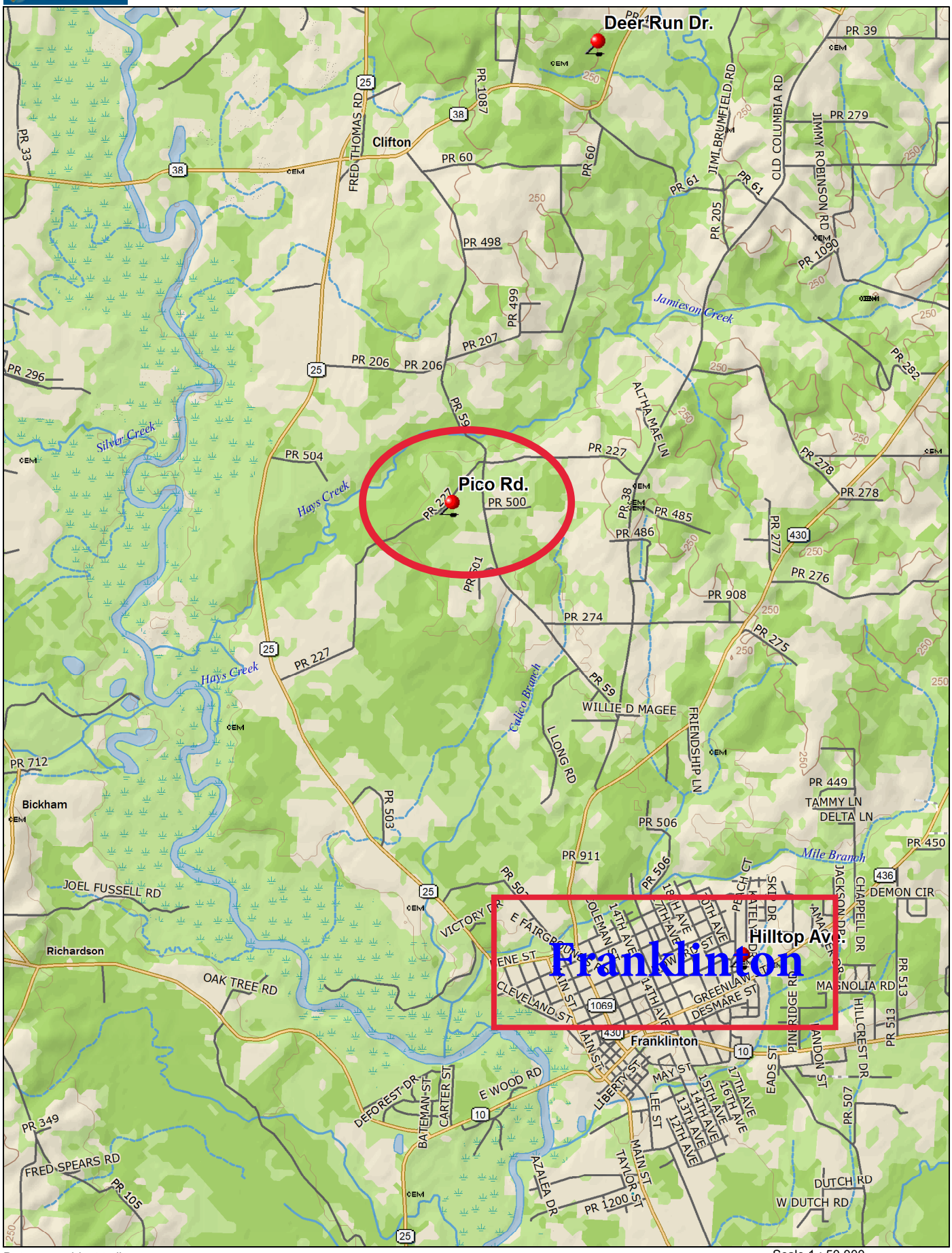

Data use subject to license.

