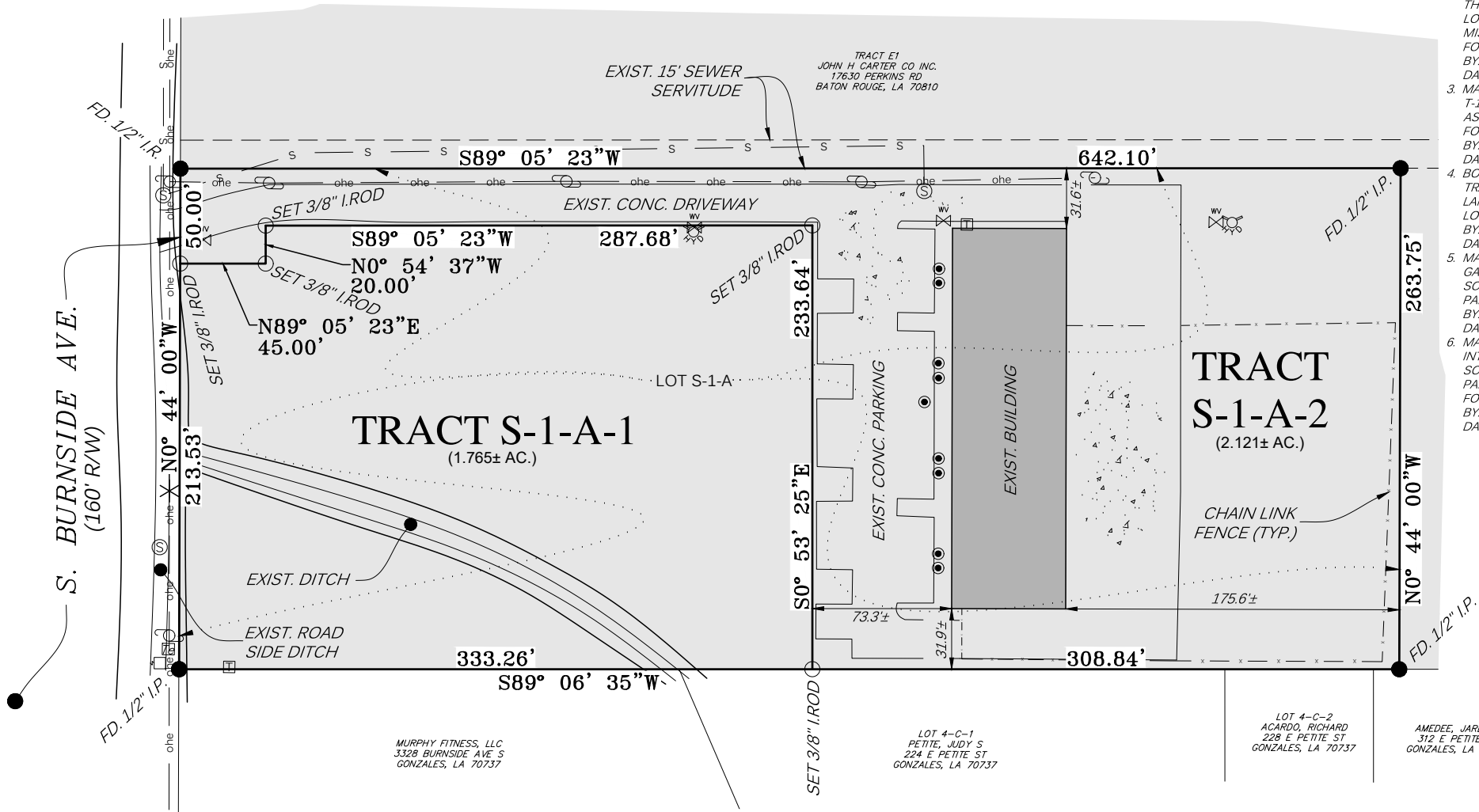




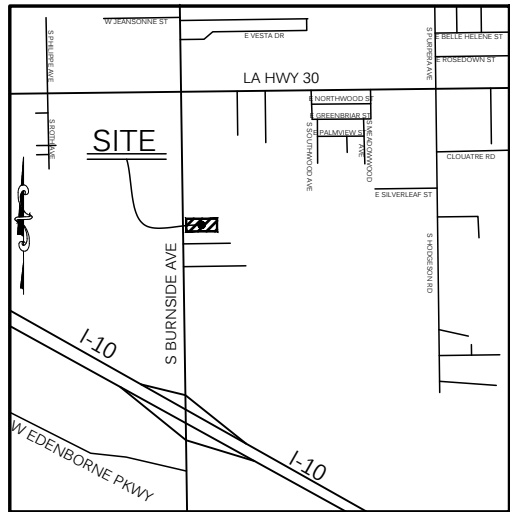
(IN FEET)



