

*Cheri McDaniel 64 Acres*



*Ascension Parish  
Louisiana*







*L. J. G. Land Co.*  
*P. O. Box 692*  
*New Roads, Louisiana 70760*

*Area Code (225)*  
*638-9015*

## **Cheri McDaniel 64 Acres**

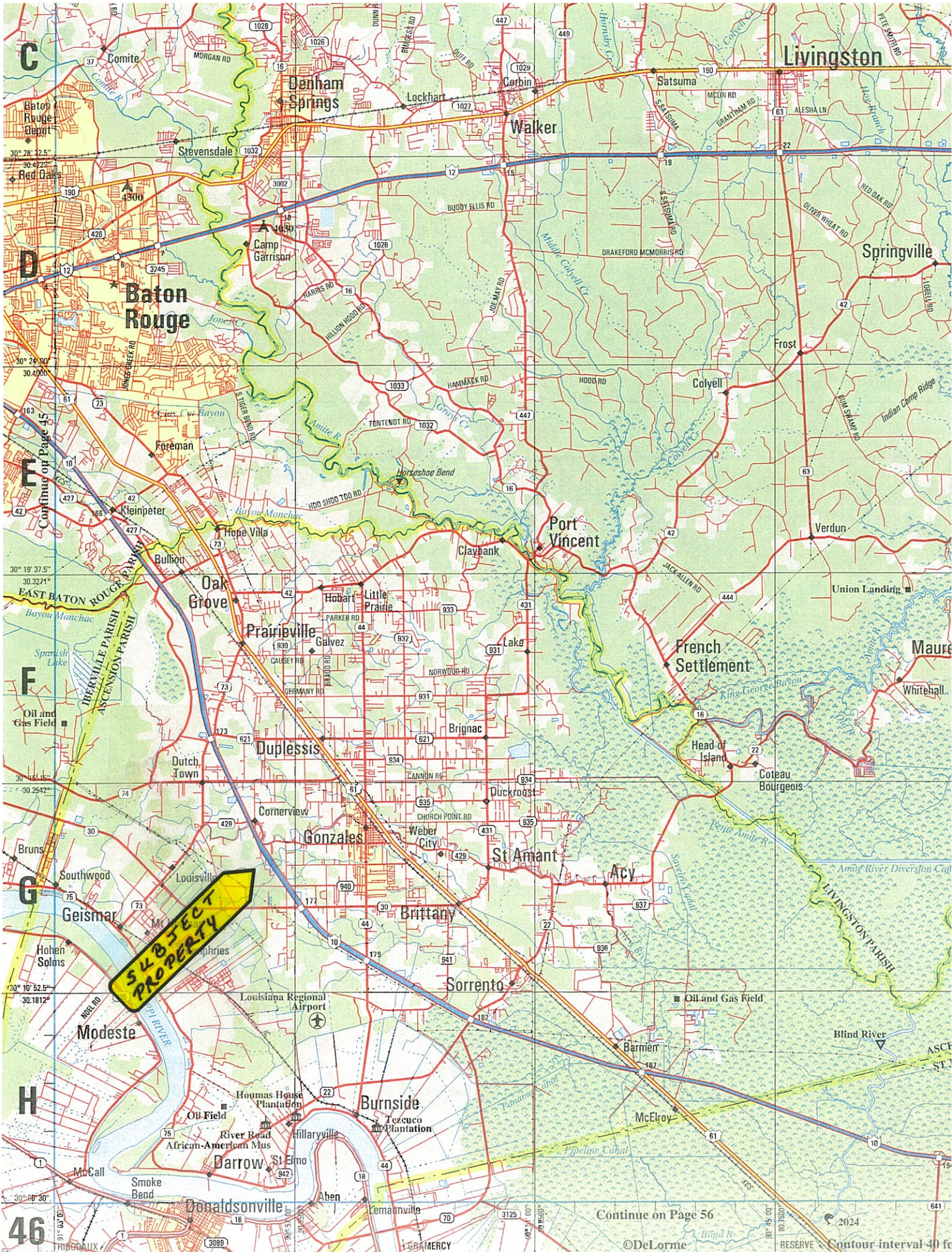
The Cheri McDaniel tract is composed of 64 acres of residential development property. It is one of the few properties in Ascension Parish that will be developed with each lot backing up to a deep lake.

