GENERAL NOTES

1. PROPERTY DIMENSIONS, EASEMENTS, RIGHTS-OF-WAY, EASEMENTS, IMPROVEMENTS, AND/OR OTHER IMPORTANT OR LEGAL ITEMS THAT MAY AFFECT THIS PROPERTY, OWNERS OR POTENTIAL OWNERS SHOULD BE AWARE THAT ASSUMPTIONS FOR SATISFACTION OF THEM MAY OR MAY NOT BE IN THE SCOPE OF THIS SURVEY MADE BY QUALITY ENGINEERING AND SURVEYING, LLC.

2. THE WORDS "CERTIFY", "CERTIFICATE" OR "CERTIFICATION" AS USED HEREON IS INTENDED TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON THE BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DOES NOT CONSTITUTE A GUARANTEE AND A WARRANTY EXPRESSED OR IMPLIED.

3. QUALITY ENGINEERING AND SURVEYING, LLC MAY NOT AND DOES NOT PROVIDE WETLAND DELIGNATION OR DETERMINATION AND WAS NOT REQUESTED NOR PROVIDED IN THIS SURVEY.

4. THE LINES SHOWN ASSOCIATED WITH SECTIONS, TOWNSHIPS, RANGES, FIRE & FLOOD ZONES, WERE OBTAINED FROM AERIAL IMAGERY, FEMA 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 OF THIS SURVEY WAS PERFORMED.

5. THE UTILITIES SHOWN HEREON WERE LOCATED FROM ABOVE GROUND VISIBLE FACTORS ONLY. ONLY FIELD LOCATED THAT WERE DEEMED PERTINENT TO THE PURPOSE OF THE SURVEY ARE SHOWN. OTHER UTILITIES ARE CONSIDERED TO EXIST UNLESS NOT SHOWN HEREON.

6. ADJACENT PROPERTY OWNER INFORMATION AS SHOWN HEREON WAS TAKEN FROM THE ASCENSION PARISH TAX ASSESSORS OFFICE.

LEGEND

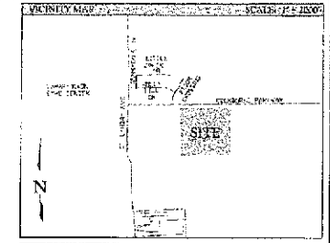
●	FOUND MONUMENT AS SHOWN
O	SET 1/2" IRON ROD

N

SCALE: 1"=150'

VICINITY MAP

SCALE: 1" = 2000'



REFERENCE PLATS

1. TOWNSHIP PLAT OF TOWNSHIP 10 SOUTH-RANGE 3 EAST, SOUTHEASTERN DISTRICT LOUISIANA, EAST OF MISSISSIPPI RIVER, BY GEORGE H. GRADJEAN, DATED CORRECTION 06 AD 07/23/1860.

2. POSSESSION OF LULE H. HARVEY, EXTRACT OF JUDGMENT OF POSSESSION, DATED 11/29/2001, RECORDED IN THE ASCENSION PARISH CLERK OF COURT AS ENTRY NO. 430014.

3. MAP SHOWING SURVEY THE EAST HALF OF THE NORTHEAST QUARTER AND LOTS VACANCIES ONE AND TWO OF SECTION 40, T10S-R3E, AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33, T10S-R3E, BY ERLOE W. OWEN, P.E. & P.L.S. OF OWEN INC., DATED 05/26/1988, RECORDED IN THE ASCENSION PARISH CLERK OF COURT AS ENTRY NO. 459860.

4. "PROPERTY BOUNDARY SURVEY OF LOT C-1-A BEING THE GILBERT D. EVANS PROPERTY, SITUATED IN THE SW 1/4 OF SECTION 15, T10S, R3E, SECO, EAST OF THE MISSISSIPPI RIVER," BY W.J. CONTINENTAL JR., PLS, DATED 11/07/2002, RECORDED IN THE ASCENSION PARISH CLERK OF COURT AS ENTRY NO. 474895.

