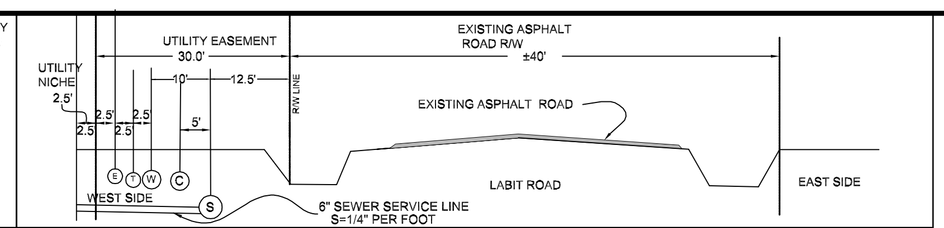
REFERENCE DOCUMENTS:

1.) Final Plat-St. Martin Parish Industrial Park , prepared by Walter S. Comeaux, III, P.L.S., dated June 16, 2003, Revised September 20, 2005.
2.) Plat showing a Division of property belonging to Malcolm Viator et al, prepared by Simon J. Freyou, dated October 1986, attached to Act of Partition-Thomas Anthony Viator et al, recorded August 4, 1988, under Entry Number 88-5169, of the records of Iberia Parish Clerk of Court.
3.) Act of Transfer-William F. Gober to Clara David, LLC., recorded June 6, 2003 under Entry Number 352040, of the records of St. Martin Parish Clerk of Court.
4.) Act of Transfer-The William F. Gober Revocable Living Trust to William F. Gober, recorded June 6, 2003 under Entry Number 352038, of the records of St. Martin Parish Clerk of Court.
5.) Warranty Deed-William F. Gober to The William F. Gober Revocable Living Trust, executed June 21, 2002.
6.) Act of Clarification and Correction of Partition-Thomas Anthony Viator et al, recorded March 15, 2000, under Entry Number 00-03168, of the records of Iberia Parish Clerk of Court.
7.) Cash Sale-Electa Girouard et al to Thomas Anthony Viator et al, recorded February 25, 1975, under Entry Number 75-963, of the records of Iberia Parish Clerk of Court.
8.) Judgment of Possession of the Succession of Rudolph P. Leblanc, recorded May 22, 1964, under Entry Number 128828, of the records of St. Martin Parish Clerk of Court.
9.) Judgment of the Succession of Clara David, recorded September 28, 1960, under Entry Number 116159, of the records of St. Martin Parish Clerk of Court.
10.) Right-of-Way Permit-Clara David Leblanc to Central Louisiana Electric Company Incorporated, recorded February 1958, in Conveyance Book 320 Folio 475, under Entry Number 203039, of the records of St. Martin Parish Clerk of Court.
11.) Judgment of the Succession of Barille (Basille) Babineaux, recorded October 5, 1942, under Entry Number 68294, of the St. Martin Parish Clerk of Court.
12.) Right-of-Way-Mrs. Hypolite Boudreaux to United Pipeline Corporation, recorded Feb. 28, 1931, in Conveyance Book 117 Folio 374, under Entry Number 51916, of the records of St. Martin Parish Clerk of Court.
13.) Act of Donation-Barille Babineaux to Clara David, recorded January 19, 1899, in conveyance Book 92, Folio 390 under Entry Number 26877, of the records of St. Martin Parish Clerk of Court.



