



CURVE DATA		
LENGTH	RADIUS	CHORD
193.94	1,297.19'	S87°41'16\"/>
193.19	1,237.19'	N87°26'45\"/>
133.13	1,237.19'	N86°03'18\"/>
60.06'	1,237.19'	N89°28'18\"/>
163.63'	2,913.09'	N71°14'21\"/>
162.63'	2,813.09'	S70°38'57\"/>

- LEGEND**
- = UNDERGROUND MONUMENT FOUND
 - = UTILITY POLE
 - = POINT OF CURVATURE
 - = FENCE
 - = OVERHEAD UTILITY LINE
 - = ASPHALT
 - = GRAVEL
 - = CONCRETE

05.24.2021: REVISED PER CLIENT COMMENTS.
 05.03.2021: REVISED PER CLIENT COMMENTS.

SURVEY REFERENCE

- RESUBDIVISION OF LOT 19 INTO LOTS 19-A, 19-B, 19-C & 19-D, PECAN GROVE PLANTATION BY CODY A. DIMARCO, P.L.S., DATED SEPTEMBER 1, 2020.
- MAP OF PECAN GROVE PLANTATION BY FRANK PAYNE DATED DECEMBER 31, 1904.
- SURVEY PLAT OF THE LOWER HALF OF LOT 12, PECAN GROVE BY FRANK PAYNE DATED FEBRUARY 18, 1924.
- SURVEY PLAT OF LOTS 15 AND 16 BY UNITED GAS PIPELINE COMPANY DATED AUGUST 10, 1959.
- SURVEY PLAT OF LOTS 15 AND 16, PECAN GROVE SUBDIVISION BY HUGH MCCURDY DATED AUGUST 8, 1974.
- SURVEY PLAT OF THE LOWER HALF OF LOT 13, PECAN GROVE SUBDIVISION BY S.K. LANDRY DATED AUGUST 8, 1974.
- RIGHT OF WAY MAP FOR STATE PROJECT NO. 450-36-03 BY LARRY CLARK, R.L.S., DATED JUNE 29, 1984.

BEARING BASIS

BEARINGS HEREON ARE ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE USING LSU CAG NETWORK SOLUTION ON 07-17-2020 NAD83 88/NAD 83 GEOID 12A.

GENERAL SURVEY NOTES

- ALL BUILDINGS ARE TO BE REMOVED.
- NO LOT CREATED BY THIS ACT OF SUBDIVISION SHALL BE DIVIDED IN SUCH A WAY THAT ANOTHER NET INCREASE IN THE NUMBER OF LOTS OCCURS FOR A PERIOD OF TWO YEARS.
- IMPROVEMENTS MAY NOT BE TO SCALE FOR CLARITY. THE DIMENSIONS SHOWN PREVAIL OVER SCALE.

RESUBDIVISION OF THE LOWER HALF OF LOT 13 INTO LOTS L13-A, L13-B, L13-C & L13-D, PECAN GROVE PLANTATION SITUATED IN SECTION 46, TOWNSHIP-12-SOUTH, RANGE-9-EAST SECTION 41, TOWNSHIP-13-SOUTH, RANGE-9-EAST ST. CHARLES PARISH, LOUISIANA

I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION, MADE AT THE REQUEST OF:

DANIEL WISE

DADING, MARQUES & ASSOCIATES, LLC
 PROFESSIONAL LAND SURVEYORS
 P.O. BOX 790
 METAIRIE, LA. 70004
 (504) 834-0200

CODY A. DIMARCO
 License No. 5069
 PROFESSIONAL LAND SURVEYOR
 P.L.S. LA. ST. REG. NO. 5969

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

THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

DATE:	SCALE:	DRAWN BY:	CHECKED BY:	JOB NO.:	SHEET:
01-14-2021	1" = 100'	J.R.	C.A.D.	60022	1 OF 1

MISSISSIPPI RIVER OVERVIEW (1"=500')

APPROVED

 CHAIR, PLANNING & ZONING COMMISSION DATE 6/11/2021

PARISH PRESIDENT DATE
 CHAIR, ST. CHARLES PARISH COUNCIL DATE

RECORDED IN THE CLERK OF COURT'S OFFICE, ST. CHARLES PARISH ON THE DATED OF _____, 2020 IN BOOK _____, FOLIO _____, ENTRY NO. _____

"ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS, RELOCATIONS OR MODIFICATIONS SHALL BE MADE SOLELY AT THE LOT OWNER'S EXPENSE."