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www.delorme.com

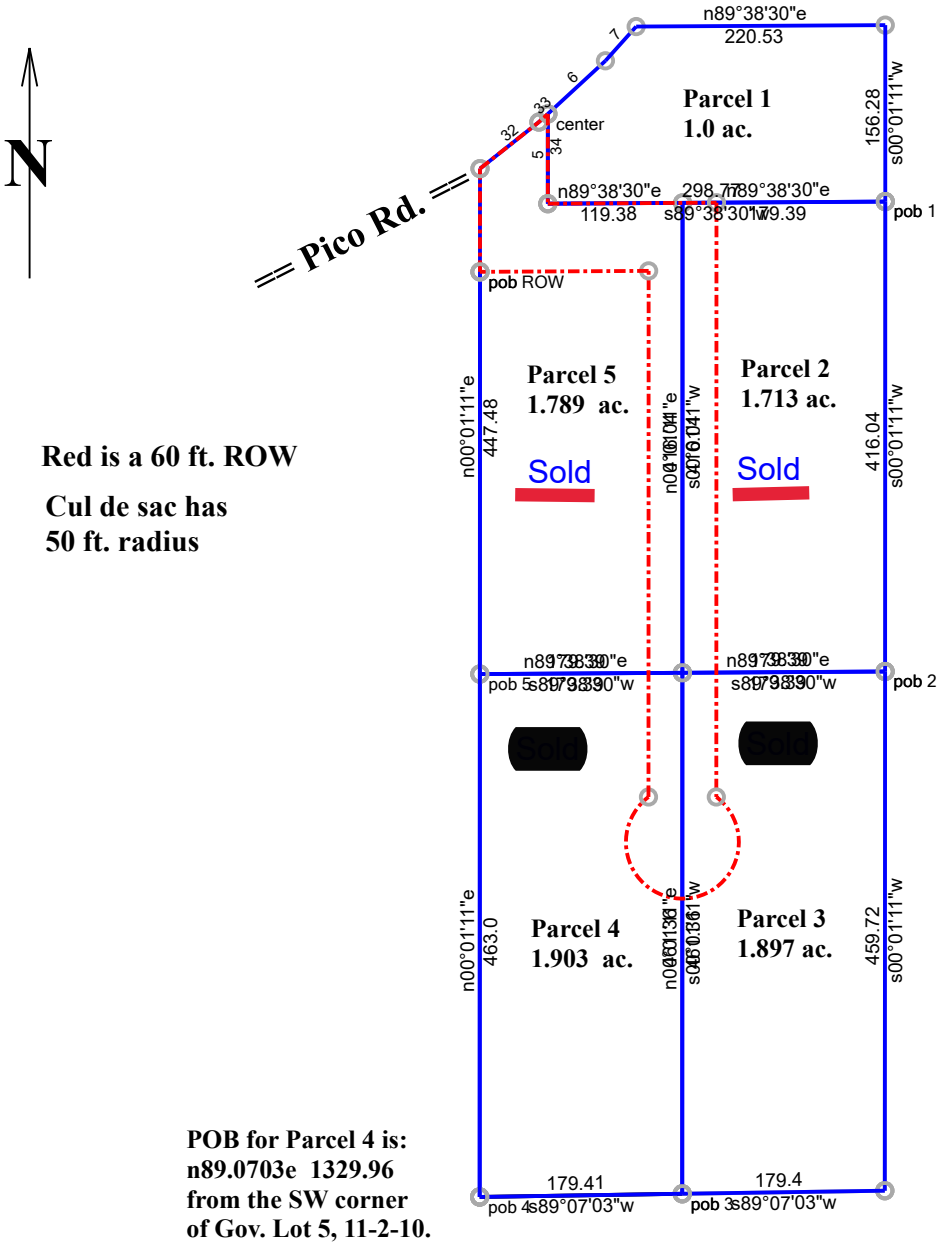
TN
MN (1.6°W)

Scale 1 : 50,000

1" = 4,166.7 ft

Data Zoom 12-0

43320 Pico Rd. Franklinton, LA 70438



30.8935
90.1726

Red is a 60 ft. ROW

Cul de sac has 50 ft. radius

POB for Parcel 4 is: n89.0703e 1329.96 from the SW corner of Gov. Lot 5, 11-2-10.

