

Vicinity Map: 1" = 3,000'



**Reference Maps:**

- 1) Plat showing the subdivision of lands of the E.G. Rougon Estate, signed by Thos. H. Hewes, Civil Engineer, dated March 1932, recorded in Map Book 6, Map No. 436 in the Pointe Coupee Parish Clerk of Courts Office.
- 2) Map showing the survey and division of a 90.79 acre tract known as Lot 2 of the subdivision of lands of the E.G. Rougon Estate, signed by Wallace J. Haggrave, Civil Engineer & Surveyor, recorded in Conveyance Book 117, Entry No. 188 in the Pointe Coupee Parish Clerk of Courts Office.
- 3) Map showing the right-of-way map State Project No. 008-02-0031, LA 983 to LA 1, West Baton Rouge & Pointe Coupee Parishes, by SUB Group, Inc., signed by David G. Green, P.L.S., dated September 10, 2001, recorded in Map Book 6, Map No. 279 in the Pointe Coupee Parish Clerk of Courts Office.
- 4) Map showing the survey of a 76.33 Acre Tract being the Northern portion of Lot 2 of the partition of the E.G. Rougon Estate and a narrow strip located along the North line adjoining the Alice R. Neff, et al property, signed by Wallace J. Haggrave, Civil Engineer & Surveyor, dated February 10, 1975, recorded in Map Book 4, Map No. 166 in the Pointe Coupee Parish Clerk of Courts Office.
- 5) Map showing the survey of Lots LJG-1, LJG-2, LJG-3, LJG-4 & LJG-5, removed from the former Dr. Clarence A. Lorio Tract, signed by Charles R. St. Roman, P.L.S., dated June 18, 2010, recorded in Map Book 7, Map No. 121 in the Pointe Coupee Parish Clerk of Courts Office.
- 6) Map showing the survey of a 156.89 Acre Tract known as the Lawrence Bello Property, signed by Wallace J. Haggrave, Civil Engineer & Surveyor, dated August 10, 1983.

**Notes:**  
The servitudes and restrictions shown on this survey are limited to those set forth in the description furnished us, and there is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no attempt to verify title, actual legal ownership, or other burdens on the property.

This survey is in accordance with the applicable standards of practice as stipulated in Title 46, Chapter 29 of the professional and occupational standards, part LXI for professional engineers and land surveyors for a Class "C" survey.

Horizontal Datum: NAD-1983 (Based on GULFNET)  
Projection: Lambert, Louisiana South Zone  
Units: U.S. Survey Feet

Bearings are based on the Louisiana State Plane Coordinate System  
No wetlands determination was requested nor made for the property shown on this plat and is not a part of this survey.

This survey does not constitute un-encumbered ownership, environmental site assessment, sub-surface investigation and all recorded and unrecorded right of ways and easements.

**Flood Note:**

According to Federal Emergency Management Agency Flood Insurance Rate Map (F.I.R.M.) Community Panel No. 220140 0385 B & 220140 0400 B, dated November 16, 1995 this property is located in flood zones A & C. The flood zone boundaries shown on this map are approximate.

**Sewerage Note:**

No person shall provide a method of sewage disposal except connection to an approved sanitary sewer system, until the method of disposal has been approved by the health unit of Pointe Coupee Parish, Louisiana.

**Water Supply:**

The source of water shall be approved by the health unit of Pointe Coupee Parish, Louisiana.

**Subdivision Notes:**

Owners of said properties shall be responsible for the installation of, and perpetual maintenance of the sewer system servicing these adjoining properties. The responsibility applies to current and future owners.

The size and grade of all driveway culverts must be approved by the Pointe Coupee Parish Police Jury for driveways accessing all Parish roads.

Driveway permits (size and grade of all driveway culverts) must be applied for and approved by the state of Louisiana Department of Transportation and Development for driveways accessing all state highways. State of Louisiana Department of Transportation and Development access management, traffic signals, and/or turn lane requirements must be followed.

Issuance of driveway permits is not the responsibility of the Parish of Pointe Coupee. No further subdivision of these lots shall be allowed until such time as improvements to conform to all Parish standards for streets, utilities and sewer are met and approved by the Police Jury of Pointe Coupee Parish and the roads are accepted into the Parish road system.

