

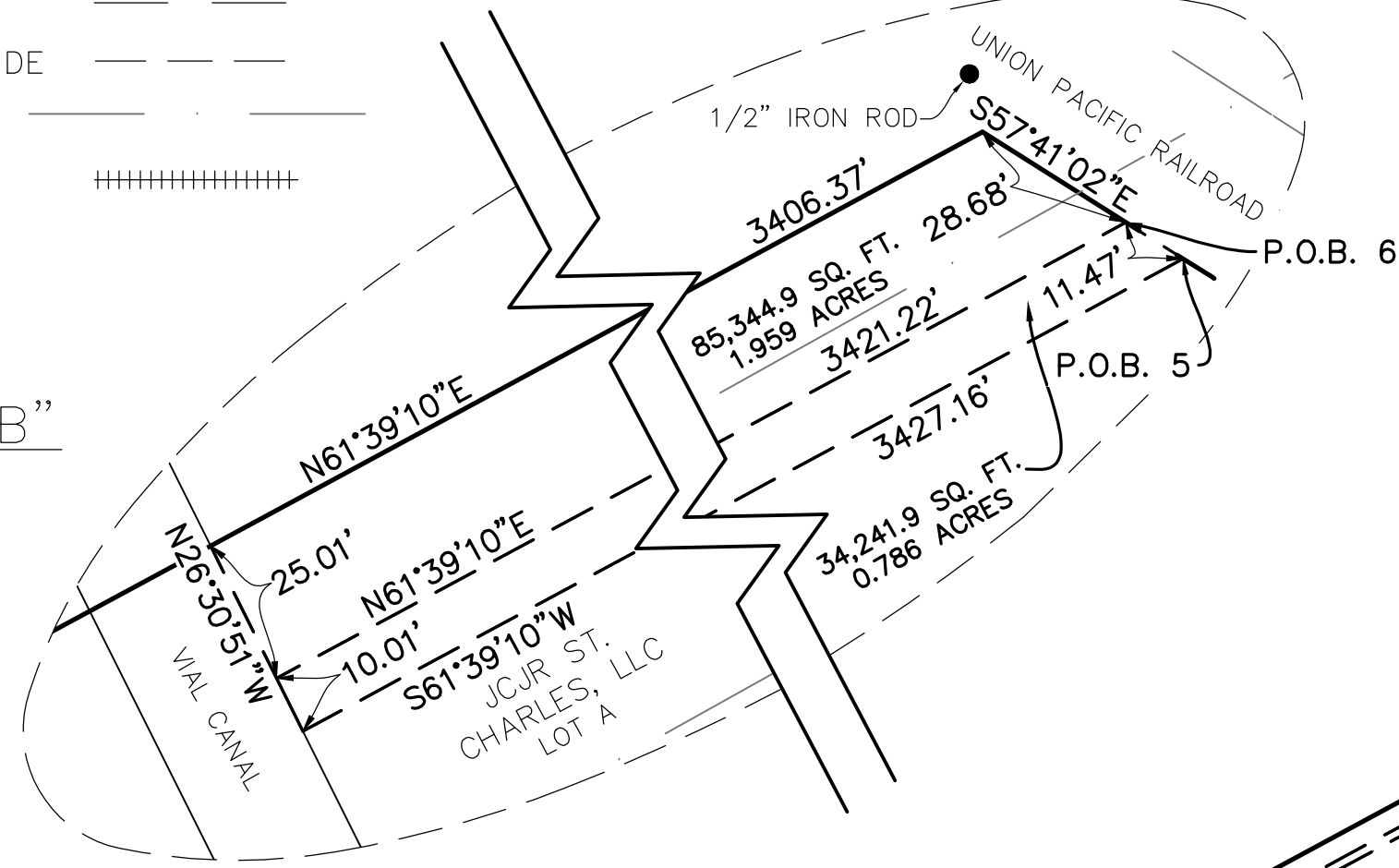
LEGEND:

