

GENERAL NOTES:

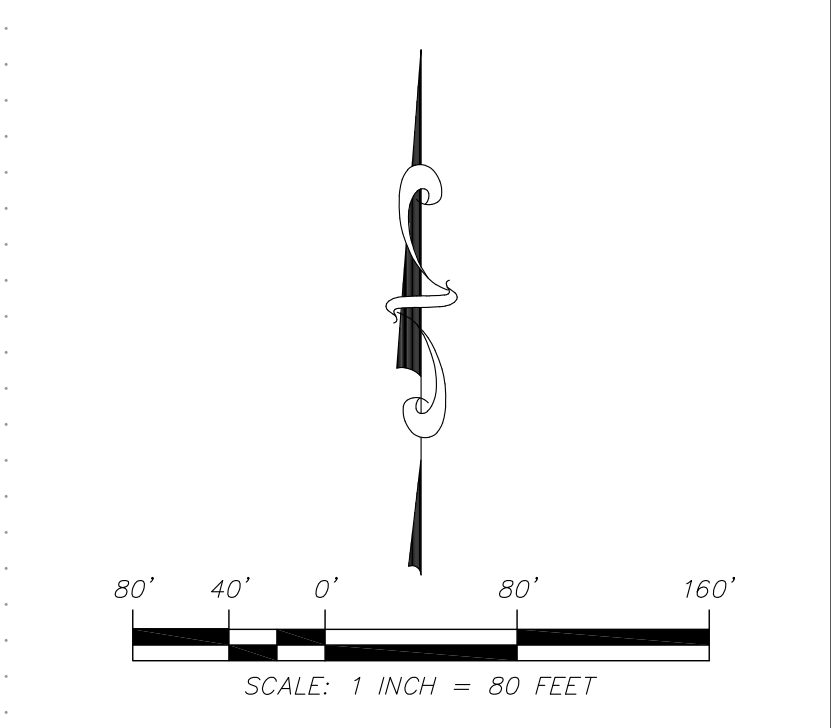
- THIS SURVEY WAS BASED ON INFORMATION PROVIDED BY THE CLIENT, AND/OR CURRENT TITLE INFORMATION FROM PUBLIC RECORDS SOURCES, AND IS SUBJECT TO THOSE FACTS AND PRE-EXISTING ENCUMBRANCES SUCH AS SERVITUDES, RIGHTS OF WAY, BUILDING SETBACKS, AND OTHER COVENANTS AND/OR RESTRICTIONS, WHICH COULD BE DISCLOSED BY A COMPLETE TITLE SEARCH. A COMPREHENSIVE TITLE ABSTRACT WAS NOT REQUESTED BY THE CLIENT NOR WAS WITHIN THE SCOPE OF THIS SURVEY.
- WETLAND DELINEATION OR ENVIRONMENTAL ASSESSMENTS WERE NOT PERFORMED NOR WERE WITHIN THE SCOPE OF THIS SURVEY.
- THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- ADJACENT PROPERTY OWNER INFORMATION WAS TAKEN FROM THE ASCENSION PARISH TAX ASSESSOR'S WEB SITE.
- THE LINES SHOWN ASSOCIATED WITH SECTIONS, TOWNSHIPS, RANGES AND FLOOD ZONES WERE DIGITIZED FROM AERIAL IMAGERY, F.E.M.A. FLOOD INSURANCE RATE MAPS AND U.S.G.S. QUADRANGLE MAPS. THESE LINES ARE SHOWN FOR REFERENCE ONLY AND WERE NOT FIELD VERIFIED AT THE TIME THIS SURVEY WAS PERFORMED.