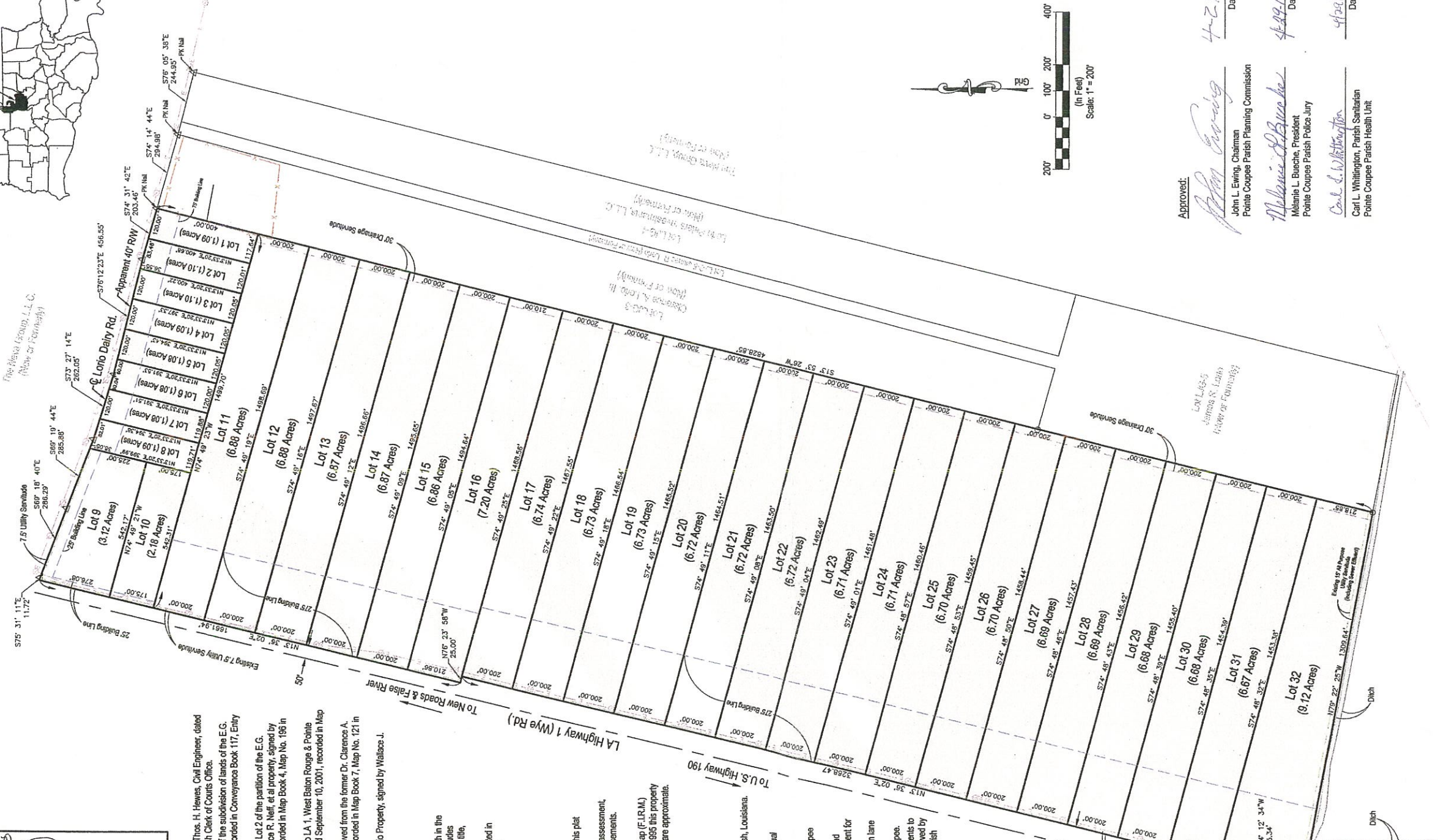
The undersigned property owner/owners acknowledges that they have read and agree to the above subdivision notes.

*L.J. Grezaffi*  
L.J. Grezaffi  
Date: 4/29/14

1/2" Iron Pipes are set at the corners of each individual lot.

**Legend:**

- Found 1/2" Iron Pipe or as shown
- Set 1/2" Iron Pipe
- △ PK Nail
- Existing Powerpole
- Existing Fence Line
- Overhead Electric Line
- Existing Utility Servitude as shown
- Building Lines
- 30" Drainage Servitude
- Indicates Boundaries for Flood Zone A
- Digitized from reference FEMA maps listed above



Approved: *John L. Ewing*  
John L. Ewing, Chairman  
Pointe Coupee Parish Planning Commission  
Date: 4-29-14

*Melanie L. Bueche*  
Melanie L. Bueche, President  
Pointe Coupee Parish Police Jury  
Date: 4-29-14

*Carl L. Whittington*  
Carl L. Whittington, Parish Sanitarian  
Pointe Coupee Parish Health Unit  
Date: 4/29/14

Plat showing survey of  
Ingleside Plantation North  
being the subdivision of Tract LJG-2  
formerly a portion of the Dr. Clarence A. Lorio Tract  
located in Section 43 & 11, T 6 S - R 10 E  
Southeastern Land District West of the Mississippi River  
Pointe Coupee Parish, Louisiana

for  
Luke J. Grezaffi

211 Richey Street  
New Roads, LA 70760  
Tel: 225-638-5949  
Fax: 225-638-3924



Certification:  
I certify that in February & March 2014 Chustz Surveying, Inc. made a ground survey of the property shown hereon and that is map is in accordance with the data of said survey.

*James H. Chustz, Jr.*  
James H. Chustz, Jr.  
Professional Land Surveyor  
Louisiana Registration No. 4657  
225-638-5949  
Date: 4/29/2014



Date:	Mar. 14, 2014	Drawing No.:	14-399.dwg	Drawn By:	JBG
Revised Date:		Job No.:	14-339	Checked By:	JHC
		Ref No.:			Scale: 1"=200'