- FND. MONUMENT
- PROPERTY LINE
- LOT LINE
- EXISTING SERVITUDE
- SECTION LINE
- UNION PACIFIC RAILROAD

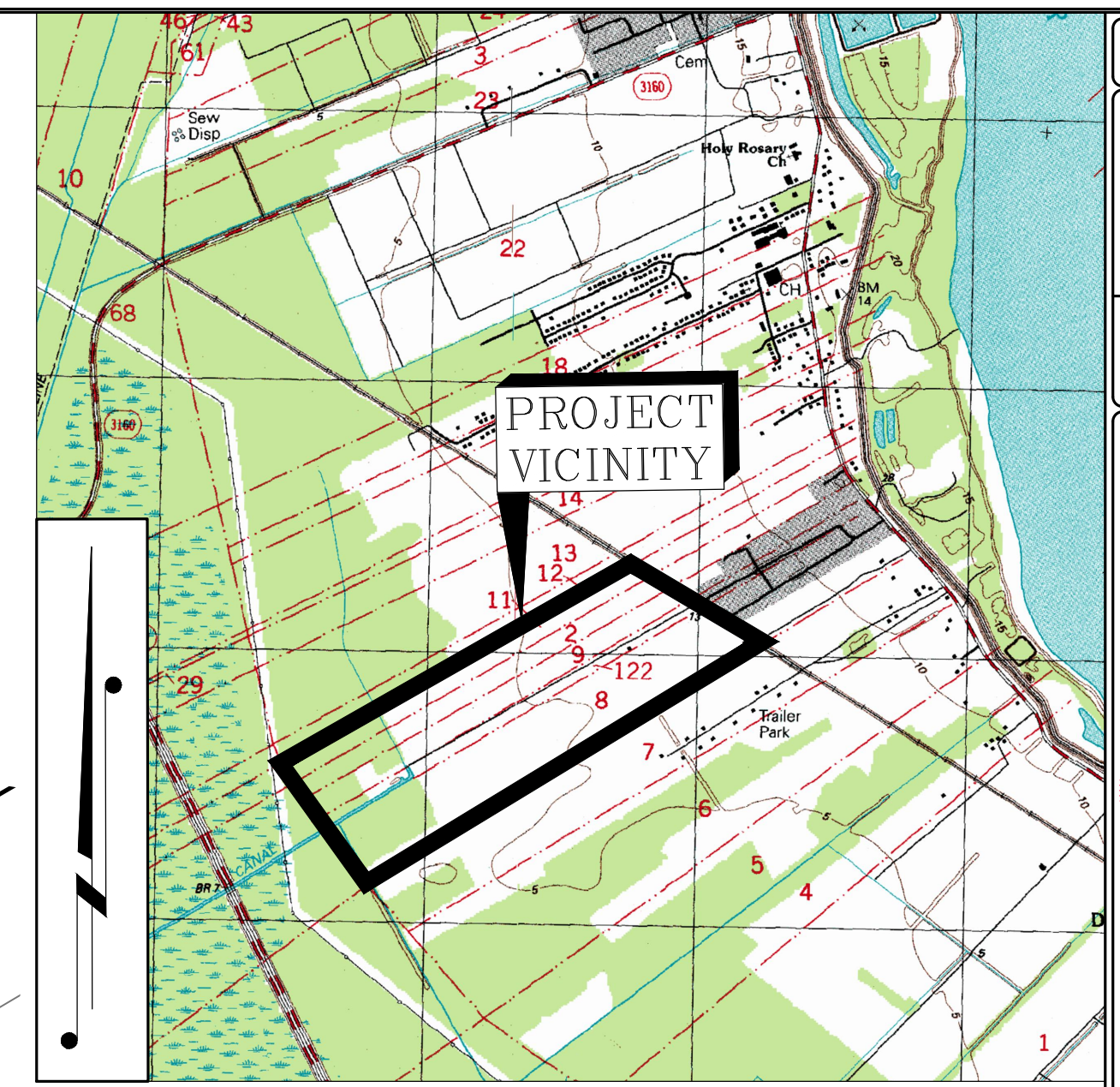
NOTES:

1. ALL PIPES AND MONUMENTS SHOWN HEREON WERE FOUND.
2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83 (2011) EPOCH 2010.00)
3. THE 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.
4. THE REMAINING AREAS ARE SCALED VALUES AND INCLUDE THE AREA FROM SOUTH/WEST OF THE RAILROAD TO THE EAST RIGHT OF WAY OF 3127.

DETAIL "B"
1"=30'



VICINITY MAP
1"=2000'

