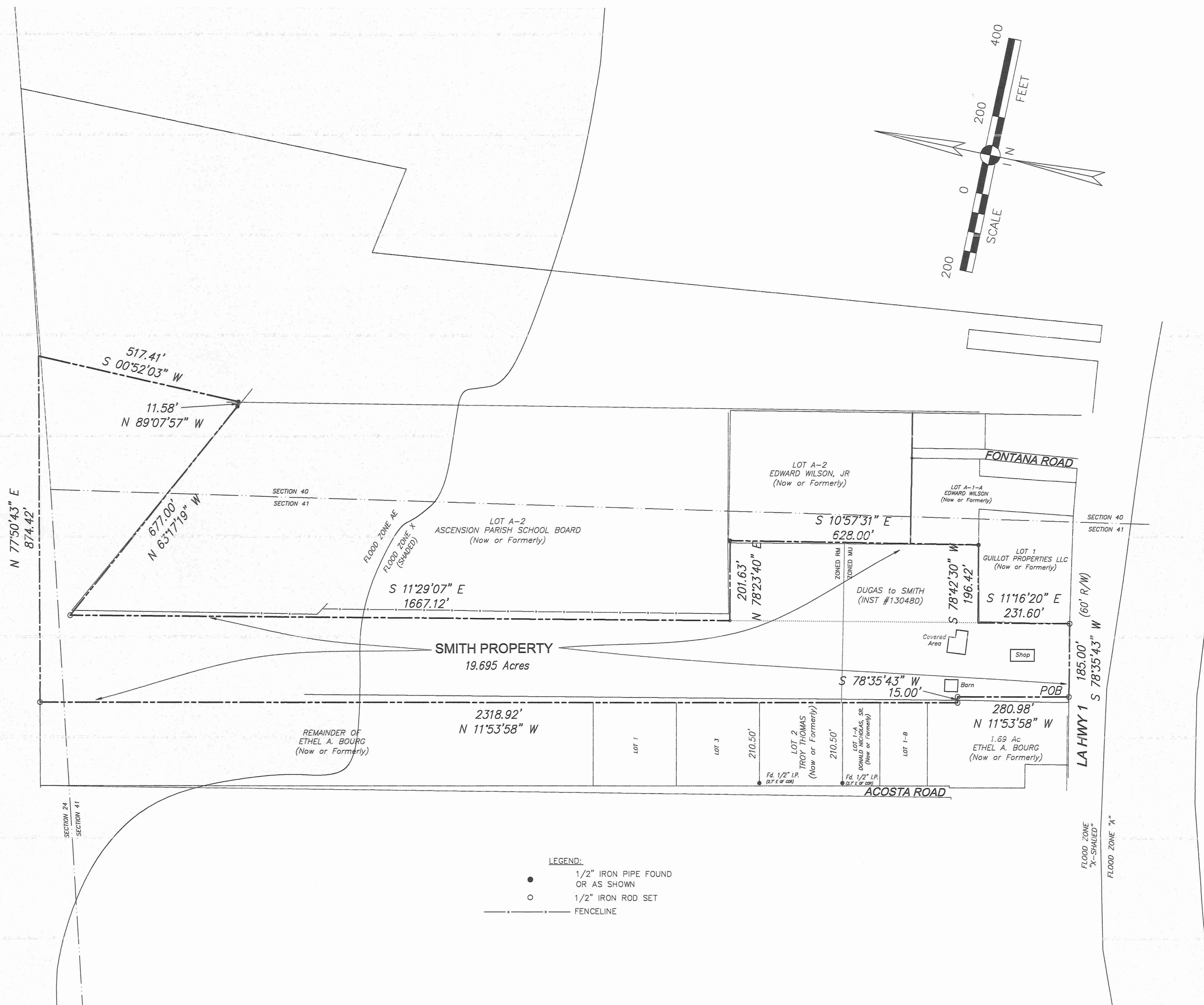




REFERENCE DOCUMENTS:

1. MAP SHOWING RESUBDIVISION OF THE SCOTT FALCON PROPERTY (FORMERLY THE CHARLES FONTANA TRACT) AND LOT A (FORMERLY TH FELIX SAGONA TRACT) ...INTO LOTS A-1 & A-2, PREPARED BY LANDSOURCE INCORPORATED, DAVID L. PATTERSON, P.L.S., DATED 12/19/2002 (RECORDED AS INSTRUMENT #532401)

2. MAP SHOWINGSURVEY OF LOT A-1-B, 2236 FONTANA ROAD, DONALDSONVILLE, LA 70346...FOR A PLUS CONSTRUCTION LLC, PREPARED BY EARLES & ASSOCIATES, BY JAMES W. FALGOUT, R.L.S., DATED 8/16/2021.

3. MAP SHOWING SURVEY & DIVISION OF THE ETHEL A. BOURG TRACT...FOR ETHEL A. BOURG, PREPARED BY HAROLD R. WILLIAMSON, DATED 5/27/1974 (RECORDED AS INSTRUMENT #129633)

4. SURVEY & DIVISION OF THE ACOSTA TRACT IN SEC. 41 & 24, T11S, R14E, ASCENSION PARISH, LA, PREPARED BY T.J. WEISHAUP, C.E., DATED JULY 1959 (RECORDED AS INSTRUMENT #59974).

5. SPECIAL PURPOSE SURVEY. OF A BOUNDARY LINE AGREEMENT BETWEEN HAROLD SMITH & THE ESTATE OF FELIX SAGONA...PREPARED BY W.J. COINTMENT, JR. DATED 8/29/2000.

FLOOD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 22005C-0200-E EFFECTIVE 8-16-2007, THIS PROPERTY IS LOCATED IN FLOOD ZONE X, A & AE.

SURVEY DATES: JULY 15, 2025

NO ATTEMPT HAS BEEN MADE BY LOUISIANA LAND SURVEYING, INC., TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAYS, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT AND/OR HIS REPRESENTATIVE.

BASIS OF BEARING: THE BEARINGS HEREON ARE REFERENCED TO THE LOUISIANA STATE COORDINATE SYSTEM, SOUTH ZONE (NAD83) AS DETERMINED BY GPS OBSERVATIONS USING LSU GULFNET VRS.

GENERAL NOTES:

1. Zoning: MU (Mixed Use)

Setbacks: Front - 55' & 75' from State Highway
Side: 5'
Rear: 20'
Max. Height: 35'

Zoning: RM (Medium Intensity Residential)

Setbacks: Front - 55' & 75' from State Highway
Side: 5'
Rear: 20'
Max. Height: 35'

PROPERTY BOUNDARY SURVEY
OF
19.695 ACRES
HAROLD SMITH PROPERTY
(formerly the Arthur P. Dugas Property)
2315 LA HWY 1, DONALDSONVILLE, LA 70346
LOCATED IN SECTIONS 41 & 42,
T-11-S, R-14-E, G.L.D.
ASCENSION PARISH, LOUISIANA
FOR
THE SMITH FAMILY

CERTIFICATION:

I CURTIS M. CHANEY, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE SURVEY SHOWN HEREON WAS ACTUALLY MADE ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS MAP IS MADE IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY AND MEETS OR EXCEEDS THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

Curtis M. Chaney 8/5/25
CURTIS M. CHANEY, P.L.S. No. L-4829



Louisiana
Call before you dig.
1-800-272-3020

FILE NAME:	25-762_Smith Family
PROJECT NO.	25-762
MAP DATE:	8/05/2025
SCALE:	1" = 100'
DRAWN BY:	CMC
APPROVED:	CMC



2102 S. Southland Ave
Gonzales, Louisiana 70737

225-753-5263 (LAND)
info@lalsurvey.com