TYPICAL ROAD SECTION "B"-"B" ALONG WALL ROAD NOT TO SCALE

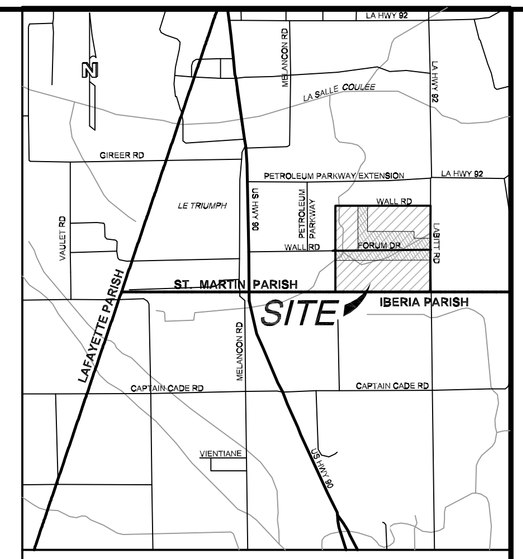


TYPICAL ROAD SECTION "A"-"A" ALONG LABIT ROAD NOT TO SCALE

T 11S - R 5E

GRAPHIC SCALE 200' 100' 0' 200'

BASIS OF BEARING:
Horizontal Bearings are based on Louisiana State Plane Coordinate System, NAD83 (CORS) Datum, Louisiana South Zone. Reference Station SJB1. Vertical Datum is NAVD88 computed using GEOID09.



GRAPHIC SCALE 3000' 0' 3000

VICINITY MAP

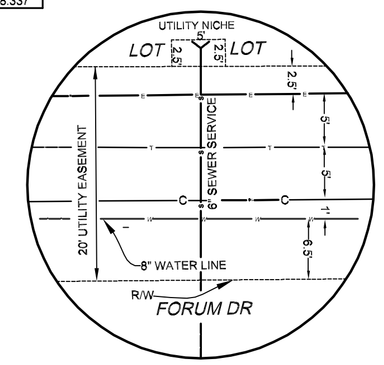
FLOOD ZONE INFORMATION

This property is located in Zone X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, in accordance with St. Martin Parish Flood Insurance Rate Map, Map Number 22099C0350H, Effective Date of November 4, 2010. Index dated November 4, 2010.

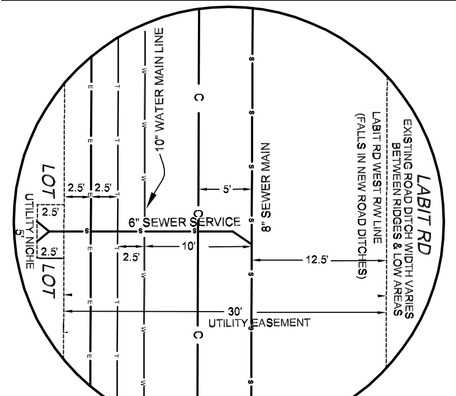
STANDARD SURVEY NOTES:

1.) This plat represents my actual on the ground survey and meets the Minimum Standards for Property Boundary Surveys under a Class C Survey as stipulated in the Louisiana Administrative Code, Title 46, Part LXI.
2.) This survey plat does not include the research, investigation and locations of servitudes, rights-of-way, easements, or utilities on this property.
3.) No attempt has been made by this surveyor to verify title or actual legal ownerships.

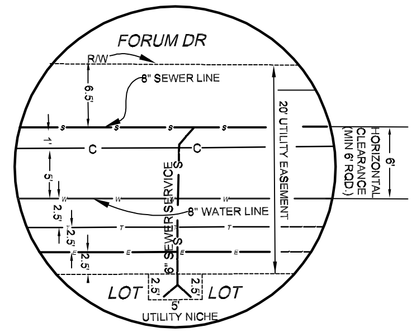
COORDINATES TABLE		
PT NO.	NORTHING (Y)	EASTING (X)
A	573765.323	3092260.539
B	573844.198	3092612.772
C	573843.017	3092982.643
D	574482.996	3092986.846
E	575019.087	3092990.367
F	574479.739	3094000.330
G	573839.779	3093996.132
H	573759.733	3094010.960
I	573762.927	3093010.960
J	573440.328	3092258.421
K	573437.932	3093008.422
L	573434.738	3094008.422
N	573438.332	3092883.422
Z	574172.469	3093998.337