5. "PROPERTY BOUNDARY SURVEY OF MR. EVAN A. EDENBORN, ET AL PROPERTY, BEING THE PARTIAL 1/2 OF THE SOUTHEAST 1/4 AND SECTION 40, TOWNSHIP 10 SOUTH, RANGE 3 EAST, SOUTHEASTERN LAND DISTRICT," BY W.J. CONTINENTAL JR., PLS, DATED 11/10/1998, RECORDED IN THE ASCENSION PARISH CLERK OF COURT AS ENTRY NO. 421842.

6. "FINAL PLAT OF A MAP SHOWING THE SURVEY OF LOT "A" BEING A 3.00 ACRE TRACT BEING SEPARATED FROM THE GIL EVANS PROPERTY LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 15, T10S-R3E," BY WILLIAM J. MONDRAGE, PLS, DATED 07/27/1992, RECORDED IN THE ASCENSION PARISH CLERK OF COURT AS ENTRY NO. 200622.

7. "MAP SHOWING SURVEY & RESUBDIVISION OF TRACT C-1-A INTO TRACTS C-1-A, C-1-B, & C-1-C," DATED 03/27/2013, BY WILLIAM J. MONDRAGE, PLS, OF BATON ROUGE LAND SURVEYING, RECORDED IN THE ASCENSION PARISH CLERK OF COURT AS ENTRY NO. 655700.

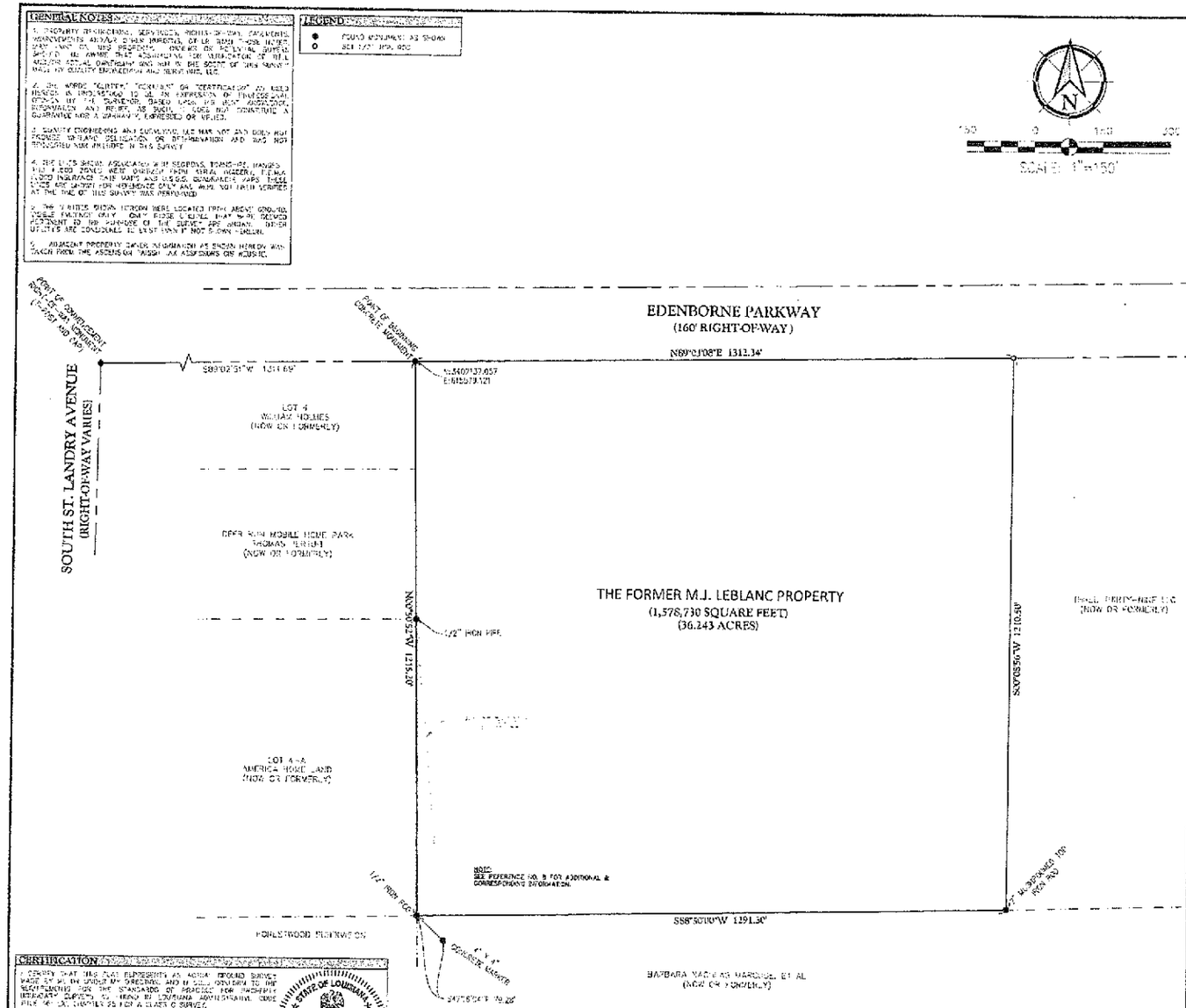
8. "ALTA/NSPS LAND TITLE SURVEY OF LOT 6 DOING THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15 & THE NORTHEAST PORTION OF LOT 4 OF SECTION 15," DATED 11/27/2017, BY WILLIAM J. MONDRAGE, PLS, OF QUALITY ENGINEERING AND SURVEYING.

