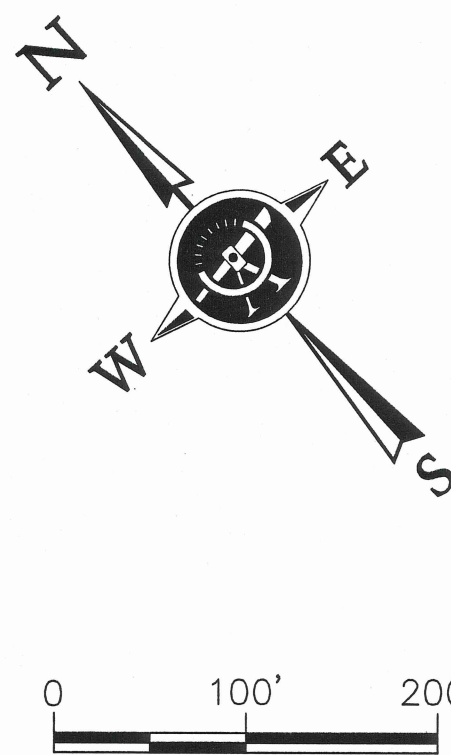




LEGEND

—	Property Line	⊠	Gas Meter
- - -	Right of Way Line	⊞	Telephone Pedestal
—OH—E—	Overhead Electric	⊙	Sewer Manhole
—OH—EC—	Overhead Electric & Cable	FND	Found
—OH—ETC—	Overhead Elec., Tele. & Cable	IP	Iron Pipe
—X—	Fence Line	IR	Iron Rod
- - -	Ditch Line	BWF	Barbed Wire Fence
- - -	Vegetation Line	CLF	Chain Link Fence
●	Found Iron Pipe/Rod	WDF	Wood Fence
○	Set 1/2" Iron Pipe	R/W	Right of Way
⊙	Power Pole	N/F	Now or Formerly
⊙	Pole Mounted Transformer	Asphalt Pavement	
⊙	Electric Junction Box	Concrete Pavement	
⊙	Area Light	Gravel	
⊙	Sign		
⊙	Water Meter		

GENERAL NOTES:

- 1.) Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 22005C0225E for Ascension Parish Louisiana, last revised August 16, 2007, the property shown hereon is located in Flood Zone "X" (With Shading). Nearest adjacent Base Flood Elevation = feet (NAVD 1988). The current base flood and inundation elevations are subject to change and should be verified with the Department of Development prior to issuance of building permits.

FLOOD AREAS DEFINED:

Zone "X" (With Shading): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Flood Insurance Rate Maps are revised frequently and can be found online at: msc.fema.gov

- 2.) Zoning: MU (Mix Use Corridor)

Yard Requirements:
Minimum Front Yard: 25 feet
Minimum Rear Yard: 20 feet
Minimum Side Yard: 5 feet

Zoning information should be verified with City/Parish Planning Commission.

- 3.) Reference Maps:

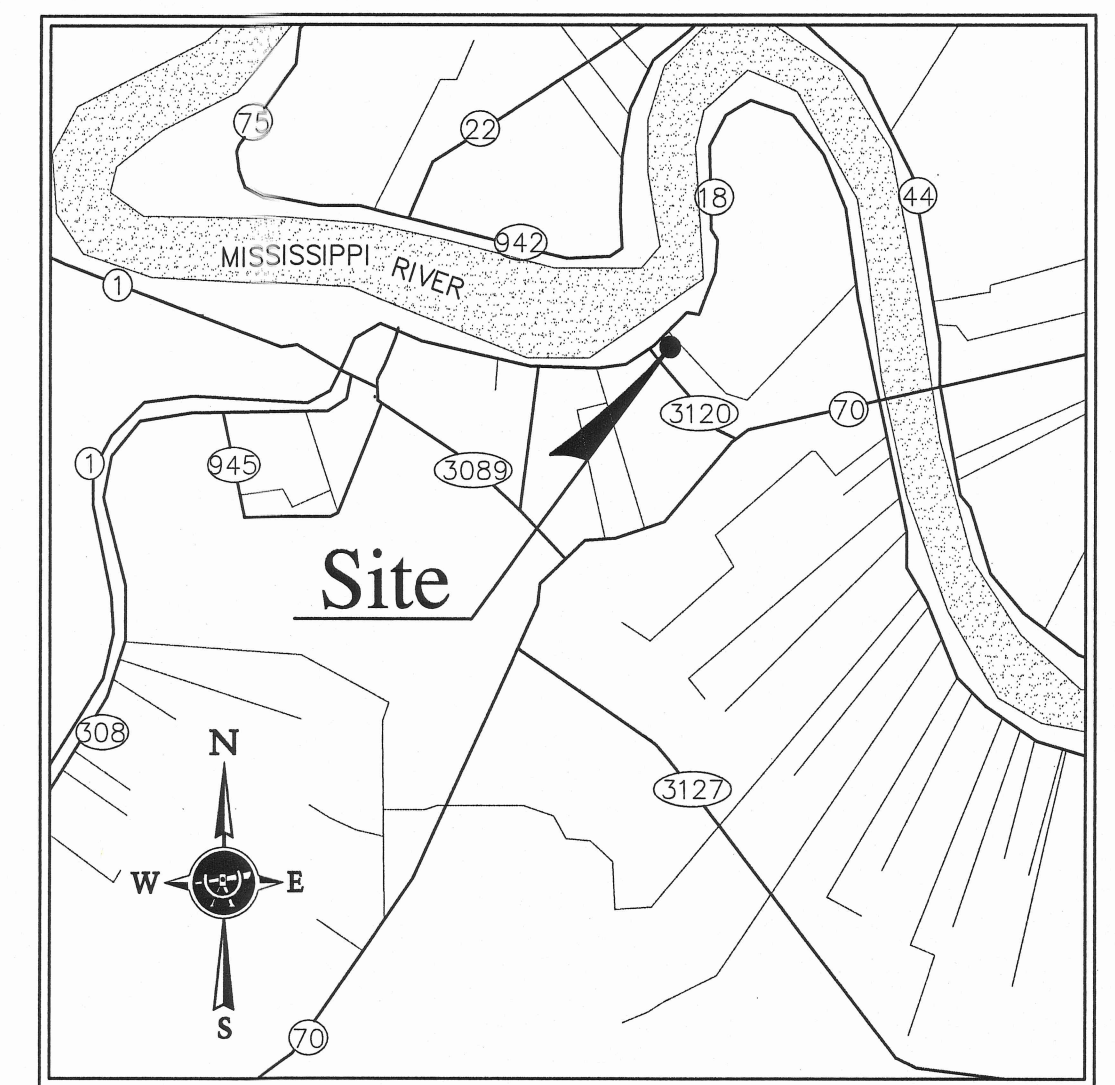
A. Map of St. Jude Country Club Estates Subdivision by Lee and Associates

