

CERTIFIED TO ST. CHARLES PARISH COUNCIL & ESPERANZA LAND CO.

**SURVEY OF LOT 2A
ESPERANZA BUSINESS PARK
PHASE 1
IN SECTIONS 7 & 8, T13S - R21E
ST. CHARLES PARISH, LOUISIANA
SCALE: 1" = 40' SEPTEMBER 30, 2020**

LEGEND

- = FOUND
- = 1/2" IRON ROD SET
- ▽ = 60d NAIL SET
- IR = IRON ROD
- FH = FIRE HYDRANT
- LP = LIGHT POLE
- PP = POWER POLE
- ✕ = FENCE

BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) ESTABLISHED BY USING LOUISIANA STATE UNIVERSITY'S C4G REAL TIME NETWORK.


REFERENCE PLANS:

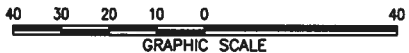
1. ESPERANZA BUSINESS PARK PHASE 1 BY RIVERLANDS SURVEYING COMPANY, STEPHEN P. FLYNN, PLS, DATED JANUARY 17, 2006, LAST REVISED SEPTEMBER 7, 2006
2. SURVEY OF LOT 1A ESPERANZA BUSINESS PARK PHASE 1 BY LUCIEN C. GASSEN, PLS, DATED AUGUST 30, 2011, REVISED MAY 24, 2012
3. A RESUBDIVISION OF A PORTION OF GROUND FOR A PROPOSED DOG PARK AND ROAD EXTENSION BY BFM CORPORATION, LLC, R. P. FONTCUBERTA, JR, PLS, DATED NOVEMBER 21, 2016, REVISED DECEMBER 23, 2016

The servitudes shown on this survey are limited to those set forth per reference plans and there is no representation that all applicable servitudes are shown hereon. No title search or public record search was made in compiling data for this survey.

This is to certify that I have consulted the Flood Insurance Rate Maps and found that this property is in Zone X.

I certify that this plat represents an actual ground survey performed by myself or under my supervision and is in accordance with the Louisiana standards of practice for a Class C survey.


LOUIS J GASSEN JR, PLS
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 Luling, Louisiana 70070



GASSEN SURVEYING, LLC