NO ATTEMPT HAS BEEN MADE BY GULF COAST SURVEY SOLUTIONS, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT SHOWN ON REFERENCE MAP(S) OR FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE. BE AWARE THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

LA One Call 811

SUBSURFACE UTILITY LOCATES WERE NOT REQUESTED AND ARE NOT INCLUDED IN THIS SURVEY. GULF COAST SURVEY SOLUTIONS L.L.C. STRONGLY ADVISES OWNERS AND CONTRACTORS TO CONTACT LA ONECALL BEFORE DIGGING.

REFERENCE DOCUMENTS:

1. SURVEY BY O.C. HOLLISTER, SURVEYOR, DATED 9/13/55.
2. "PLAN OF RESURVEY OF THE LINE OF WILLIAM L. TRAVIS AND C. ARLAND BRIDGES AND JOHN W. TRAVIS....." BY O.C. HOLLISTER, SURVEYOR, DATED 12/1/59.
3. "MAP SHOWING SURVEY OF A 147.67 ACRE TRACT....." BY DAVID ROGERS, JR., P.L.S., DATED 5/9/73.

● DENOTES SET 1/2" I.R. (UNLESS NOTED OTHERWISE)

NOTES:

ACCORDING TO F.I.R.M. 22091C0050B AND 22091C0075B, DATED 04-02-13, THIS PROPERTY LIES IN FLOOD ZONE "X" AND "A".

LOCATION OF FLOOD ZONE SHOWN HEREON WAS SCALED FROM F.I.R.M. AND SHOULD BE CONSIDERED APPROXIMATE.

BASE FLOOD ELEVATION(S) ARE SUBJECT TO CHANGE. CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

A WETLANDS DETERMINATION WAS NOT REQUESTED AND IS NOT PROVIDED AS PART OF THIS SURVEY.

TOTAL ACREAGE: 76.02

TRACTS: 1

STREETS: LA HWY. 38, NEWMAN RD., WELCH LN.

MIN. FRONT SETBACK: VERIFY WITH PARISH

MIN. REAR SETBACK: VERIFY WITH PARISH

MIN. SIDE SETBACK VERIFY WITH PARISH

WATER: PRIVATE

SEWER: PRIVATE

TELECOMMUNICATIONS: AT&T

BASIS OF BEARINGS DERIVED FROM RTN GPS OBSERVATIONS MADE AT THE PROJECT SITE. THESE OBSERVATIONS WERE MADE UTILIZING LSU C4G NET RTN.

CONTROLLING STATION: KENTWOOD LA (KENT)

KENTWOOD LOUISIANA (KENT)
LAT: 30°55'40.87546" N
LON: 90°31'34.97811" W

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE GRID AND REFERENCED TO LA SOUTH ZONE 1702 (NAD83) (2011) (EPOCH: 2010.00) (ELLIPSOID: GRS80).

TO CONVERT TO GEODETIC BEARINGS USE:
⊖ = 00°21'06"

TO CONVERT DISTANCES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES USE SCALE FACTOR: 1.000057336

FD. 3/4" I.P.

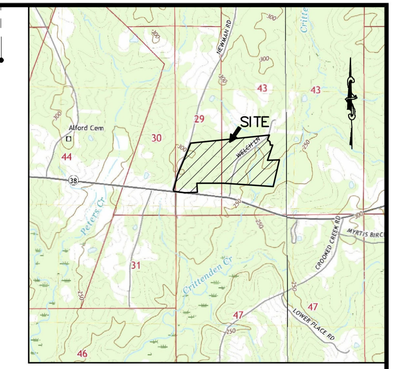
FD. 1/2" I.R.

FD. NAIL ON SECTION LINE

FD. 1" SLICK ROD

FD. 1" SLICK ROD

FD. 1" I.P.
WITNESSED BY SCRIBED
OAK TREE FD. +/-
12" TO THE NORTH



VICINITY MAP
1" = 5000'

LEGEND	
	DROP INLET
	POWER JUNCT. BOX
	TELEPHONE PEDESTAL
	POWER POLE
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	LIGHT POLE
—OHU—	OVERHEAD UTILITIES

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS ACTUALLY MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION AND THAT THIS MAP AND THE "FIELD SURVEY" ON WHICH IT IS BASED CONFORMS TO THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "D" SURVEY AS ESTABLISHED BY THE LOUISIANA PROFESSIONAL BOARD OF ENGINEERS.

THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT SHOWN HEREON AND DOES NOT EXTEND TO THIRD PARTIES, UNLESS THE MATTER IS PROMPTLY REVISED BY THE UNDERSIGNED TO REFLECT SAME.

BRADLEY J. ROBERTS, P.L.S.
REG. NO. 5101

1/17/23
DATE

BRADLEY ROBERTS
PRELIMINARY
License No. 5101

GCSS
GULF COAST SURVEY SOLUTIONS

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT

REVISED 2/4/23 TO SHOW ADDITIONAL FOUND MONUMENTS AND UPDATED ACREAGE.

SURVEYING CONSULTANTS
17535 George Oneal Road
Baton Rouge, Louisiana 70817
(225) 485-2419 V.F. NO. 836

MAP SHOWING SURVEY OF AN UN-DESIGNATED 76.02 ACRE TRACT BEING THE BRIDGES PROPERTY

LOCATED IN SECTIONS 29, 30, AND 43 T-1-S, R-6-E, ST. HELENA MERIDIAN,
GREENSBURG LAND DISTRICT
ST. HELENA PARISH, LOUISIANA

FOR

CATHY AND JUSTIN CORNELIUS

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

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