

REFERENCES:

1. RESUBDIVISION OF FASHION LOTS 16,17,&18 INTO LOTS A,B,C,D, & E OF THE J.B. MARTIN ESTATE BY H.E. LANDRY, C.E. DATED JANUARY 24,1929
2. FINAL PLAT FASHION PLANTATION ESTATES, PHASE II BY LUCIAN GASSEN, P.L.S. DATED SEPTEMBER 21, 2002
3. SURVEY PLAT OF 15' DRAINAGE SERVITUDE BEING PORTION OF LOT 14 AND LOT 15 OF FASHION PLANTATION BY STEPHEN FLYNN, P.L.S., DATED FEBRUARY 19, 2013
4. SUCCESSION OF RITA LARBY RECORDED ENTRY NUMBER 359376
5. SUCCESSION OF JESSIE LUCILLE LOWE RECORDED ENTRY NUMBER 458108

NOTES:

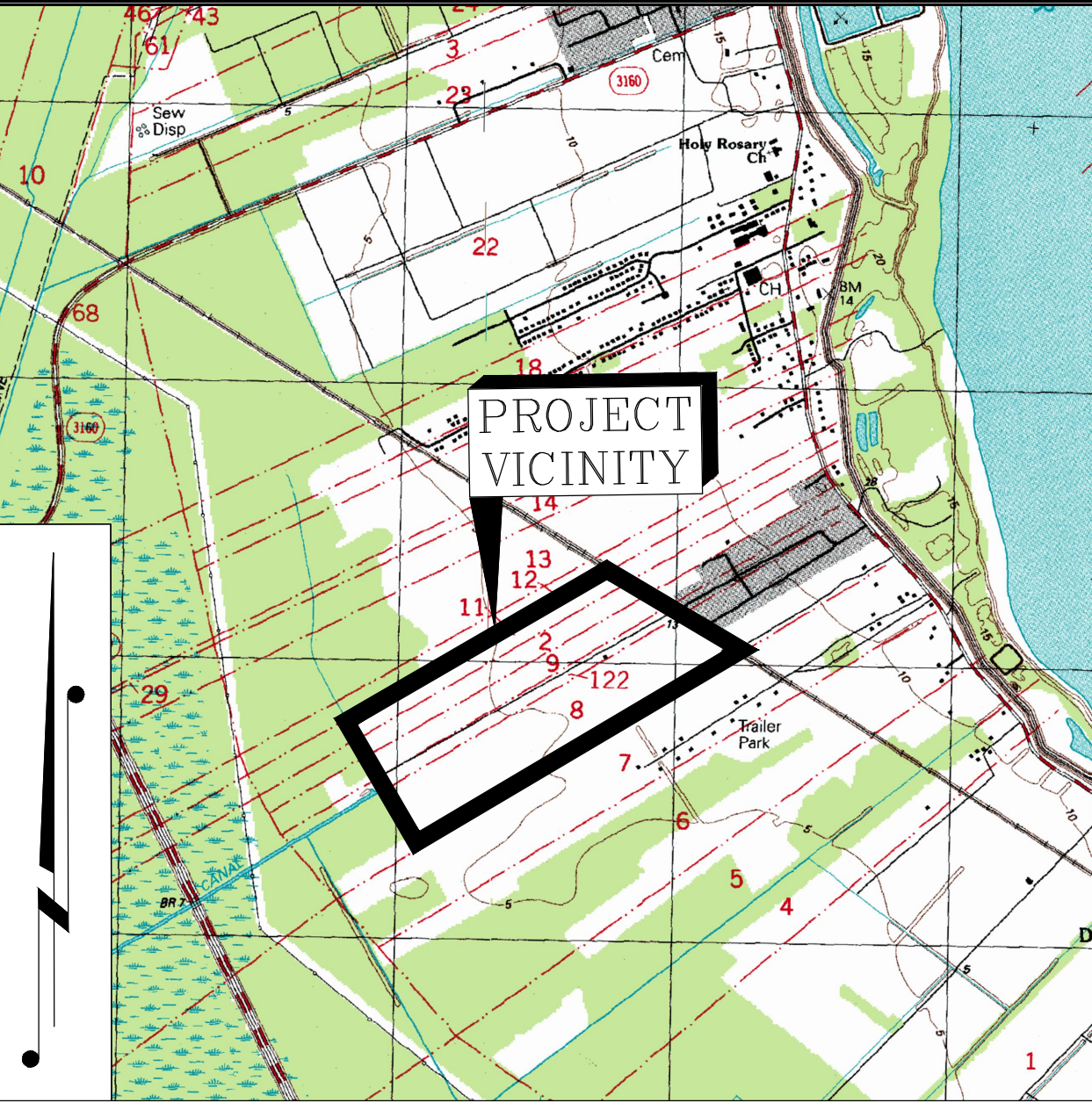
1. THIS SURVEY IS NOT A SURVEY OF THE COMPLETE PROPERTY, BUT OF THE AREA FROM THE RAILROAD TO LA 3127.
2. ALL PIPES AND MONUMENTS SHOWN HEREON WERE FOUND.
3. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83 (2011) EPOCH 2010.00)
4. THE SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
5. THE REMAINING AREAS ARE CALCULATED FROM THE 3127 R/W TO THE RAILROAD R/W.