✱ **BASIS OF BEARING:** *N 00° 44' 00" E*
BEING THE EASTERLY RIGHT OF WAY LINE OF S. BURNSIDE AVE. ALSO
BEING THE WESTERLY PROPERTY LINE OF LOT S-1-A.
BEARINGS ARE REFERENCED TO LA. STATE PLANE GRID, SOUTH ZONE 1702.

REFERENCE MAPS:

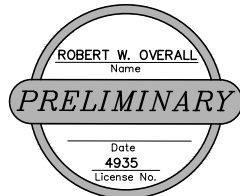
1. IMPROVEMENT SURVEY MAP SHOWING SURVEY OF LOT S-1, LOCATED IN SECTION 19, T10S - R3E, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH LA. FOR: RIECKE & ASSOCIATES, LLC. DATED: 07-25-2011
2. SURVEY PLAT SHOWING THE CECIL C. HUBBARD TRACT AND THE KELLY K. BROUSSARD TRACT LOCATED IN SECTION 19, T10S, R3E, SED, EAST OF THE MISS. RIVER, ASCENSION PARISH, GONZALES, LOUISIANA FOR: SYNERGY DEVELOPMENT, INC. BY: EARLES & ASSOCIATES DATED: NOVEMBER 13, 1999
3. MAP SHOWING BOUNDARY SURVEY OF LOT S-1 LOCATED IN SECTION 19, T-10-S, R-3-E SOUTHEAST LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA FOR: LARECO, LLC BY: CENTERLINE ENGINEERING & LAND SURVEYING, LLC DATED: DECEMBER 16, 2019
4. BOUNDARY AND TOPOGRAPHIC SURVEY GULF STATES REAL ESTATE SERVICES TRACT E THE LOUIS GAUDIN PROPERTY SECTION 19, T10S - R3E SOUTHEAST LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER ASCENSION PARISH, LOUISIANA BY: SHAWN P. MACMENAMIN P.L.S. DATED: OCTOBER 16, 2014
5. MAP SHOWING RESUBDIVISION OF TRACT C & THE SOUTH 1/2 OF THE LOUIS GAUDIN PROPERTY INTO TRACTS C-1 & E LOCATED IN SECTION 19, T10S - R3E SOUTHEAST LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER ASCENSION PARISH, LOUISIANA BY: GWS ENGINEERING, INC. DATED: FEBRUARY 2, 1999
6. MAP SHOWING EXCHANGE OF PROPERTY BETWEEN LOT S-1 & TRACT E INTO LOT S-1-A & TRACT E-1 LOCATED IN SECTION 19, T10S-R3E SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA FOR: LARECO, L.L.C. BY: CENTERLINE ENGINEERING & LAND SURVEYING, LLC DATED: JUNE 10, 2024



VICINITY MAP
1"=2000'

GENERAL NOTES:

1. ZONING: CIT (INCORPORATED AREAS)
2. FLOOD ZONE: AE
BASE FLOOD ELEVATION = 7.7'
4. MUNICIPAL ADDRESSES:
LOT S-1-A: 3200 S. BURNSIDE AVE
5. A WETLANDS DETERMINATION WAS NOT REQUESTED AND IS NOT BEING PROVIDED AS PART OF THIS SURVEY.
6. THIS IS NOT A COMPREHENSIVE UTILITY SURVEY. THE UTILITIES SHOWN HEREON SHOULD NOT BE CONSIDERED TO REPRESENT ALL OF THE UTILITIES ON OR AROUND THE SUBJECT PROPERTY.
7. ALL EXISTING SERVITUDE INFORMATION WAS TAKEN FROM REFERENCE MAPS AS TITLE WORK WAS NOT SUPPLIED AS PART OF THIS SURVEY.
8. AREAS
LOT S-1-A-1 = 1.765± ACRES
LOT S-1-A-2 = 2.121± ACRES
9. ZONING - C-1 (COMMERCIAL)