This property is off of I-10 located approximately 1 mile northwest of Tanger Mall and the Gonzales City limits on North Robert Wilson Road on the south and Kling Road and Lakeview Drive and Shadow Lake Drive of the Vista Del Lago Subdivision on the northeast. It is approximately 10 miles from the Baton Rouge City limits.

Enclosed you will find an aerial photo of the property, an area map, a parish location map, a topographical map, a current survey showing the exact acres and a map showing the wetland delineation.

Note: The information contained herein while not guaranteed, was obtained from sources we believe reliable.





Livingston

Denham Springs

Walker

Baton Rouge

Springville

Port Vincent

Oak Grove

French Settlement

Prairieville

Duplessis

Gonzales

St Amant

Acy

Brittany

Sorrento

Modeste

Burnside

Darrow

Donaldsonville

Continue on Page 56

©DeLorme

2024

Contour interval 40 ft

**SUBJECT PROPERTY**

46

C

D

E

F

G

H

46

49

30° 28' 12.5"

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30° 24' 30"

30° 40.00"

30° 19' 37.5"

30° 32.1"

30° 18' 15"

30° 25.42"

30° 10' 52.5"

30° 18.12"

30° 08' 30"

30° 5.00"

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90° 50.00"

90° 45' 00"

90° 75.00"

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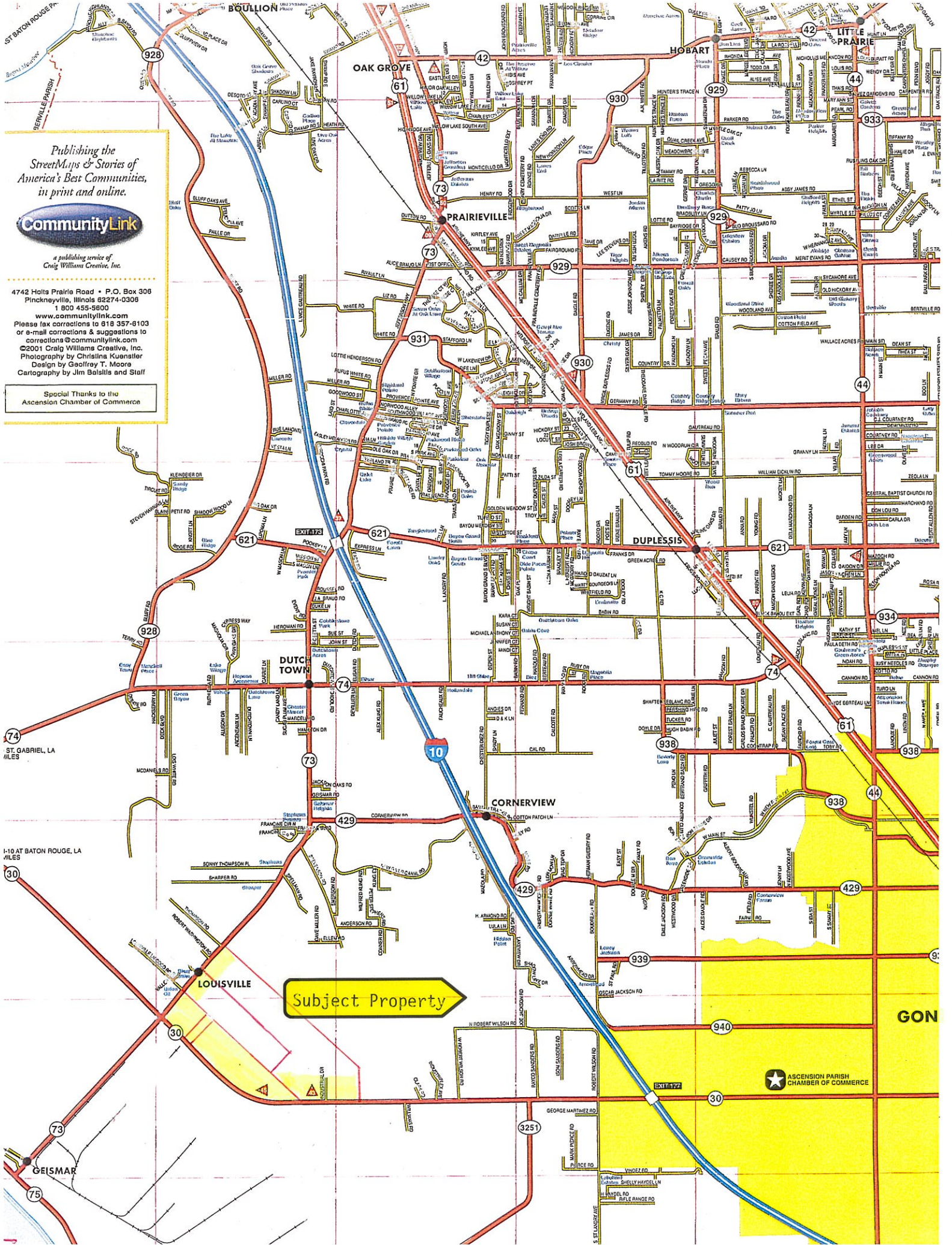


