

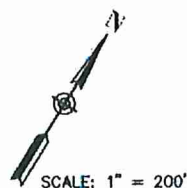
Charles Stewart
REPRESENTATIVE OF FLORENCE RANCH, INC.
12159 HWY 1075 BOGALUSA LA 70427

DATE 4-14-2021

APPROVED:

Michael Chauffe
MICHAEL CHAUFFE, MAYOR OF GROSSE TETE

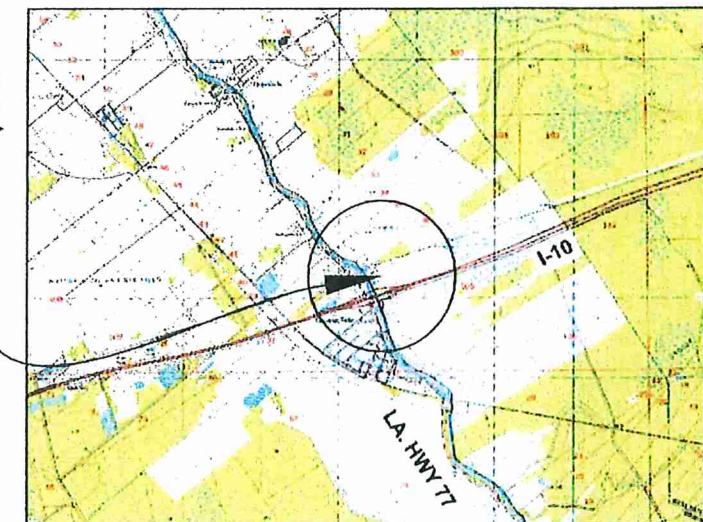
DATE 4-13-2021



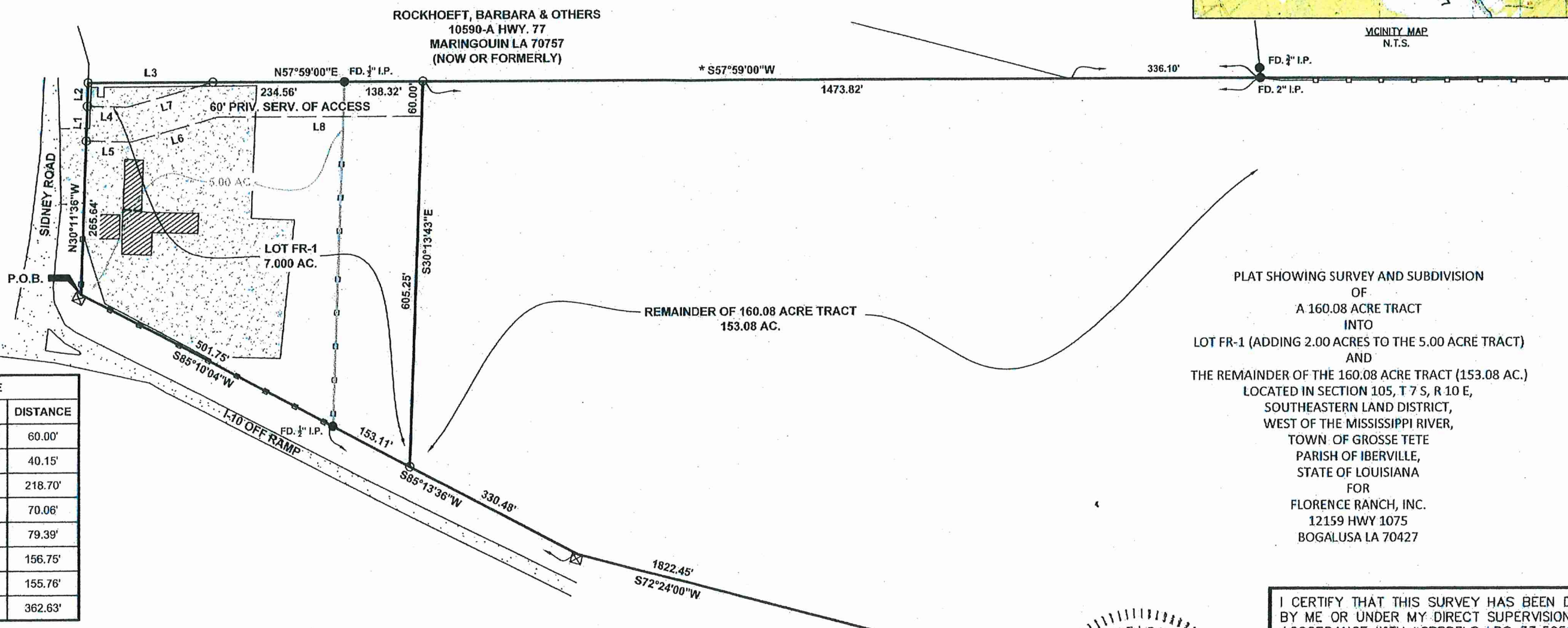
SCALE: 1" = 200'

