



VICINITY MAP
SCALE: 1" = 2000'

J-1-E
(NOT A PART)
781.29'
LOT 850A-2
131,602± SQ. FT.
OR 3.02± ACRES

J-1-D
(NOT A PART)
165.00'
N00°09'W

J-1-C
(NOT A PART)
25' ACCESS SERVITUDE
797.48'

J-1-B
(NOT A PART)
25' ACCESS SERVITUDE
797.75'

J-1-A
(NOT A PART)
165.00'
N00°14'41"E

850A

LOT 850A-1
131,606.07 SQ. FT.
OR 3.02 ACRES

N89°51'W 1590'±

25' SERVITUDE FOR ACCESS & UTILITIES

850B
(NOT A PART)

851A
(NOT A PART)

851B
(NOT A PART)

APPROVALS

Billy Booth 3/2/17
St. Charles Parish Planning and Zoning Commission Chairman Date

Tennell D. Wilson 2/20/17
St. Charles Parish Council Chairman Date

[Signature] 2/22/17
St. Charles Parish President Date

Recorded in The Clerk of Court's office
St. Charles Parish on the _____ day of _____, in Book _____
Folio _____, Entry # _____
Signature _____ Title _____

NOTE:
ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS, RELOCATIONS OR MODIFICATIONS SHALL BE MADE BY AND SOLELY AT THE LOT OWNER'S EXPENSE.

LEGEND
● = 1/2" IRON ROD FOUND
○ = 1/2" IRON ROD SET
BEARINGS ARE BASED ON REFERENCE PLAN

GRAND BAYOU ROAD - LA. HWY. 632 18' ASPHALT RDWY.

RESUBDIVISION OF LOT 850A SUNSET RIDGE INTO LOTS 850A-1 & 850A-2 IN SECTION 35, T14S - R20E ST. CHARLES PARISH, LOUISIANA

SCALE: 1" = 200' NOVEMBER 22, 2016
REVISED JANUARY 31, 2017

CERTIFIED TO EVAN AND LACEY A. SCHAUBHUT

I certify that this plat represents an actual ground survey performed under my supervision and is in accordance with the Louisiana standards of practice for a Class C survey.

[Signature]
LOUIS J. GASSEN JR, PLS
Registration No. 4945
(985) 785-0745
1026 Gassen Street
Luling, Louisiana 70070

LUCIEN C. GASSEN SURVEYING SERVICES

REFERENCE PLAN:
SUNSET RIDGE, A RESUBDIVISION OF LOTS 850 & 851 OF THE SUNSET DRAINAGE DISTRICT BY LUCIEN C. GASSEN, DATED SEPT. 29, 2003

The servitudes shown on this survey are limited to those set forth per information furnished by the owner or his agent and there is no representation that all applicable servitudes are shown hereon. No title search or public record search was made in compiling data for this survey.

This is to certify that I have consulted the Flood Insurance Rate Maps and found that this property is in Zone X.