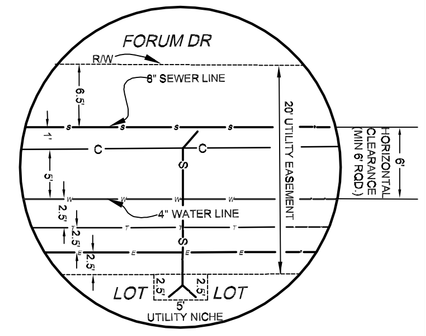
TYPICAL
20' UTILITY EASEMENT
NORTH SIDE OF FORUM DRIVE
LOTS 9, 10, 11, 12 & 14
SCALE: 1"=10'



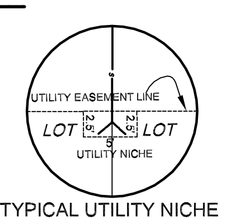
TYPICAL
30' UTILITY EASEMENT
WEST SIDE OF LABIT RD ONLY
LOTS 7,8,13,14,32, 130, &140
SCALE: 1"=10'



TYPICAL
20' UTILITY EASEMENT
SOUTH SIDE OF FORUM DRIVE
LOTS 18 - 24
SCALE: 1"=10'



TYPICAL
20' UTILITY EASEMENT
SOUTH SIDE OF FORUM DRIVE
LOTS 25 - 32
SCALE: 1"=10'

