

FINAL RESUBDIVISION OF
LOT 3-B-1 INTO
NEW LOT 3-B-1-A AND NEW LOT 3-B-1-B
SQUARE FRONTING FRANKLIN AVENUE & LEON C. SIMON DRIVE
THIRD MUNICIPAL DISTRICT
CITY OF NEW ORLEANS
ORLEANS PARISH, LOUISIANA

NOTES:
BEARINGS MEASURED BASED ON GRID NORTH, LOUISIANA STATE PLANE SOUTH ZONE (1702)
NAD 83 AS DERIVED FROM THE LSU C4G RTK NETWORK (2021.3.3).

REFERENCE SURVEY:

ALTA/ACSM LAND TITLE SURVEY OF LOTS 3-A-1 & 3-B-1, LOCATED IN SECTION 3,
TOWNSHIP 12 SOUTH-RANGE 11 EAST, CITY OF NEW ORLEANS, ORLEANS PARISH, LOUISIANA,
FOR LAKE OAKS INVESTORS, LLC, BY ACADIA LAND SURVEYING, L.L.C., DATED 08-14-2010.

FLOOD ZONE NOTE:

SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M) FOR THIS
LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD
AREA:
FLOOD ZONE: "X"
BASE FLOOD ELEVATION: NOT INDICATED
COMMUNITY PANEL NO. 22071C0118F
MAP EFFECTIVE: 09/30/2016
(CONTACT CITY OF NEW ORLEANS FOR ADDITIONAL ELEVATION REQUIREMENTS.)

ELEVATION NOTE:

ELEVATIONS SHOWN ARE NAVD 1988 (GEOID 12B) AS DERIVED FROM GPS OBSERVATIONS USING
THE LSU C4G NETWORK (2021.3.3).

SITE BENCHMARK #1: 60D NAIL SET ON WEST FACE OF POWERPOLE. ±25' WEST OF THE
WESTERN BACK OF CURB ON FRANKLIN AVENUE. ±35' SOUTH OF SOUTHERN BACK OF CURB
OF INTERSECTION OF ACCESS DRIVEWAY AND FRANKLIN AVENUE ON PROJECT SITE. (SEE
DRAWING FOR LOCATION)

ELEVATION: 6.00'

SITE BENCHMARK #2: 60D NAIL SET ON WEST FACE OF POWERPOLE. ±26' WEST OF THE
WESTERN BACK OF CURB ON FRANKLIN AVENUE. ±230' SOUTH OF SITE BENCHMARK #1. (SEE
DRAWING FOR LOCATION)

ELEVATION: 6.00'

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.

LOT NOTES:

TOTAL NUMBER OF LOTS: 2
MINIMUM LOT SIZE: 1.284 ACRES.
MINIMUM LOT FRONTAGE: 232.33' FRANKLIN AVE.
EXISTING ZONING: C-2
FUTURE LAND USE: GC
(GENERAL COMMERCIAL)
PROPOSED USE: RETAIL

IMPROVEMENTS:

STREETS: CONCRETE
DRAINAGE: SUBSURFACE
WATER: SEWERAGE AND WATER BOARD OF NEW ORLEANS
SEWER: SEWERAGE AND WATER BOARD OF NEW ORLEANS
TELEPHONE: AT&T
ELECTRIC: ENERGY
GAS: ATMOS

OWNER:

ROUSE LAND COMPANY, L.L.C.
1301 ST. MARY STREET
THIBODAUX, LA
70301

LAKE SHORE DRIVE
(SIDE)