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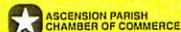
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Pinckneyville, Illinois 62274-0306  
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Cartography by Jim Baillias and Staff

Special Thanks to the  
Ascension Chamber of Commerce

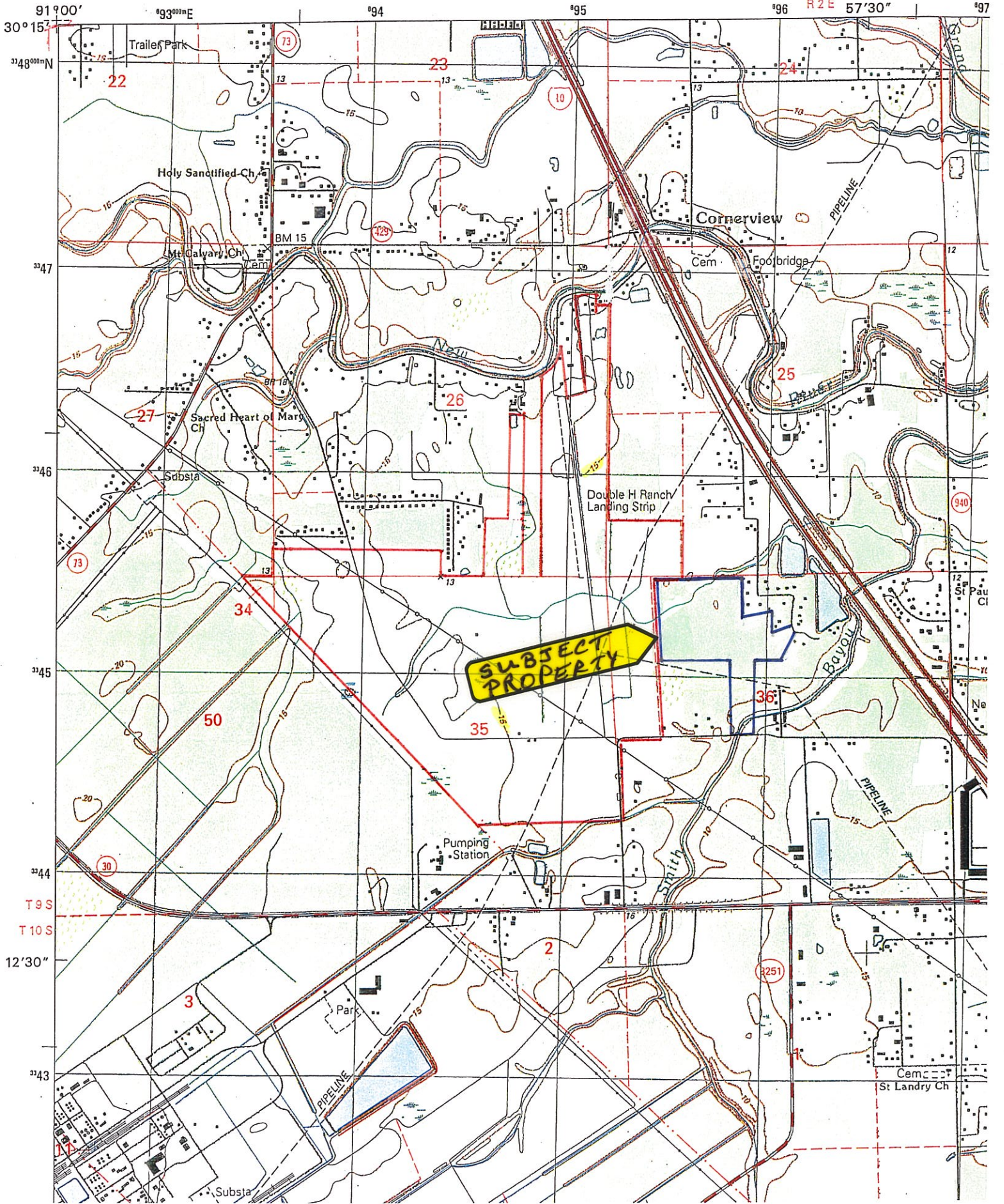


Subject Property



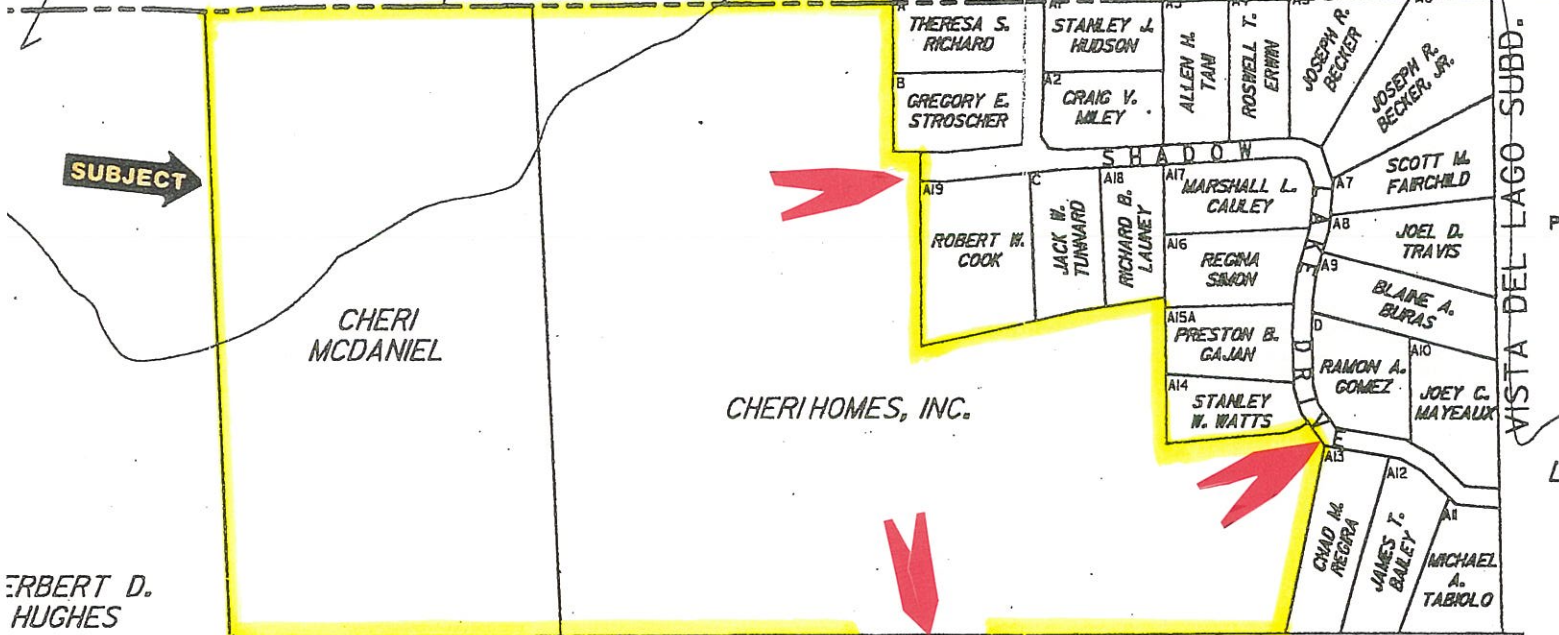
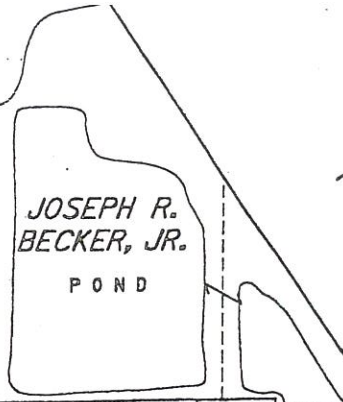
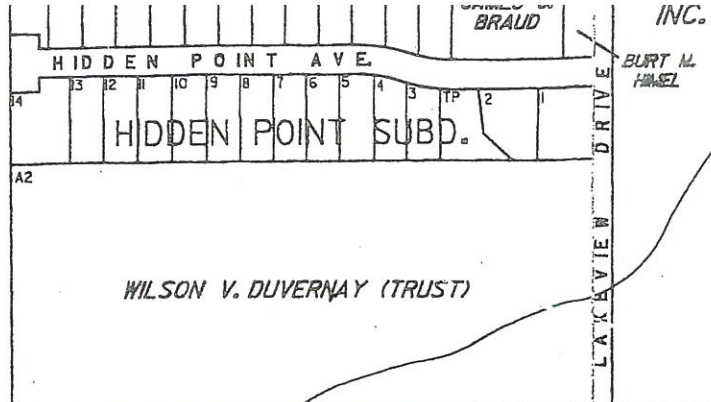
ASCENSION PARISH  
CHAMBER OF COMMERCE