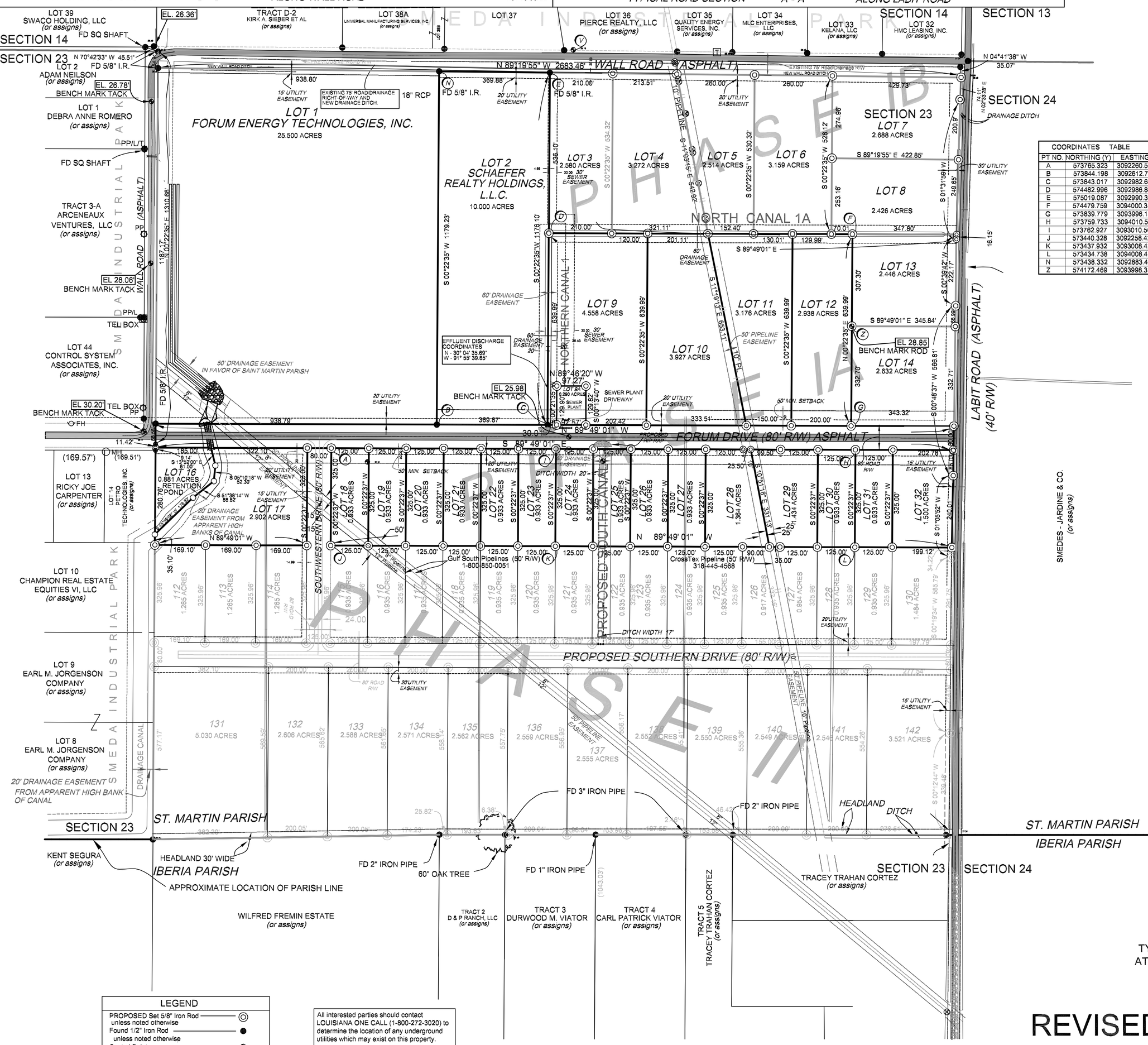


TYPICAL UTILITY NICHE
AT ALL SEWER SERVICES

OWNERS/DEVELOPERS:
SCHAEFER REALTY HOLDINGS, L.L.C.
2210 TWIN OAKS BLVD.
KEMAH, TX 77656
Ph. (281-538-8171) OFC
Ph. (713-614-1033) CELL

ENGINEER/SURVEYOR
S. J. LANGLINAIS & ASSOCIATES, INC.
CONSULTING ENGINEERS - LAND SURVEYORS
STEPHEN J. LANGLINAIS, P.E., P.L.S.
P.E. NO. 11337, P.L.S. NO. 4251
2413 VETERANS MEMORIAL DRIVE
ABBEVILLE, LOUISIANA 70510
Ph. (337) 893-7643, FAX (337)893-7677

BUILDING SET BACK LINES MEASURED FROM:
FRONT OF LOT RIGHT OF WAY LINE - 50'
SIDE LOT LINES - 10'



LEGEND

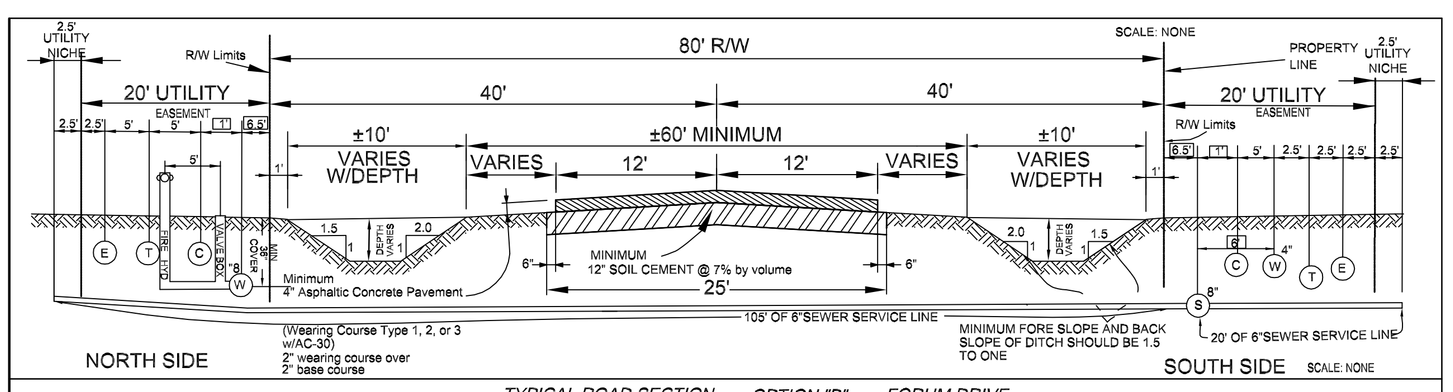
PROPOSED Set 5/8" Iron Rod unless noted otherwise	◎
Found 1/2" Iron Rod unless noted otherwise	●
Control Point	◉
Calculated Point unless noted otherwise	○
Sewer Manhole Cover	MH
Power Pole	PP
Power Pole with Light	PP/L
Power Pole /w Light and Transformer	PP/L/T
Telephone Pedestal	T
Fire Hydrant	FH
Water Meter	M
Water Valve	WV
Pipeline	// //
Chain Link Fence	// //
Call Information	(100')
Cable Line	C
Sewer Line	S
Water Line	W
Electric Line (Overhead)	E
18" Reinforced Concrete Pipe	18" RCP
18" Corrugated Metal Pipe	18" CMP
30" Smooth Steel Pipe	30" SSP
Reinforced Concrete Pipe Arch	19"X29" X 80' RCPA