Pico Preserve Sub. 11-2-10 gb	8-31-2023
Scale: 1 inch= 170 feet	File: Pico Preserve Sub. 11-2-10.ndp

Tract 1: 0.0000 Acres (0 Sq. Feet), Closure: s22.1004w 951.63 ft. (1/1), Perimeter=1235 ft.
Tract 2: 1.0000 Acres (43560 Sq. Feet), Closure: s42.3934w 0.01 ft. (1/94664), Perimeter=865 ft.
Tract 3: 0.0000 Acres (0 Sq. Feet), Closure: s37.3857w 587.61 ft. (1/1), Perimeter=819 ft.
Tract 4: 1.7133 Acres (74632 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=1191 ft.
Tract 5: 0.0000 Acres (0 Sq. Feet), Closure: s89.0703w 179.41 ft. (1/1), Perimeter=179 ft.
Tract 6: 1.8965 Acres (82613 Sq. Feet), Closure: n81.5238w 0.01 ft. (1/151976), Perimeter=1280 ft.
Tract 7: 1.9033 Acres (82909 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/599917), Perimeter=1283 ft.
Tract 8: 1.7890 Acres (77930 Sq. Feet), Closure: n54.3650e 0.01 ft. (1/97158), Perimeter=1319 ft.
Tract 9: 0.0000 Acres (0 Sq. Feet), Closure: s00.0111w 819.04 ft. (1/1), Perimeter=819 ft.
Tract 10: 1.1771 Acres (51273 Sq. Feet), Closure: n23.5335e 0.02 ft. (1/74678), Perimeter=1789 ft.

Pico Preserve Sub. 11-2-10 gb	8-31-2023
Scale: 1 inch= 175 feet	File: Pico Preserve Sub. 11-2-10 yn72.ndp

