Vicinity Map (nts)

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	329.72'	2860.42'	S 81°50'03" E	329.55'
C2	157.02'	2760.42'	S 83°21'24" E	157.01'

TITLE LINE BY F.N. COLLIER
ACTUAL LINE BY LANDRY
Upper Line of Pecan Grove Plantation
EAST JAMES ST.
ZONE AE (EL 8.0')
ZONE X
OWNER
BUNGE NORTH AMERICA INC.
20' Access & Utility Servitude
(OWNER)
DNA REAL ESTATE, LLC
Lot 20-A
(Improvements not shown on 20-A)
OWNER
LUCK, JUNE ELFER
(NOT A PART)
MISSISSIPPI RIVER
RIVER ROAD
ROBERT ZIFFLE, SR. FAMILY TRUST NO 1
(NOT A PART)
LOT 19-A
LOT 19
20' Access & Utility Servitude
I.Rod Set every 250' along this line
2115.70'
debris pile
debris pile
debris pile
I.rod set
I.rod fd.
Christina Lane (Side)
OWNER
CRISTINA MOBILE HOME PARK, LLC
Lot 18
C.N. Railroad
MATCH LINE
gravel road
LOT 19-A
LOT 20-B
Detail
Texas Petroleum Investment Company
Well Name "Cristina SWD"
(ground level)
(1.74') PORTION WAS BY PLAN AND NOT FIELD VERIFIED
CONVIABLE TO SET CORNERS DUE TO TERRAIN
SOUTH ADDITION TO I-310 PARCEL NO. 13-2 COB 519 PAGE 572
WATER LINE
GAS LINE

APPROVED

CHAIR, PLANNING & ZONING COMMISSION DATE

PARISH PRESIDENT DATE

RECORDED IN THE CLERK OF COURTS OFFICE, ST. CHARLES PARISH ON THE _____
DATED OF _____ 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."

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

SURVEY MADE AT THE REQUEST OF:
DNA REAL ESTATE, LLC

LEGEND

SEWER MANHOLE	GAS MANHOLE
SEWER CLEANOUT	GAS METER
SEWER LINE	GAS VALVE
DRAIN MANHOLE	GAS LINE
DRAIN INLET ROUND	TELEPHONE MANHOLE
DRAIN INLET SQUARE	TELEPHONE PEDESTAL
DRAIN CLEANOUT	UNDERGROUND TELEPHONE
CATCH BASIN	OVERHEAD TELEPHONE
DRAIN LINE	ELECTRIC MANHOLE
WATER MANHOLE	WOOD POLE
WATER METER	OVERHEAD ELECTRIC
WATER VALVE	UNDERGROUND ELECTRIC
FIRE HYDRANT	LIGHT STANDARD
WATER LINE	SIGN
	TREE

NOTE:
The Locations Of Underground And Other Non Visible Utilities Shown Hereon Were Been Interpreted From Visible And/or Existing Evidence Supplied By Others. There Is No Guarantee That These Are The Only Ones Found, The Surface Features Of Locations Are Shown. The Actual Non Visible Locations May Vary From Those Shown Hereon. Each Agency Should Be Contacted Reactive To The Precise Location Of Its Underground Installation Prior To Any Reliance Upon The Accuracy Of Such Locations Shown Hereon, Including To Excavation And Digging.

Louisiana 811
Dial 811

REVISIONS			
NO.	DATE	DESCRIPTION	BY

GENERAL NOTES:
I HAVE CONSULTED FLOOD INSURANCE RATE MAP NO. 22019B 0150 C, DATED JUNE 15, 1982 AND FOUND THIS PROPERTY IS IN ZONE X AND IN ZONE AE WITH A BASE FLOOD ELEVATION OF 8.0'

BEARINGS AND COORDINATES REFER TO LA. GRID SOUTH ZONE, NAD 83 AND ELEVATIONS REFER TO NAVD 88 USING GPS OBSERVATIONS REFERENCED TO LSU CHU REAL TIME NETWORK, NAD 83 (2011) EPOCH 2010.00

ALL ADJACENT LAND OWNERS NAMES TAKEN FROM THE ASSESSOR'S WEB SITE

LANDMARK SURVEYING, INC.
1513 Ruebel Street
Harahan, Louisiana 70123
Fax: 504-734-8307 Phone: 504-733-3303

There is no representation that all applicable servitudes and/or restrictions have been shown hereon. Any servitudes and/or restrictions shown on this plat are limited to those set forth in the description and/or information furnished the undersigned. A title or public record search for such information was not made by the undersigned in compiling the data for this survey.

I certify that this plat represents an actual ground survey made by me, or by those under my direction, that no visible encroachments exist either way across the property lines except as shown hereon and that this survey, and plat, are in accordance with the adopted Louisiana Standards of Practice for Property Boundary Surveys. This is a Class C Survey.

STATE OF LOUISIANA
Kevin Landry
Certificate No. 4809
Licensed PROFESSIONAL SURVEYOR
10-07-23

Unauthorized Copy If Seal Is Not Red

Resubdivion of
Lot 19 and 20 A Into Lot 19-A
Pecan Grove Plantation
Section 6, T 13 S ~ R 8 E
St Charles Parish, Louisiana

SCALE: 1"=100' | BOOK NO. n/a | JOB NO. 23-0204 | DATE: DECEMBER 07, 2023 | DRAWING No. 230204