- LEGEND
- FD. I.P.
 - SET 1/2" I.P.
 - FENCE
 - ⊠ FD. LDH MONUMENT

SITE



VICINITY MAP
N.T.S.



LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N30°11'36"W	60.00'
L2	N30°11'36"W	40.15'
L3	N57°59'00"E	218.70'
L4	N59°38'31"E	70.06'
L5	N59°38'31"E	79.39'
L6	N42°16'45"E	156.75'
L7	N42°16'45"E	155.76'
L8	N57°59'00"E	362.63'

GENERAL NOTES:

1. BASIS OF BEARING: *S57°59'00"W, NORTH PROPERTY LINE OF THE 160.08 ACRE TRACT
2. THE WORDS "CERTIFY", "CERTIFIES", OR "CERTIFICATION" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
3. JOHN DUNLAP LAND SURVEYING, INC. HAS NOT AND DOES NOT PROVIDE DELINEATION OF JURISDICTIONAL WETLANDS.
4. NO ATTEMPT HAS BEEN MADE BY JOHN DUNLAP LAND SURVEYING, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
5. PROPERTY LIES IN FLOOD ZONE X PROTECTED BY LEVEE ACCORDING TO FIRM MAP 22047C0070D DATED 11-6-13
6. SETBACKS:
 - FRONT-25'
 - SIDE-10' ON THE I-10 SIDE AND 8' ON THE NORTH SIDE
 - REAR-8'

REFERENCE MAP(S):

1. MAP SHOWING THE SURVEY OF THE REMAINING PORTION OF LOT 1 OF THE MRS. JOSEPHINE CHARLEVILLE LEBLANC PROPERTY LOCATED IN SECTION 36, T-7-S, R-10-E, IBERVILLE PARISH, LA FOR RONALD F. BROCKHOEFT, BY WALLACE J. HARGRAVE, DATED AUGUST 2, 1976
2. CB 163, E 451
3. CB 278, E 12
4. CB 56, E 183

PLAT SHOWING SURVEY AND SUBDIVISION
OF
A 160.08 ACRE TRACT
INTO
LOT FR-1 (ADDING 2.00 ACRES TO THE 5.00 ACRE TRACT)
AND
THE REMAINDER OF THE 160.08 ACRE TRACT (153.08 AC.)
LOCATED IN SECTION 105, T 7 S, R 10 E,
SOUTHEASTERN LAND DISTRICT,
WEST OF THE MISSISSIPPI RIVER,
TOWN OF GROSSE TETE
PARISH OF IBERVILLE,
STATE OF LOUISIANA
FOR
FLORENCE RANCH, INC.
12159 HWY 1075
BOGALUSA LA 70427



I CERTIFY THAT THIS SURVEY HAS BEEN DONE
BY ME OR UNDER MY DIRECT SUPERVISION IN
ACCORDANCE WITH LSBRPELS LRS 33:5051, ET
SEQ LAC 46: LXI CHAPTER 29 BASED ON A
CLASS C SURVEY

John Dunlap
Land Surveying, Inc.
3820 CYPRESS PARK AVENUE
ZACHARY, LA 70791
225.654.6242
jgdunlap65@earthlink.net
JOHN G. DUNLAP, P.L.S.
DATE 12-21-2020