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

NOTE:
NO ATTEMPT HAS BEEN MADE BY CENTERLINE ENGINEERING & LAND SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

STRUCTURE NOTE:
ALL STRUCTURES SHALL BE CONSTRUCTED AT A MINIMUM OF TWO FOOT ABOVE FEMA BASE FLOOD ELEVATION AND ONE FOOT ABOVE THE TOP ELEVATION OF THE NEAREST ADJACENT SANITARY SEWER MANHOLE ON THE SEWER COLLECTION SYSTEM SERVICING THE PROPOSED STRUCTURE.

SEWERAGE:
NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO THE CITY OF GONZALES SEWER SYSTEM.

PUBLIC DEDICATION:
THE RIGHTS-OF-WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, AND OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED, WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH SERVITUDE WAS GRANTED.

FOR REVIEW

LARECO, LLC
OWNER - LOT S-1-A

DATE _____

UTILITY NOTE:
THE LAND OWNER IS RESPONSIBLE FOR ANY AND ALL COSTS ASSOCIATED WITH SUPPLYING WATER AND SEWER TO THE LOTS SHOWN HERON. UTILITY CONNECTION TO THE CITY OF GONZALES SEWER AND WATER SYSTEMS ARE REQUIRED FOR BUILDING PERMITS, BUT THE CITY OF GONZALES IS NOT RESPONSIBLE TO EXTEND SERVICE OR PROVIDE UTILITY ACCESS TO THE PROPOSED LOTS. ANY REQUIRED WATER AND SEWER INFRASTRUCTURE SHALL BE APPROVED BY THE CITY OF GONZALES PRIOR TO CONSTRUCTION AND INSPECTED PRIOR TO ISSUANCE OF BUILDING OF PERMITS.

NOTE:
THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL FEDERAL, STATE, AND CITY LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY.

NEW DITCH NOTE:
ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF OR SEWAGE TREATMENT PLANT EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER(S).

GRADING INSTRUCTIONS:
AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER, HIS CONTRACTOR OR HIS REPRESENTATIVE TO GRADE EACH LOT SO THAT THE STORM DRAINAGE RUNOFF CONFORMS TO THE APPROVED DRAINAGE LAYOUT, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.

BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ASCENSION PARISH FLOOD PLAIN ADMINISTRATOR.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 22005 C 0110E, DATED 8/16/07. REVISED BY LOMR 19-06-1893X DATED 9/20/2019

NOTE:
ALL LOT AREAS MEET MINIMUM AREAS

NOTE:
SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE CITY OF GONZALES.

NOTE:
1/2" IRON PIPES SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "B" SURVEY AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. 33:5051, ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

CENTERLINE ENGINEERING & LAND SURVEYING, LLC

ROBERT W. OVERALL, P.L.S. DATE _____

APPROVED:
CITY OF GONZALES
ADMINISTRATOR

SCOT BYRD _____ DATE _____

LEGEND	
— ohe —	= OVERHEAD ELECTRIC LINE
⦿	= POWER POLE
— x —	= CHAIN LINK FENCE
⦿	= SEWER CLEANOUT
— s —	= SEWER LINE
⊙	= SEWER MANHOLE
⊙	= WATER METER
⊗	= WATER VALVE
⦿	= FIRE HYDRANT
⦿	= TELEPHONE VAULT
⦿	= TELEPHONE BOX
⦿	= TELEPHONE PEDESTAL
⦿	= FLOODZONE 'AE'
⦿	= CONCRETE

MAP SHOWING RESUBDIVISION OF LOT S-1-A INTO LOTS S-1-A-1 & S-1-A-2

LOCATED IN SECTION 19, T10S-R3E
SOUTHEASTERN LAND DISTRICT,
EAST OF THE MISSISSIPPI RIVER,
ASCENSION PARISH, LOUISIANA

FOR
LARECO, L.L.C.

**Call before
you dig.**
1-800-272-8020

CENTERLINE
ENGINEERING & LAND SURVEYING, LLC
200 Government St., Ste. 200 Baton Rouge, LA 70802
(225) 412-4848 centerlinela.com