Tract 1: 0.0000 Acres (0 Sq. Feet), Closure: s22.1004w 951.63 ft. (1/1), Perimeter=1235 ft.
Tract 2: 1.0000 Acres (43560 Sq. Feet), Closure: s42.3934w 0.01 ft. (1/94664), Perimeter=865 ft.
Tract 3: 0.0000 Acres (0 Sq. Feet), Closure: s37.3857w 587.61 ft. (1/1), Perimeter=819 ft.
Tract 4: 1.7133 Acres (74632 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=1191 ft.
Tract 5: 0.0000 Acres (0 Sq. Feet), Closure: s89.0703w 179.41 ft. (1/1), Perimeter=179 ft.
Tract 6: 1.8965 Acres (82613 Sq. Feet), Closure: n81.5238w 0.01 ft. (1/151976), Perimeter=1280 ft.
Tract 7: 1.9033 Acres (82909 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/599917), Perimeter=1283 ft.
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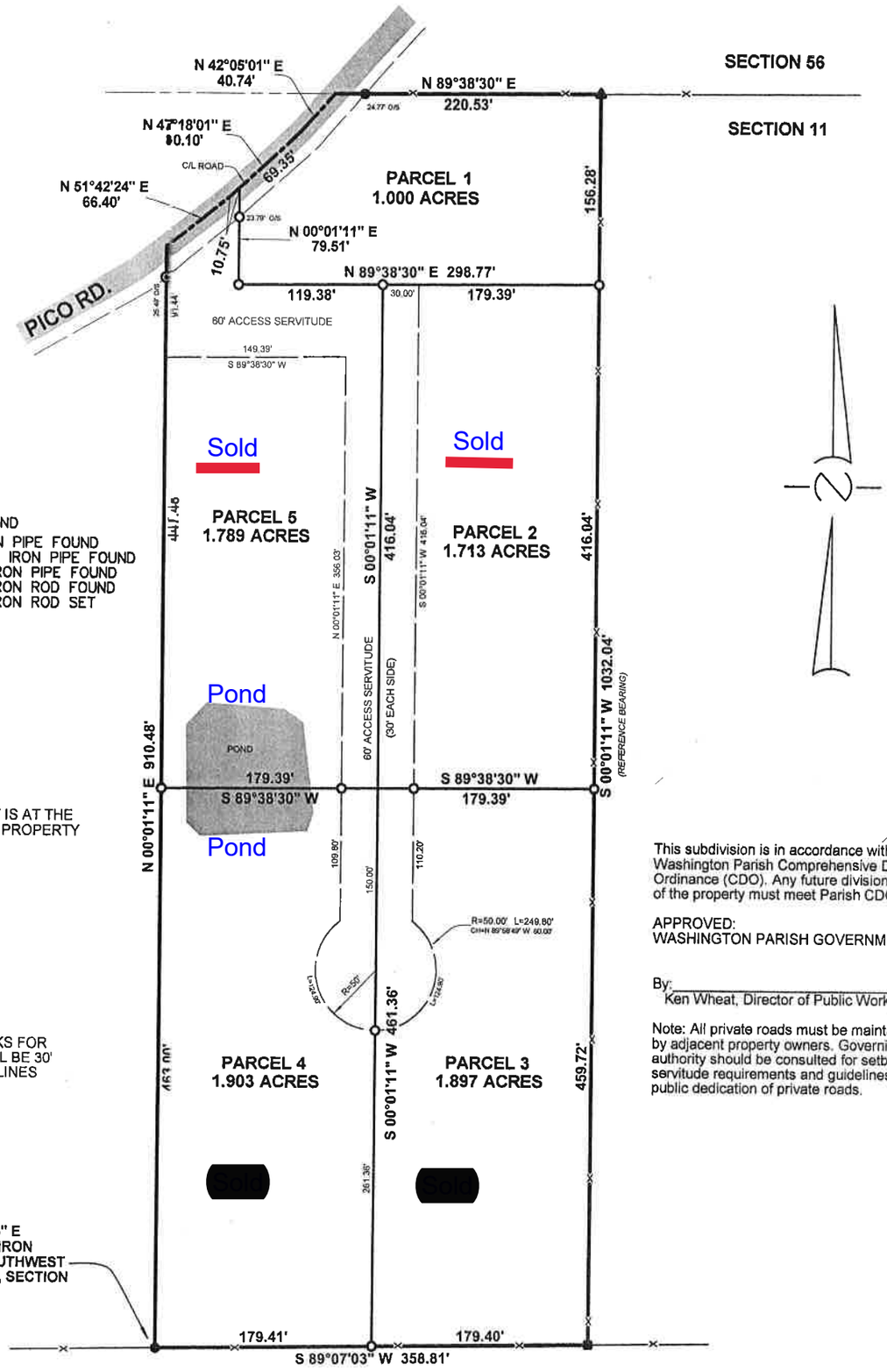
Tract 9: 0.0000 Acres (0 Sq. Feet), Closure: s00.0111w 819.04 ft. (1/1), Perimeter=819 ft.
Tract 10: 1.1771 Acres (51273 Sq. Feet), Closure: n23.5335e 0.02 ft. (1/74678), Perimeter=1789 ft.

PICO PRESERVE



LEGEND

- ---- 4" IRON PIPE FOUND
- ---- 1 1/2" IRON PIPE FOUND
- ---- 1/2" IRON PIPE FOUND
- ---- 1/2" IRON ROD FOUND
- ---- 1/2" IRON ROD SET

ROAD DEVELOPMENT IS AT THE DESCRETION OF THE PROPERTY OWNERS.

BUILDING SETBACKS FOR RESIDENCES SHALL BE 30' FROM BOUNDARY LINES ON ALL SIDES.

THIS POINT IS N 89°07'03" E - 1329.96' FROM A 1 3/4" IRON PIPE FOUND AT THE SOUTHWEST CORNER OF GOV. LOT 5, SECTION 11, T-2-S, R-10-E.