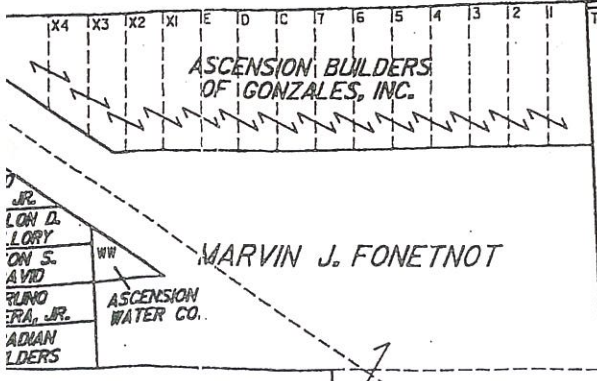
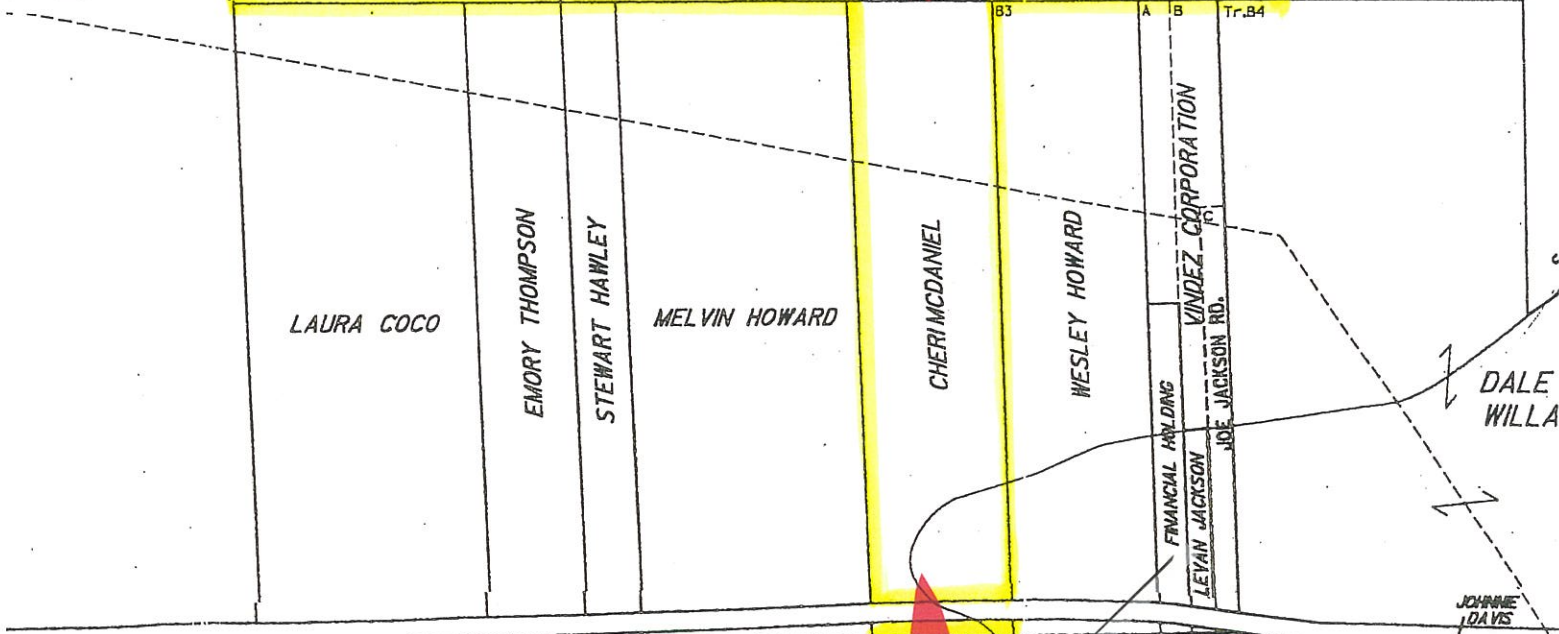