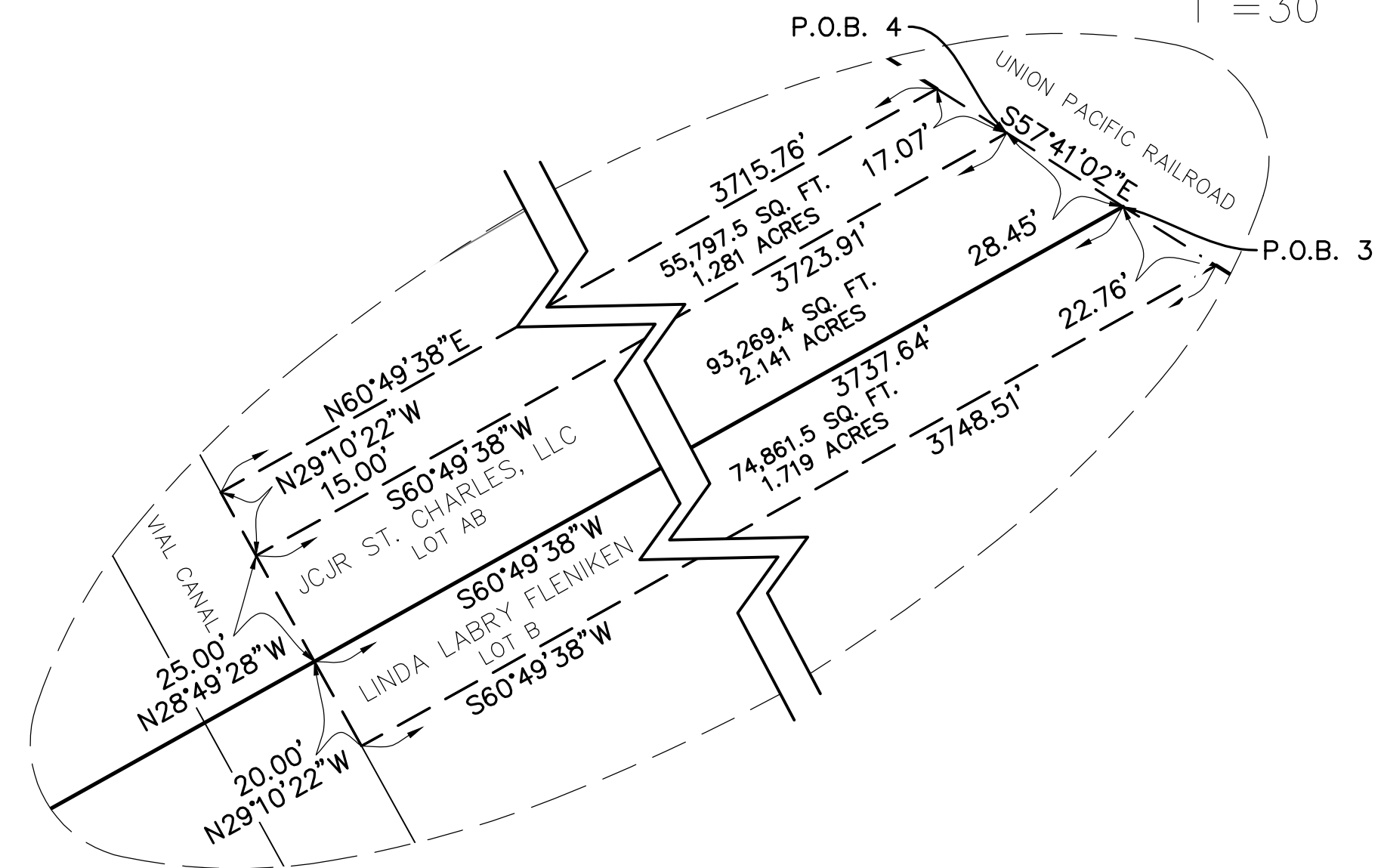


CP 1
3" ALUMINUM CAP
ON 3/4" IRON ROD
WITH CONCRETE,
N=529371.9710
E=3573684.3850'

CP 2
3" ALUMINUM CAP
ON 3/4" IRON ROD
WITH CONCRETE,
N=529601.1460'
E=3573324.6040'

POB #	NORTHING	EASTING	BEARING	DISTANCE
1	529257.25	3573666.80	S44°51'30"E	485.14'
2	529603.15	3573119.98	N89°26'16"W	204.63'
3	529789.74	3572825.01	N69°19'06"W	534.01'
4	529804.95	3572800.97	N68°44'00"W	561.90'
5	530126.87	3572292.06	N63°01'01"W	1158.68'
6	530133.00	3572282.37	N62°57'53"W	1170.10'

DETAIL "A"
1"=30'



PLAN
SCALE IN FEET



OWNER	ACQUISITION	SERVITUDE AREA	REMAINING AREA
LEON C. VIAL, III ET AL	COB 134 PG 42 NOVEMBER 29, 1972	1.841 Ac. 80,173.4 S.F.	102.854 Ac. 4,480,305.9 S.F.
LINDA LABRY FLENIKEN	COB 677 PG 711 SEPTEMBER 7, 2006	4.849 Ac. 211,241.63 S.F.	46.216 Ac. 2,013,156.9 S.F.
JCJR ST. CHARLES, LLC	INST. NO. 486404 JANUARY 17, 2025 INST. NO. 483233 JULY 31, 2024 INST. NO. 481967 MAY 31, 2024	6.167 Ac. 268,653.7 S.F.	81.888 Ac. 3,567,026.7 S.F.

SHEET NUMBER 1 OF 1

DETAILED BY K. JONES
CHECKED BY M. LEDET

REG. DATA NA083
VERT. DATA NA088, G18

PROJECTION LA S. 1702
GRID UNITS US SURVEY FT.

SCALE 1"=200'
DATE 10/23/2025

LOUISIANA PROFESSIONAL ENGINEER REG. NO. 5104
10/23/25

NO.	DATE	REVISION DESCRIPTION	BY
3	10/23/2025	REVISE VIAL AND FLENIKEN SERVITUDES	M.L.
2	03/19/2025	CHANGE 35' SERVITUDE ON JCJR LOT A TO 25' AND 10' AND UPDATE COORDINATE ON P.O.B. 3	KGJ
1	02/17/2025	UPDATE OWNERSHIP OF LOT AB	KGJ

PROPOSED DRAINAGE SERVITUDES ON THE VIAL, FLENIKEN, AND JCJR ST. CHARLES, LLC PROPERTIES LOCATED IN T135-R20E SECTIONS 2, 8, 9, 12 & 122 ST. CHARLES PARISH, LA

DRAINAGE SERVITUDE PLAT

CRESCENT ENGINEERING & MAPPING LLC
1815 HWY 18 | VACHERIE, LA 70090

PROJECT 24.028