- REFERENCES:**
- "SURVEY MAP ODILE MELANCON SHOWING A CERTAIN TRACT OF LAND LOCATED IN SECTION 27, TOWNSHIP 9 SOUTH - RANGE 3 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA, AS INSTRUMENT NO. 962608.
 - "PLAT SHOWING BOUNDARY SURVEY OF A 4.04 ACRE PORTION OF THE ODILE MELANCON PROPERTY, TOWNSHIP 9 SOUTH - RANGE 3 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA, AS INSTRUMENT NO. 210181.
 - "TRIAL PLAT W.I. POWERS ESTATE & TRAILER PARK, TOWNSHIP 9 SOUTH - RANGE 3 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA, AS INSTRUMENT NO. 248871.
 - "SURVEY PLAT SHOWING LOT 'M' OF THE W.I. POWERS ESTATE & TRAILER PARK, TOWNSHIP 9 SOUTH - RANGE 3 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA, AS INSTRUMENT NO. 357244.
 - "SURVEY MAP SHOWING THE PROPOSED PROPERTY LINE BETWEEN THE MELANCON TRACT AND THE POWERS TRACT, TOWNSHIP 9 SOUTH - RANGE 3 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA, AS INSTRUMENT NO. 210181.
 - CASH SALE FROM THE SUCCESSION OF ODILE E. MELANCON TO ASCENSION PARISH GOVERNMENT, RECORDED 01/14/2021, RECORDED IN THE ASCENSION PARISH CLERK OF COURT AS INSTRUMENT NO. 1014484.
 - "RIGHT OF WAY MAP, APC PROJECT NO. MA-17-02, RODDY RD, SAFETY WIDENING/US 61 - LA 935, TOWNSHIP 9 SOUTH - RANGE 3 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA, LAST REVISED 09/29/2020, BY MATTHEW J. LEDET, P.L.S. OF T. BAKER SMITH, LLC.
 - "DRAINAGE RIGHT-OF-WAY GRANT (85' ON BAYOU FRANCOIS), DATED 01/11/1985, RECORDED IN THE ASCENSION PARISH CLERK OF COURT AS INSTRUMENT NO. 218202.
 - SERVITUDE AGREEMENT IN FAVOR OF THE TEXAS PIPE LINE COMPANY, 30' IN WIDTH, DATED 02/16/1986, RECORDED IN THE ASCENSION PARISH CLERK OF COURT AS INSTRUMENT NO. 82456.

FLOOD CERTIFICATION:
 BY GRAPHIC PLOTTING ONLY, PORTIONS OF THIS PROPERTY LIE IN FLOOD ZONE(S) "X" & "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 220013, MAP NO. 2200013, WHICH BEARS AN EFFECTIVE DATE OF 08/16/2007. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

BASIS OF BEARINGS:
 THE BEARINGS & COORDINATES SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1702), NAD 1983 (2011, EPOCH 2010.00) AS DETERMINED BY GPS OBSERVATIONS.

ZONING & SETBACKS:
 ZONING: MUM (MIXED USE CORRIDORS)
 SETBACKS:
 FRONT - 25' (MINIMUM)
 55' FROM CENTERLINE OF PARISH ROAD
 75' FROM CENTERLINE OF STATE HIGHWAY
 REAR - 20' (RESIDENTIAL)
 15' (COMMERCIAL)
 SIDE - 5' (RESIDENTIAL)
 10' (COMMERCIAL)



LEGEND

⊠	FOUND "LDH" MONUMENT
●	FOUND SMALL GAUGE RAIL ROAD IRON
●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
●	FOUND 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD
○	SET MAG NAIL
○	POWER POLE
R/W	APPARENT RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
○	CHAIN LINK FENCE
○	BARBED WIRE FENCE
○	OVERHEAD ELECTRIC
○	SHELL PIPELINE
(R1)	BEARING/DISTANCE FROM REFERENCE NO. 1
(S)	BEARING/DISTANCE AS SURVEYED

CERTIFICATION:
 I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECTION, AND IT DOES CONFORM TO THE REQUIREMENTS FOR THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46: LXI, CHAPTER 25 FOR A CLASS C SURVEY.



TITLE: MAP SHOWING THE SURVEY OF AN UNDESIGNATED 13.646 ACRES TRACT, (CALLED 13.95 ACRES) FORMERLY THE ODILE D. MELANCON PROPERTY LOCATED IN SECTION 27, TOWNSHIP 9 SOUTH - RANGE 3 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA, FOR CRIDECE, LLC

PARTY CHIEF:	SM	PROJECT NO.:	22017
FIELD BOOK:	SEE FOLDER	PARISH:	SEE FOLDER
DRAWN BY:	SM	CALC BY:	SM
CHECKED BY:	SM	PHONE:	225-716-4800
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			FRENCH SETTLEMENT, LA 70733

1 OF 1