B. Map of Lots DF-1 & DF-2, by James M. Chustz, Jr., dated June 13, 1997 (Inst. No. 400132)

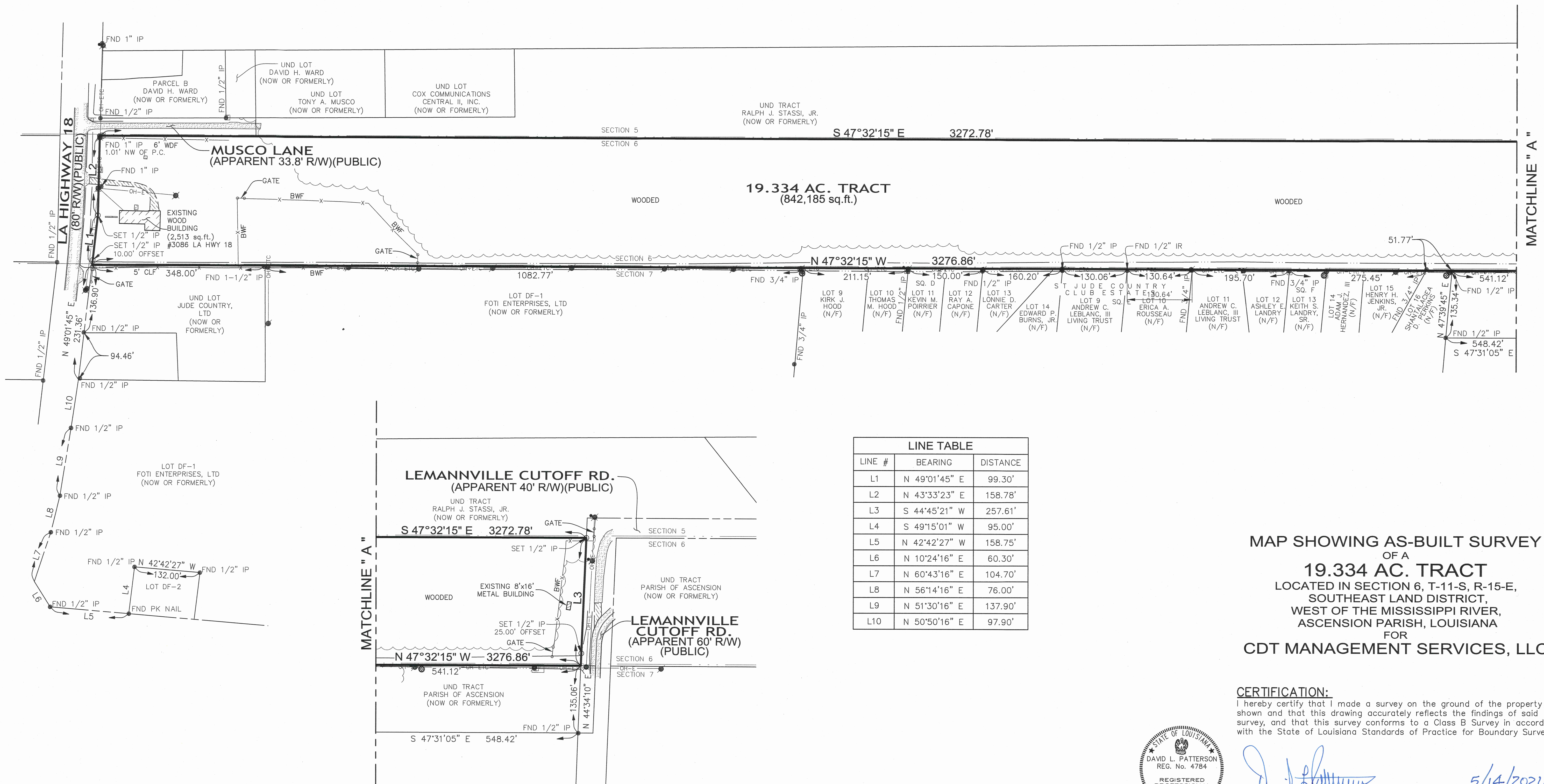
C. Map Showing Survey of a Tract of Land Located in Section 5, T 11 S-R 15 E, Southeastern Land District, West of the Mississippi River, Ascension Parish, State of Louisiana, by Alton F. Anderson, dated May 18, 2000 (Inst. No. 464573)

D. Map Showing Survey of the Estate of Evariste Washington and Celestine Braud Washington 4.11 Acre Batture Tract, by M. Ernest Gannon, Jr., dated July 27, 2020 (Inst. No. 1005340)

- 4.) The bearings shown hereon are GRID and referenced to the Louisiana State Plane Coordinate System, South Zone, NAD 83. Distances are U.S. Survey Feet.
- 5.) No attempt has been made by LandSource, Inc., to verify title, actual legal ownerships, deed restrictions, servitudes, easements, or other burdens on the property other than that furnished by the client or his representative.
- 6.) Utilities: The location of underground utilities was not in the scope of this survey.



VICINITY MAP
NOT TO SCALE



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 49°01'45" E	99.30'
L2	N 43°33'23" E	158.78'
L3	S 44°45'21" W	257.61'
L4	S 49°15'01" W	95.00'
L5	N 42°42'27" W	158.75'
L6	N 10°24'16" E	60.30'
L7	N 60°43'16" E	104.70'
L8	N 56°14'16" E	76.00'
L9	N 51°30'16" E	137.90'
L10	N 50°50'16" E	97.90'

MAP SHOWING AS-BUILT SURVEY
OF A
19.334 AC. TRACT
LOCATED IN SECTION 6, T-11-S, R-15-E,
SOUTHEAST LAND DISTRICT,
WEST OF THE MISSISSIPPI RIVER,
ASCENSION PARISH, LOUISIANA
FOR
CDT MANAGEMENT SERVICES, LLC

CERTIFICATION:

I hereby certify that I made a survey on the ground of the property shown and that this drawing accurately reflects the findings of said survey, and that this survey conforms to a Class B Survey in accordance with the State of Louisiana Standards of Practice for Boundary Surveys.



David L. Patterson, P.L.S.
La. Registration No. 04784

Date

5/14/2026

DATE: 05-14-2026
JOB #: 26-463-01
DWN. BY: MDD
CKD. BY: DLP
SHEET NO:

01

OF: 01