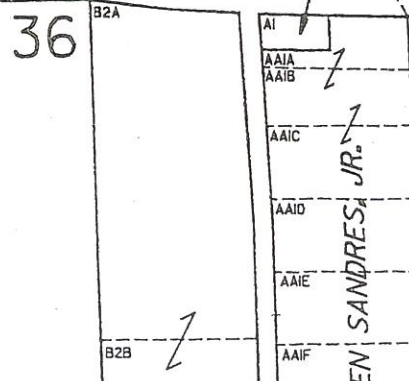
HERBERT D. HUGHES



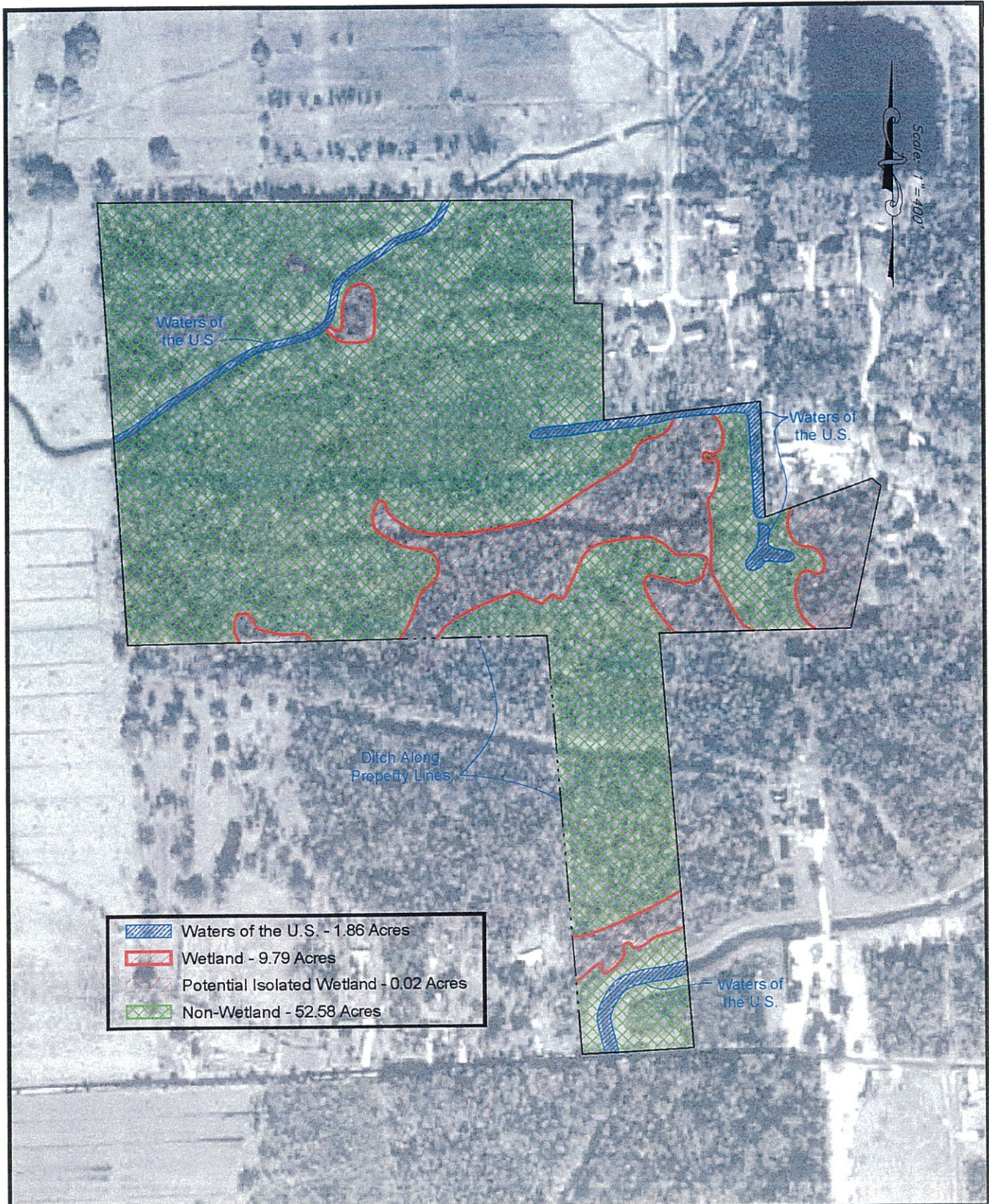
HERBERT D. HUGHES







RED ARROWS INDICATE ENTRANCES







	Waters of the U.S. - 1.86 Acres
	Wetland - 9.79 Acres
	Potential Isolated Wetland - 0.02 Acres
	Non-Wetland - 52.58 Acres

Drawn By: CAT  
 Date: March 2004  