All interested parties should contact LOUISIANA ONE CALL (1-800-272-3020) to determine the location of any underground utilities which may exist on this property.

PIPELINE CONTACT INFORMATION

GULF SOUTH PIPELINE CO.	CHAD FOSTER 2300 Verot School Road Lafayette, LA 70508 (337) 988-7114 - Office (337) 277-3636 - Mobile JAMIE DESLATTE Probing Field Crew (337) 224-2229 - Mobile warren.deslattelii@bwpmlp.com
CROSSTEX PIPELINE SCOTT DYE OPERATIONS MANAGER scott.dye@crosstexenergy.com 337-322-8786	CHRIS GRENEAUX, LAND MAN 311 Patterson Street Lafayette, LA 70501 (337) 364-1707 - Office (337) 962-1273 - Mobile chris.greneaux@crosstexenergy.com JOEY FONTENOT Probing Field Crew OPERATOR (337) 366-1327 - Mobile

REVISED LOT LAYOUT



FINAL PLAT

Showing Survey of
SCHAEFER INDUSTRIAL PARK, PHASE IA
BELONGING TO
SCHAEFER REALTY HOLDINGS, L.L.C.
Said property is situated in N. E. 1/4 of Section 23, T11S-R5E, Parish of St. Martin, State of Louisiana.

Scale: 1" = 200' November 1, 2012

Surveyed by
S. J. LANGLINAIS & ASSOCIATES, INC.
Consulting Engineers - Land Surveyors
2413 Veteran's Memorial Drive
Abbeville, Louisiana 70533
SJLCompany@aol.com
337-893-7643

Stephen J. Langlinais, P.E., P.L.S.
LA. PLS Reg. No. 4251
LA. PE Reg. No. 11337

STATE OF LOUISIANA
STEPHEN J. LANGLINAIS
REG. No. 4251
REGISTERED PROFESSIONAL
LAND SURVEYOR

Z:\DWG2012A\SCHAEFER REDESIGN\Schaefer_Redesign_SPC.CRD
Z:\DWG2012A\SCHAEFER REDESIGN\SCHAEFER_REDESIGN_SPC_MASTER2 PHASE 1A ONLY.DWG

S. J. LANGLINAIS & ASSOCIATES, INC.
CONSULTING ENGINEERS - LAND SURVEYORS
2413 VETERANS MEMORIAL DRIVE
ABBEVILLE, LOUISIANA 70510
Ph. (337) 893-7643
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SCHAEFER INDUSTRIAL PARK
SCHAEFER REALTY HOLDINGS, LLC
2210 TWIN OAKS BLVD.
KEMAH, TX 77656
Ph. (281)538-8171 (OFC)
Ph. (713)614-1033 (CELL)

DRAWN BY: BTL

DATE: 9-6-12
REVISION DATES: 11-1-12, April 8, 2013 (6.5' sewer & Water)
REVISION:May 15,2013 (10 offset from LABIT RD) S&W
REVISION: July 24, 2013 (To show sewer plant lot)
REVISION: July 30, 2013, (TO AS BUILTS WATER & SEWER)
REVISION: October 1, 2013 to show PHASE IA ONLY
REVISION: October 15, 2013 to show SEWER EASEMENT
REVISION: Nov. 1, 2013 to show set back lines
DRAFT 11

DRAWING NUMBER:
1 OF 1