LOT 3-A-1
NOT A PART

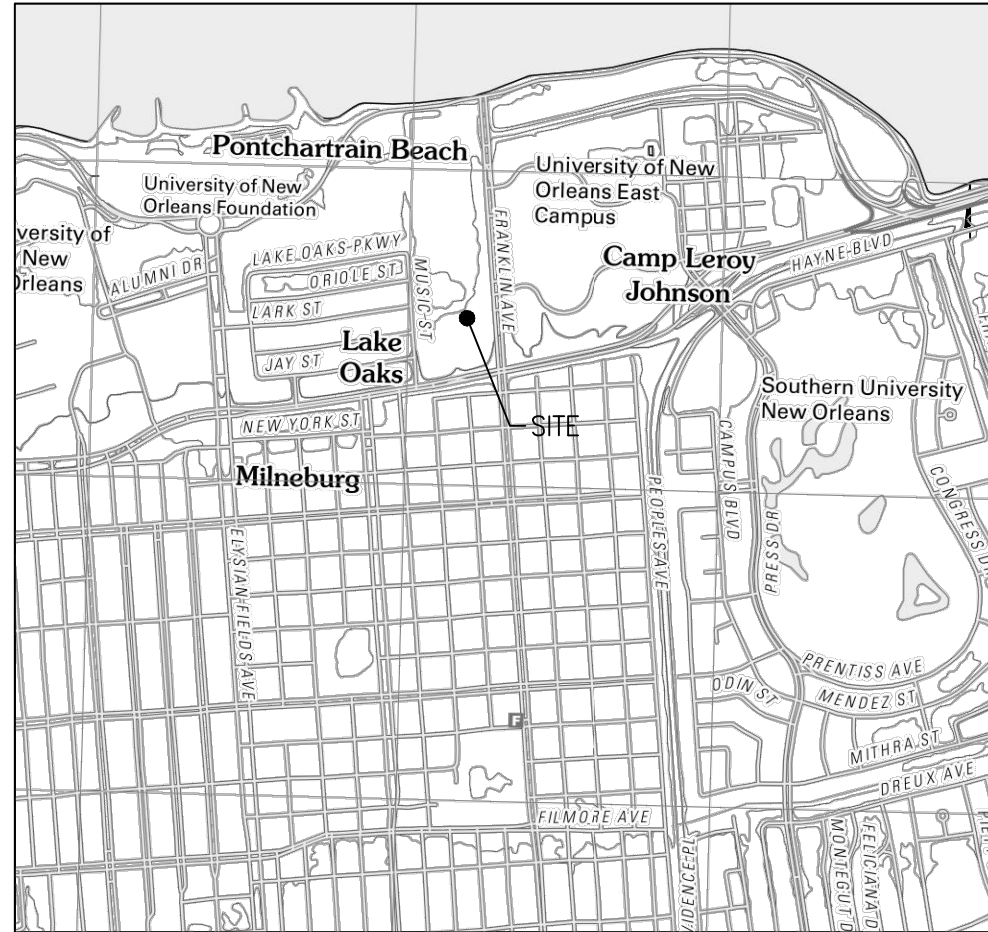
LOT 3-B-1-A
1.284 ACRES

LOT 3-B-1
3.160 ACRES (R1)
40256 FRANKLIN AVENUE

LOT 3-B-1-B
1.876 ACRES

LOT 3-B-2
NOT A PART

LEON C. SIMON DRIVE
(SIDE)



VICINITY MAP

SECTION 3, TOWNSHIP 12 SOUTH - RANGE
11 EAST,
SOUTHEASTERN LAND DISTRICT EAST OF
THE MISSISSIPPI RIVER

DESCRIPTION FOR NEW LOT 3-B-1-A:

THAT CERTAIN PIECE OR PORTION OF LAND, DESIGNATED AS LOT 3-B-1-A, BEING A PORTION OF
LOT 3-B-1 OF THE RESUBDIVISION OF LOTS 3-A & 3-B INTO LOTS 3-A-1, 3-B-1, & 3-B-2,
BY ACADIA LAND SURVEYING, LLC, DATED AUGUST 11, 2010, SITUATED IN SECTION 3, TOWNSHIP 12
SOUTH, RANGE 11 EAST, SOUTHEASTERN LAND DISTRICT EAST OF THE MISSISSIPPI RIVER, THIRD
MUNICIPAL DISTRICT, CITY OF NEW ORLEANS, PARISH OF ORLEANS, STATE OF LOUISIANA, AND BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 3-A-1 OF THE ABOVE DESCRIBED RESUBDIVISION,
SAID CORNER BEING ON THE WEST RIGHT OF WAY LINE OF FRANKLIN AVENUE, REPORTED TO BE
S08°52'36"E, 131.72 FEET, AND S04°34'00"E, 1,850.73 FEET FROM "UNITED STATES COAST AND
GEODETIC SURVEY MONUMENT ISOTTA", AND MARKED BY AN "X" MARK IN CONCRETE FOUND; THENCE
S04°35'46"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 41.90' TO AN "X" MARK IN
CONCRETE SET AND THE POINT OF BEGINNING; THENCE, CONTINUING S04°35'46"E, ALONG SAID RIGHT
OF WAY LINE A DISTANCE OF 232.33 FEET TO A 5/8" CAPPED ROD SET; THENCE, LEAVING SAID
RIGHT OF WAY LINE, S85°24'23"W A DISTANCE OF 263.34 FEET TO A "X" MARK IN CONCRETE SET;
THENCE, N04°36'22"W A DISTANCE OF 85.75 FEET TO A POINT; THENCE N85°21'31"E A DISTANCE OF
12.50 FEET TO A 5/8" CAPPED ROD SET; THENCE N04°37'00"W A DISTANCE OF 93.09 FEET TO AN
"X" MARK IN CONCRETE FOUND; THENCE N42°26'38"E A DISTANCE OF 49.75 FEET TO AN "X" MARK
IN CONCRETE FOUND; THENCE N85°23'29"E A DISTANCE OF 84.76 FEET TO AN "X" MARK IN
CONCRETE FOUND; THENCE N61°26'59"E A DISTANCE OF 48.55 FEET TO AN "X" MARK IN CONCRETE
FOUND; THENCE N85°29'56"E A DISTANCE OF 85.35 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.284 ACRES AS SURVEYED BY DUPLANTIS DESIGN GROUP,
PC, PROJECT NO. 21-380, AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS THAT MAY BE OF
RECORD.