 Designed By: CAT  
 Job No: 1023001  
 Checked By: DT  
 Scale: 1"=400'

**WETLAND DATA**  
**DRAFT WETLAND MAP**  
 CHERI McDANIEL (64.25± AC. TRACT)  
 Sec. 26, T9S, R2E  
 Gonzales, Ascension Parish, Louisiana

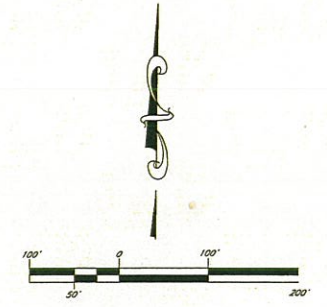
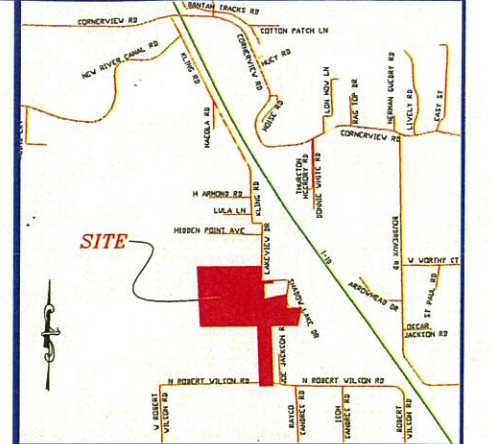
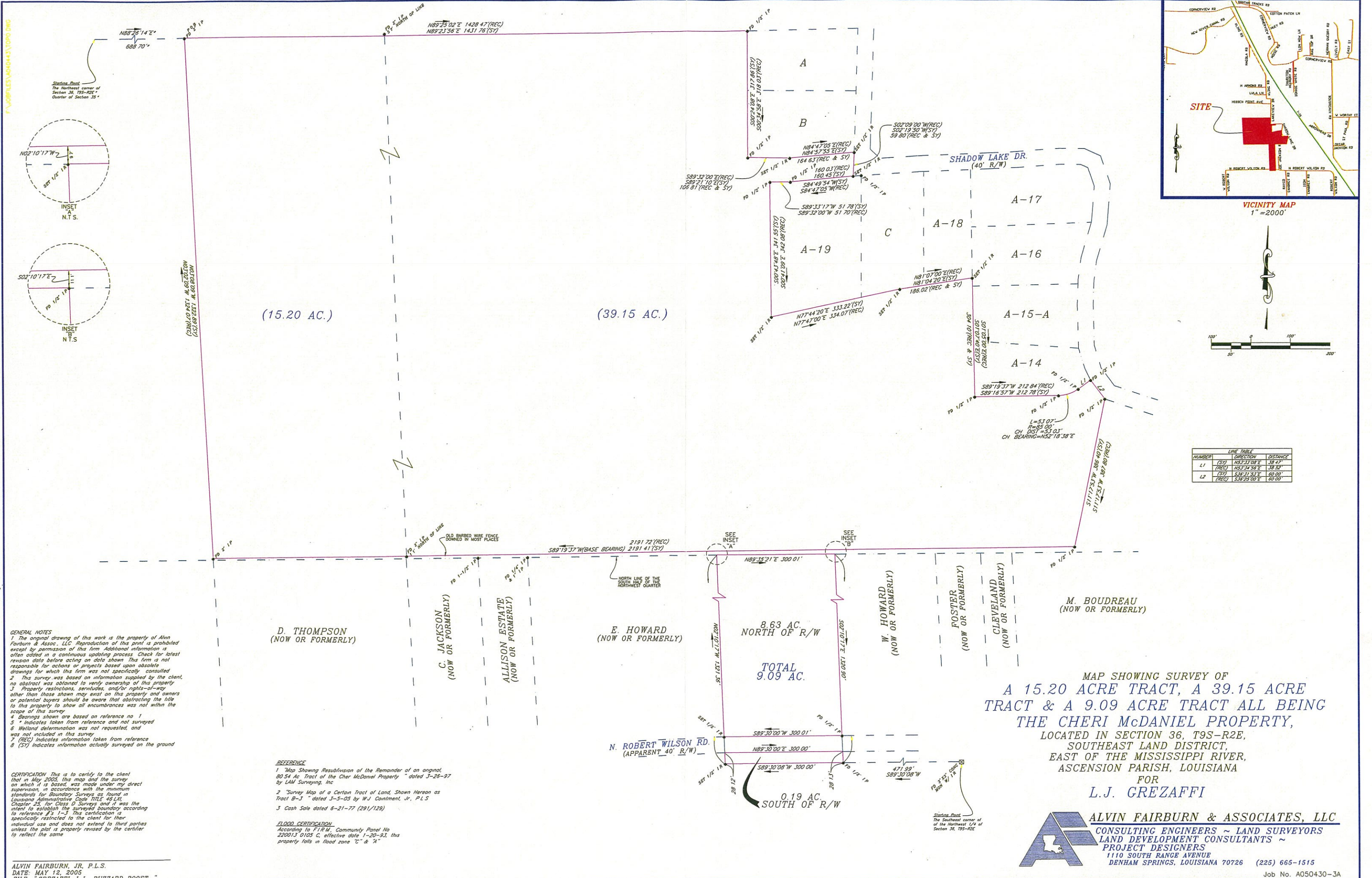