LEGEND:

- FND. MONUMENT
- PROPERTY LINE
- LOT LINE
- EXISTING SERVITUDE
- SECTION LINE
- UNION PACIFIC RAILROAD

CP1
3" ALUMINUM CAP ON 3/4" IRON ROD
WITH CONCRETE
N=529371.9710'
E=3573684.3850'

CP2
3" ALUMINUM CAP ON 3/4" IRON ROD
WITH CONCRETE
N=529601.1460'
E=3573324.6040'



VICINITY MAP
1"=2000'

POB #	NORTHING	EASTING	BEARING	DISTANCE
1	529260.23	3573662.10	S44°42'39"E	479.71'
2	529603.15	3573119.98	N89°26'16"W	204.63'
3	529789.74	35728925.01	N69°19'06"W	534.01'
4	530123.80	3572296.91	N63°02'36"W	1152.96'

OWNER	ACQUISITION	SERVITUDE AREA	REMAINING AREA
LEON C. VIAL, III		3.717 Ac. 161,932.212 S.F.	100.977 Ac. 4,398,547.049 S.F.
LINDA LABRY FLENIKEN		1.567 Ac. 68,273.189 S.F.	49.498 Ac. 2,156,125.373 S.F.
JCJR ST. CHARLES, LLC ET AL		3.422 Ac. 149,068.035 S.F.	19.162 Ac. 834,705.865 S.F.
JCJR ST. CHARLES, LLC		3.139 Ac. 136,730.006 S.F.	61.051 Ac. 2,659,378.955 S.F.

SHEET NUMBER

1 OF 1

DETAILED

K. JONES

CHECKED

M. LEDET

REG. DATA

NAD83

LEFT DATA

NAD83, G18

PROJECTION

LA S. 1702

GRID UNITS

US SURVEY FT.

SCALE

1"=200'

DATE

12/2/2024

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE IN ACCORDANCE WITH THE MOST RECENT SURVEYING STANDARDS, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF LOUISIANA.

CRESCENT ENGINEERING & MAPPING, LLC

1815 HWY 181, VACHERIE, LA 70090

PROPOSED DRAINAGE SERVITUDES ON THE VIAL, FLENIKEN, AND JCJR ST. CHARLES, LLC PROPERTIES LOCATED IN T13S-R20E SECTIONS 2, 8, 9, 12 & 122 ST. CHARLES PARISH, LA

DRAINAGE SERVITUDE PLAT

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CRESCENT PROJECT

24.028