This subdivision is in accordance with the Washington Parish Comprehensive Development Ordinance (CDO). Any future division or use of the property must meet Parish CDO guidelines.

APPROVED:
WASHINGTON PARISH GOVERNMENT

By:_____
Ken Wheat, Director of Public Works

Note: All private roads must be maintained by adjacent property owners. Governing authority should be consulted for setback, servitude requirements and guidelines for public dedication of private roads.

REFERENCE: SURVEY OF 8.302 ACRES FOR PAUL MOTICHEK BY JAMES J. JONES, NUMBERED 09-024-2 AND DATED 12/03/2010.

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

STATE OF LOUISIANA
JAMES J. JONES
License No. 4625
PROFESSIONAL
LAND SURVEYOR

JAMES J. JONES REG. NO. 4625

CERTIFIED TO BE IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY.

VICINITY MAP
(NOT TO SCALE)

PREPARED FOR:
CRISP PROPERTIES, LLC

BOUNDARY SURVEY OF:
8.302 ACRES IN SECTION 11, T-2-S, R-10-E, GREENSBURG LAND DISTRICT, WASHINGTON PARISH, LOUISIANA

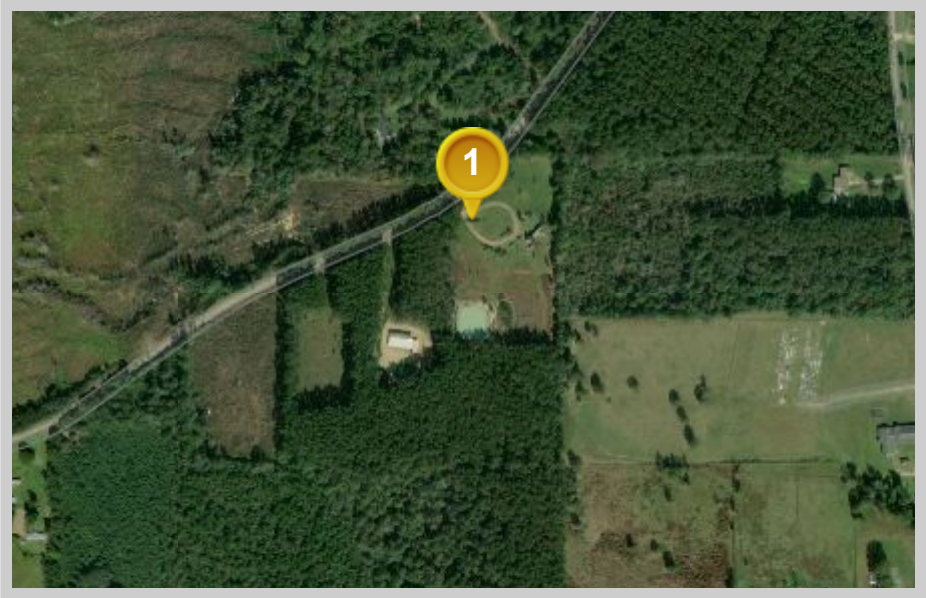
JAMES J. JONES
PROFESSIONAL LAND SURVEYOR
1509 CLAY ST., FRANKLINTON, LOUISIANA
PHONE: 839-3269

SCALE:	1" = 100'	DATE:	8/30/2023
DRAWN:	J.J.J.	JOB NO.:	23-227-1
REVISED:			

Email Print

Louisiana Flood Map

30.8935 -90.1726



Visible Layers

- Effective FIRM
- Bing Hybird

Point Coordinates

Point #	Lat., Long.
1	30.8935, -90.1726

Flood information in this table is from the: Effective FIRM

Point	Panel ID	Flood Zone	BFE	Ground Elevation	LOMR
1	22117C0200C 12/3/2009	X	out	214.0	N/A

1. ***Ground Elevation*** *is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).*

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.