BASIS OF BEARINGS

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

FLOOD ZONE NOTE

THE GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN FLOOD ZONE "X" OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 225201, MAP NO. 22005C0255E, DATED BEAR AN EFFECTIVE DATE OF 08/16/2007. NO FIELD OBSERVATION WAS PERFORMED TO DETERMINE THIS ZONE AND NO ELEVATION CERTIFICATE HAS BEEN PREPARED. THE DETERMINATION OF AREAS FOR BALANCE FROM THE FLOODWAY MANAGEMENT ARE BASED FROM ELEVATIONS TO BE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY: FLOOD PLAIN ADMINISTRATOR BEFORE ANY DESIGN OR CONSTRUCTION.



CERTIFICATION

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECTION, AND IS COMPLIANT TO THE REQUIREMENTS FOR THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AS DEFINED BY LOUISIANA ADMINISTRATIVE CODE TITLE 46, LAW CHAPTER 29 FOR A CLASS C SURVEY.

STATE OF LOUISIANA
B. BRETT FITZGERALD
License No. 5318
PROFESSIONAL
LAND SURVEYOR

B. BRETT FITZGERALD
PROFESSIONAL LAND SURVEYOR NO. 5318

02/19/2024
DATE

TITLE: PLAT SHOWING SURVEY OF

PROJECT: THE FORMER M.J. LEBLANC PROPERTY CONTAINING 36.243 ACRES

LOCATION: LOCATED IN THE SE ¼ OF THE NW ¼ OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 3 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER ASCENSION PARISH, LOUISIANA

OWNER: MARGUERITE H. LEBLANC

DATE: FEBRUARY 19, 2024

PARTY CHIEF: DJ	DRAWING FILE: 22-318
FIELD BOOK: 403	PAGE: 32
DRAWN BY: JRT	PAGE: JRT
CHECKED BY:	58'
SHEET: 1 OF 1	

QUALITY Engineering & Surveying, LLC
18360 Hwy 41 Twin Vitaria, LA 70148
TEL 225-686-1400 FAX 225-686-3469
www.QESLA.com

DWG Path: \\~2022 Projects\22-318 - Hidden Bayou Property\ - Survey\22-318_Lot 3 Boundary Survey_21H.dwg