SOUTHEASTERN WEST OF MISSISSIPPI RIVER LAND DISTRICT
T13S – R21E
SECTION 61

LEGEND:
- CONTROL POINT
- FND. MONUMENT
- SET. MONUMENT
- POWER POLE
- MAILBOX
- WATER METER
- SEWER CLEANOUT
- SEWER MANHOLE
- WATER LINE
- SEWER LINE
- POWER LINE
- CULVERT
- FENCE
- PROPERTY LINE
- LOT LINE
- ROAD CENTERLINE
- TOP BANK OF DITCH
- REQ'D SERVITUDE
- TREE
- CONCRETE SURFACE
- BUILDING

NOTES:
1. ALL PIPES AND MONUMENTS SHOWN HEREON WERE FOUND.BEARINGS ARE BASED ON GEODETIC ORIENTATION DERIVED FROM GPS STATIC OBSERVATIONS TAKEN AT THE TIME OF SURVEY. BEARINGS AND DISTANCES ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE, SURVEY FEET.
2. THIS 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.
3. THE UNDERGROUND UTILITIES WERE NOT PART OF THIS SCOPE OF WORK AND NO ATTEMPT WAS MADE TO LOCATE THEM. UTILITY LOCATES SHOULD BE MADE THROUGH LOUISIANA ONE CALL, 800.272.3020
4. SECTION LINE LOCATIONS ARE APPROXIMATE AND WERE NOT LOCATED ON THE GROUND.
5. ALL BEARINGS AND DISTANCES ARE MEASURED VALUES AS OF THIS SURVEY, SEE THE REFERENCE PLAT FOR CALLED VALUES.
6. PORTIONS OF BUILDINGS ARE DIGITIZED FROM AERIAL IMAGES AND NOT COMPLETELY SURVEYED ON THE GROUND.
7. FIELD WORK COMPLETED ON 12/06/2023.
8. 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.
9. ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS, RELOCATIONS OR MODIFICATIONS SHALL BE MADE SOLELY AT THE LOT OWNER'S EXPENSE.

REFERENCES:
1. OAK RIDGE PARK SUBDIVISION, A SUBDIVISION OF PARTS OF SECTIONS 12, 61, 52 AND 53, TOWNSHIP 13 SOUTH, RANGE 21 EAST AND SECTIONS 90 AND 91, TOWNSHIP 13 SOUTH, RANGE 20 EAST BY E.M. COLLIER, SURVEYOR DATED FEBRUARY 5, 1954.

(1983 DATUM)
LOUISIANA COORDINATE SYSTEM (SOUTH ZONE)

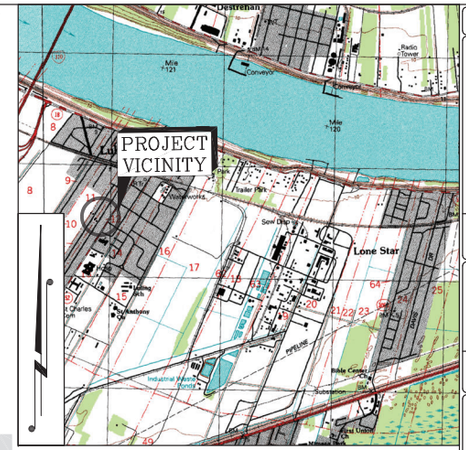
APPROVALS

CHAIR, PLANNING AND ZONING COMMISSION DATE

CHAIR, PARISH COUNCIL DATE

PARISH PRESIDENT DATE

RECORDED IN THE CLERK OF COURTS OFFICE,
ST. CHARLES PARISH, LOUISIANA
ON THE _____DAY OF_____20___.
INSTRUMENT NUMBER_____



VICINITY MAP
1"=2000'

"THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT (MINIMUM) STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERS AND LAND SURVEYORS BOARD AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS D SURVEYS INDICATED IN THE ABOVE STANDARDS."

STATE OF LOUISIANA
MATTHEW J. LEDET
LICENSED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 5045

P.O.C. TO P.O.B.
S29°15'55"W – 55.18'

P.O.C.
CP 2
2" ALUMINUM CAP
ON 1/2" IRON ROD
X: 3585077.41
Y: 519523.23
ELEV.: 4.46'

P.O.B.
X: 3585050.44
Y: 519475.09

-16.50'- KINLER ST.

18" CMP

18" CMP

N32°27'10"E 140.19'

N32°27'10"E 70.00'

N32°27'10"E 70.25'

1.5" I.P.

1.5" I.P.

4' CHAIN LINK

1/2" I.R.

4' WOOD

6' WOOD

20.00'

50.00'

11.57'

N58°06'46"W 79.49'

N58°06'46"W 80.46'

S58°06'46"E 80.59'

N58°06'46"W 80.94'

S58°06'46"E 81.42'

OVERHANG

HOUSE

LOT 37A1
BLOCK B
OAK RIDGE PARK
SUBDIVISION

11211.02 S.F.
0.257 Ac.

20'
PROPOSED
DRAINAGE
& SEWER
SERVITUDE

LOT 37A2
BLOCK B
OAK RIDGE PARK
SUBDIVISION

5648.77 S.F.
0.130 Ac.

LOT 35
BLOCK B
OAK RIDGE PARK
SUBDIVISION

5702.54 S.F.
0.131 Ac.

ORIGINAL LOT 37A

SECTION 61

SECTION 12

S32°50'48"W 140.20'

20.00'

50.01'

S32°50'48"W 70.01'

S32°50'48"W 70.26'

LOT 37
BLOCK D

LOT 36
BLOCK D

LOT 35
BLOCK D

SCALE IN FEET
10' 5' 0' 10' 20' 30'

OWNER	ACQUISITION	SERVITUDE AREA	LOT 37A2 REMAINING AREA
RONALD DIGGS ET AL	INSTR. NO. 222639 JULY 13, 1998	0.037 Ac. 1610.49 S.F.	0.093 Ac. 4038.27 S.F.

SHEET NUMBER	1 OF 1
PARISH	ST. CHARLES
CRESCENT PROJECT	23.037
PARISH PROJECT	NA
CHECK	D. HYMEL
DETAIL	K. JONES
CHECK	M. LEDET
SCALE	1"=10'
DATE	6/17/2025

NO.	DATE	REVISION OR CHANGE ORDER DESCRIPTION	BY

CRESCENT
ENGINEERING & MAPPING LLC
985-HWY 90 | VACHERIE, LA 70090

SUBDIVISION OF LOT 37A
INTO LOTS 37A1 AND 37A2 OF BLOCK B OF
OAK RIDGE PARK SUBDIVISION
IN SECTION 61, T13S – R21E
LULING, ST. CHARLES PARISH, LA

RONALD DIGGS ET AL

ST. CHARLES PARISH LOUISIANA

P:\2023\23.037_SDP_KINLER SERVITUDES\SUR\DRAWINGS\PROPERTY_RW MAPS\SDP_KINLER FREDERICK DRAINAGE SERVITUDES_REV03.DWG