**DELTA**  
**RESOURCE**  
**MANAGEMENT, LLC**

FIGURE

3





NUMBER	DIRECTION	DISTANCE
L1	(SY) N85°33'08" E	38.47'
	(REC) N85°34'56" E	38.32'
L2	(SY) S36°31'52" E	60.00'
	(REC) S36°23'00" E	60.00'

**GENERAL NOTES**

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- This survey was based on information supplied by the client; no abstract was obtained to verify ownership of this property.
- Property restrictions, servitudes, and/or rights-of-way other than those shown may exist on this property and owners or potential buyers should be aware that abstracting the title to this property to show all encumbrances was not within the scope of this survey.
- Bearings shown are based on reference no. 1.
- \* Indicates taken from reference and not surveyed.
- Welland determination was not requested, and was not included in this survey.
- (REC) Indicates information taken from reference.
- (SY) Indicates information actually surveyed on the ground.

**REFERENCE**

- Map Showing Resubdivision of the Remainder of an original 80.54 Ac. Tract of the Cher McDaniel Property dated 3-26-97 by LAM Surveying, Inc.
- Survey Map of a Certain Tract of Land, Shown Hereon as Tract B-3 dated 3-5-05 by W.J. Contintant, Jr., P.L.S.
- Cash Sale dated 6-21-77 (291/129)

**FLOOD CERTIFICATION**  
According to F.I.R.M. Community Panel No. 220013 0105 C, effective date 1-20-93, this property falls in flood zone "C" & "A".

MAP SHOWING SURVEY OF  
 A 15.20 ACRE TRACT, A 39.15 ACRE  
 TRACT & A 9.09 ACRE TRACT ALL BEING  
 THE CHERI McDANIEL PROPERTY,  
 LOCATED IN SECTION 36, T9S-R2E,  
 SOUTHEAST LAND DISTRICT,  
 EAST OF THE MISSISSIPPI RIVER,  
 ASCENSION PARISH, LOUISIANA  
 FOR  
 L.J. GREZAFFI

**ALVIN FAIRBURN & ASSOCIATES, LLC**  
 CONSULTING ENGINEERS ~ LAND SURVEYORS  
 LAND DEVELOPMENT CONSULTANTS ~  
 PROJECT DESIGNERS  
 1110 SOUTH RANGE AVENUE  
 DENHAM SPRINGS, LOUISIANA 70726 (225) 665-1515