


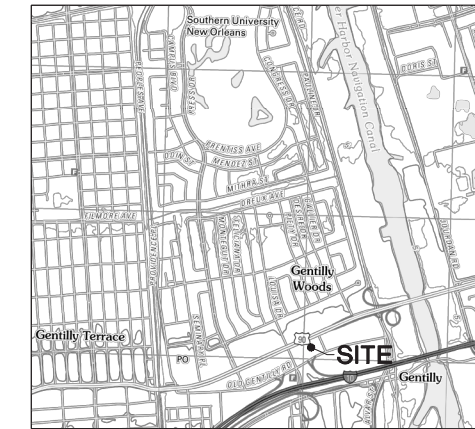


**RESUBDIVISION SURVEY OF LOT 7A INTO  
LOTS 7A-1 AND 7A-2**  
ST. GEME' PLANTATION,  
3RD MUNICIPAL DISTRICT OF NEW ORLEANS,  
SECTION 38, TOWNSHIP 12 SOUTH - RANGE 12 EAST,  
SOUTHEASTERN LAND DISTRICT EAST OF THE MISSISSIPPI RIVER  
ORLEANS PARISH, LOUISIANA

**KEY**

-  Outparcel Boundaries
-  Permissible Common/Change Area (Approx. 170' x 170')
-  Permissible Building Area (Approx. 140' x 140')



**VICINITY MAP**  
NOT TO SCALE

REVISION	BY
6/21/2022 UPDATED SURVEY	DLG
08/23/2022 REVISED FOR COMMENTS	RFB





















**DUPLANTIS DESIGN GROUP, PC**  
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






**RESUBDIVISION OF LOT 7A INTO LOTS 7A-1 AND 7A-2  
NEW ORLEANS, LOUISIANA  
ORLEANS PARISH**  
FOR:  
**COMM 2013-CR8-WD NO. LLC.**

<b>DRAWN</b> OAK
<b>CHECKED</b> DLG
<b>PROJECT NO.</b> 21-1067
<b>FILE</b> 21-1067_SD_04012022
<b>SHEET</b> 1-1

**LEGEND**

	BARRICADE POST
	CURB INLET
	DRAIN INLET
	DRAIN MANHOLE
	FIRE HYDRANT
	FOUND PROPERTY CORNER
	HANDICAP PLAQUE
	LIGHT POLE
	MISCELLANEOUS POLE
	POWER DROP
	POWER POLE
	POWER POLE DEADMAN
	POWER VAULT
	SEWER CLEANOUT
	SEWER MANHOLE
	TELEPHONE MANHOLE
	TRAFFIC SIGNAL POWER VAULT
	TRAFFIC SIGNAL STANDARD
	TREE
	WATER MANHOLE
R/W	RIGHT OF WAY
(M)	MEASURED
(R)	REFERENCE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

	PROPERTY LINE
	PROPOSED APPARENT PROPERTY LINE
	UNDERGROUND DRAINAGE
	RIGHT OF WAY
	SEWER
	OVERHEAD ELECTRIC
	CENTERLINE



**PLAN**  
SCALE IN FEET

**AutoZone**  
**HARBOR FREIGHT**  
QUALITY TOOLS LOWEST PRICES

**LOT 7A-1**  
**1.379 AC**

**NEW LOT 7A-1 DESCRIPTION:**  
THAT CERTAIN PIECE OR PARCEL OF LAND DESIGNATED AS LOT 7A-1, A PORTION OF LOT 7A, ST. GEME' PLANTATION, 3RD MUNICIPAL DISTRICT OF NEW ORLEANS, SITUATED IN SECTION 38, TOWNSHIP 12 SOUTH, RANGE 12 EAST, SOUTHEASTERN LAND DISTRICT EAST OF THE MISSISSIPPI RIVER, CITY OF NEW ORLEANS, PARISH OF ORLEANS, STATE OF LOUISIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
  
BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF US HIGHWAY 90 (CHEF MENTEUR HIGHWAY) AND THE WESTERLY RIGHT OF WAY LINE OF DESIRE STREET, SAID CORNER MARKED BY A CROSS CUT IN CONCRETE FOUND; THENCE S24°20'31"E ALONG SAID WESTERLY RIGHT OF WAY LINE OF DESIRE STREET A DISTANCE OF 359.73 FEET TO A 1/2" IRON ROD FOUND AT THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF OLD GENTILLY ROAD; THENCE S65°43'29"W ALONG SAID NORTHERLY RIGHT OF WAY LINE OF OLD GENTILLY ROAD A DISTANCE OF 119.00 FEET TO A 5/8" CAPPED IRON ROD SET ON THE NORTHERLY RIGHT OF WAY OF OLD GENTILLY ROAD; THENCE DEPARTING SAID RIGHT OF WAY LINE OF OLD GENTILLY ROAD, N24°20'31"W A DISTANCE OF 83.26 FEET TO A CROSS CUT SET IN CONCRETE; THENCE S65°39'29"W A DISTANCE OF 63.00 FEET TO A CROSS CUT SET IN CONCRETE; THENCE N24°20'31"W A DISTANCE OF 275.00 FEET TO A CROSS CUT SET IN CONCRETE ON THE SOUTHERLY RIGHT OF WAY LINE OF US HIGHWAY 90 (CHEF MENTEUR HIGHWAY); THENCE ALONG SAID RIGHT OF WAY LINE N65°14'20"E A DISTANCE OF 182.00 FEET TO THE POINT OF BEGINNING.

**NEW LOT 7A-2 DESCRIPTION:**  
THAT CERTAIN PIECE OR PARCEL OF LAND DESIGNATED AS LOT 7A-2, A PORTION OF LOT 7A, ST. GEME' PLANTATION, 3RD MUNICIPAL DISTRICT OF NEW ORLEANS, SITUATED IN SECTION 38, TOWNSHIP 12 SOUTH, RANGE 12 EAST, SOUTHEASTERN LAND DISTRICT EAST OF THE MISSISSIPPI RIVER, CITY OF NEW ORLEANS, PARISH OF ORLEANS, STATE OF LOUISIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
  
COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF US HIGHWAY 90 (CHEF MENTEUR HIGHWAY) AND THE WESTERLY RIGHT OF WAY LINE OF DESIRE STREET, SAID CORNER MARKED BY A CROSS CUT IN CONCRETE FOUND; THENCE S24°20'31"E ALONG SAID WESTERLY RIGHT OF WAY LINE OF DESIRE STREET A DISTANCE OF 359.73 FEET TO A 1/2" IRON ROD FOUND AT THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF OLD GENTILLY ROAD; THENCE S65°43'29"W ALONG SAID NORTHERLY RIGHT OF WAY LINE OF OLD GENTILLY ROAD A DISTANCE OF 119.00 FEET TO A 5/8" CAPPED IRON ROD SET FOR A POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, S65°43'29"W A DISTANCE OF 58.35 FEET TO A 5/8" CAPPED IRON ROD SET; THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE, S65°43'29"W A DISTANCE OF 302.04 FEET TO A 1/2" IRON ROD FOUND; THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE, S85°32'22"W A DISTANCE OF 122.48 FEET TO A 1/2" IRON ROD FOUND; THENCE, DEPARTING SAID RIGHT OF WAY LINE, N24°20'31"W A DISTANCE OF 396.22 FEET TO A 1/2" IRON ROD FOUND ON SAID SOUTHERLY RIGHT OF WAY LINE OF US HIGHWAY 90 (CHEF MENTEUR HIGHWAY); THENCE ALONG SAID RIGHT OF WAY LINE N65°14'20"E A DISTANCE OF 419.71 FEET TO A CROSS CUT SET IN CONCRETE; THENCE, DEPARTING SAID RIGHT OF WAY LINE, S24°20'31"E A DISTANCE OF 275.00 FEET TO A CROSS CUT SET IN CONCRETE; THENCE N65°39'29"W A DISTANCE OF 63.00 FEET TO A CROSS CUT SET IN CONCRETE; THENCE S24°20'31"E A DISTANCE OF 83.26 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.379 ACRES, AS SURVEYED BY DUPLANTIS DESIGN GROUP, PC, PROJECT NO. 21-1067, DATED MARCH 3, 2022, AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OF RECORD.

THE SERVITUDES AND RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO US. THERE IS NO REPRESENTATION MADE BY THIS SURVEYOR THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN. TITLE WAS NOT RESEARCHED IN PREPARATION OF THIS SURVEY.

**UTILITY LOCATIONS:**  
UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS OF LA R.S. 33:5051 AND THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "B" SURVEY.  
  
DATE OF SURVEY: 06/21/2022  
*Dennis L. Gowin*  
DENNIS L. GOWIN, P.L.S.: LA REG. NO. 4846  
REGISTERED PROFESSIONAL LAND SURVEYOR  
DGGWIN@DDGPC.COM



NOTE:  
CORNER MONUMENTS TO BE SET AFTER APPROVAL OF THIS RESUBDIVISION.

S:\21-1067-1-1067-CHK-FIL-A-CHEF-MENTEUR\DWG\21-1067-SD\_04012022.dwg