DESCRIPTION FOR NEW LOT 3-B-1-B:

THAT CERTAIN PIECE OR PORTION OF LAND, DESIGNATED AS LOT 3-B-1-B, BEING A PORTION OF
LOT 3-B-1 OF THE RESUBDIVISION OF LOTS 3-A & 3-B INTO LOTS 3-A-1, 3-B-1, & 3-B-2,
BY ACADIA LAND SURVEYING, LLC, DATED AUGUST 11, 2010, SITUATED IN SECTION 3, TOWNSHIP 12
SOUTH, RANGE 11 EAST, SOUTHEASTERN LAND DISTRICT EAST OF THE MISSISSIPPI RIVER, THIRD
MUNICIPAL DISTRICT, CITY OF NEW ORLEANS, PARISH OF ORLEANS, STATE OF LOUISIANA, AND BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 3-A-1 OF THE ABOVE DESCRIBED
RESUBDIVISION, SAID CORNER BEING ON THE WEST RIGHT OF WAY LINE OF FRANKLIN AVENUE,
REPORTED TO BE S08°52'36"E, 131.72 FEET, AND S04°34'00"E, 1,850.73 FEET FROM "UNITED
STATES COAST AND GEODETIC SURVEY MONUMENT ISOTTA", AND MARKED BY AN "X" MARK IN
CONCRETE FOUND; THENCE, S04°35'46"E, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 41.90'
FEET TO AN "X" MARK IN CONCRETE SET; THENCE, CONTINUING S04°35'46"E, ALONG SAID RIGHT
OF WAY LINE A DISTANCE OF 232.33 FEET TO A 5/8" CAPPED ROD SET AND THE POINT OF
BEGINNING; THENCE, ALONG SAID RIGHT OF WAY LINE S04°35'46"E, A DISTANCE OF 366.20 FEET TO
A "X" MARK IN CONCRETE FOUND; THENCE, LEAVING SAID RIGHT OF WAY LINE S85°24'23"W A
DISTANCE OF 219.20 FEET TO A "X" MARK IN CONCRETE SET; THENCE N04°36'41"W A DISTANCE OF
333.93 FEET TO A "X" MARK IN CONCRETE FOUND; THENCE S85°21'58"W A DISTANCE OF 44.04
FEET TO AN "X" MARK IN CONCRETE FOUND; THENCE N04°36'22"W A DISTANCE OF 32.28 FEET TO
AN "X" MARK IN CONCRETE SET; THENCE N85°24'23"E A DISTANCE OF 263.34 FEET TO THE POINT
OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.876 ACRES AS SURVEYED BY DUPLANTIS DESIGN
GROUP, PC, PROJECT NO. 21-380, AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS THAT
MAY BE 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.

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.

MADE AT THE REQUEST OF ROUSE LAND COMPANY, LLC

DATE OF PLAT: 6/22/2021

DENNIS L. GOWIN, P.L.S.: LA REG. NO. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR
DGOWIN@DDGPC.COM

SCALE IN FEET
40' 20' 0' 40' 80' 120'

REVISION	BY

DUPLANTIS DESIGN GROUP, PC
SURVEY
16564 Brewster Road, Suite 101
Covington, LA 70433
Phone: 985.249.6180 | FAX: 985.249.6190
1308 Camellia Blvd, Suite 200
Lafayette, LA 70508
WWW.DDGPC.COM

DDG
DUPLANTIS DESIGN GROUP

RESUBDIVISION SURVEY
NEW ORLEANS, LOUISIANA
ORLEANS PARISH
FOR:
ARCO/MURRAY

DRAWN OAK
CHECKED DLG
PROJECT NO. 21-380
FILE 21-380 ALTA
SHEET 1-1