

Lot 127-X,
Section 39, T-14-S, R-20-E,
Coteau de France,
A.K.A. Ranson Subdivision,
St. Charles Parish, La.

I certify that this plat represents an actual
ground survey made by us under my
supervision & conforms to the
requirements for the Standards of
Practice for Property Boundary Surveys
as found in La. Administrative Code TITLE
46:LXI Chapter 29 for a Class "C" survey.



Long./Lat.
29° 51' 13" N
90° 27' 10" W

Railroad R.W.

Arc = 232.32'
Rad. = 5852.00'±
Chord = 232.31'

lot overgrown
corner to be set

lot overgrown
corner to be set

Old Spanish Trail (side)

West
248.97'

127-X

vacant lot

formerly
#16076

200.57'
East

Shell Mound Road

rod found

238.00'
S 12° 35' 00" E

rod found

Old Spanish Trail
La. Highway #631
(old U.S. Hwy 90)

Special Note:
Certain restrictions
and servitudes may apply.

All set rods are a #4
steel rebar 18" long.
Underground utilities of any kind
have not been shown or researched
unless specifically itemized.
Due to field restrictions and
limitations, corner markers may
require to be offset as shown.
Property corners, not distances,
should be used to determine location
of new structures or additions.
Fences are shown for general
information purposes only and
do not necessarily reflect
exact location and condition.
Measurements, if any, are taken
to the centerline of fence posts.
The directional arrow is shown for
general information only.
No abstracting, title research, or
wetlands determination of any kind was
performed by this office.

Re:
Gassen Survey (Lot 127-X)
7-12-2011

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BOUNDARY SURVEY
Made at the request of

Pether Alonso-Bacallao

S.Z.S. CONSULTANTS, INC.

4421 CONLIN STREET SUITE 202
METAIRIE, LA. 70006

PH. (504) 561-5724 FAX (504) 561-5726

ENGINEERS - ENVIRONMENTALISTS - SURVEYORS

DRAWN: SJB

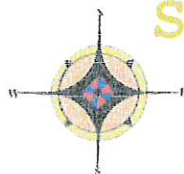
SCALE: 1" = 50'

DATE: 5-18-2023

JOB NO.: 14253

Sam J. Scandalio





S.Z.S. Consultants, Inc.

Engineers * Environmentalist * Surveyors
4421 CONLIN STREET * SUITE 202 * METAIRIE, LA 70006
PHONE: (504) 561-5724 * FAX: (504) 561-5726
E-MAIL: samzscan@bellsouth.net

CONSTRUCTION BENCHMARK CERTIFICATE

MAY 22, 2023

REQUESTED BY: PETHER ALONSO-BACALLAO

MUNICIPAL NUMBER: 16076 HIGHWAY 631
PARADIS, LA 70080

DESCRIPTION: LOT 127-X,
SECTION 39,
COTEAU DE FRANCE,
AKA RANSON SUBDIVISION,
ST. CHARLES PARISH, LA



Sam Z. Scandalianto

D.F.I.R.M. ZONE: A E BASE FLOOD ELEVATION (DFIRM*): +5.00' N.A.V.D.

D.F.I.R.M. PANEL: 22089C 0250 D PRELIMINARY FIRM PANEL DATE: 11-09-2012

ELEVATIONS

	CAIRO DATUM	N.A.V.D.
CROWN OF STREET	22.52'	+2.09'
ST CHARLES PARISH REQUIREMENT (DFIRM*)	25.43'	+5.00'
F.E.M.A. REQUIREMENT	NONE ESTABLISHED	
CONSTRUCTION BENCHMARK CONSTRUCTION BENCHMARK IS A NAIL IN POWER POLE ACROSS STREET.	25.60'	+5.17'

REFERENCE BENCHMARK: GPS
ELEVATION: 2023

* BENCHMARK REQUIREMENTS OBTAINED FROM ST. CHARLES PARISH FLOODPLAIN MANAGEMENT

**CHECK WITH PARISH OFFICIALS FOR ANY RECENT CHANGES IN THESE REQUIREMENTS

***ACCORDING TO THE CURRENT FIRM PANEL 220160 0175C DATED JUNE 16, 1992 THIS PROPERTY IS LOCATED IN FLOOD ZONE X