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St. Charles Parish Clerk of Court
P.O. Box 424
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Lance Marino
Clerk of Court
Parish of St. Charles

Instrument Number: 473540

Book/Index: COB
Document Type: RESUBDIVISION
Recording Date: 2/27/23 3:22:54 PM

Grantor 1: FEDRICK, DEE

Grantee 1: DEPT OF PLANNING & ZONING PARISH OF ST CHARLES

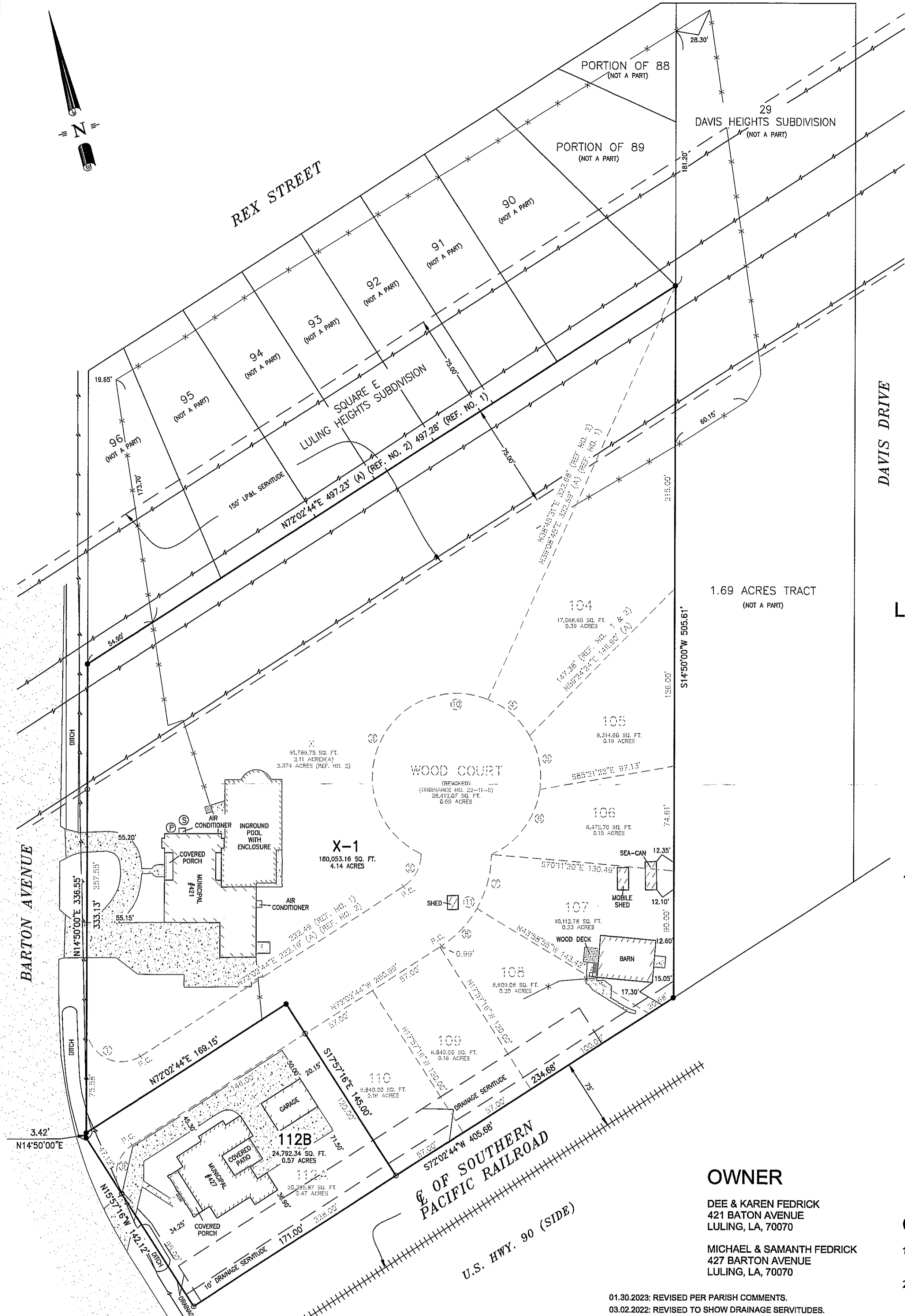
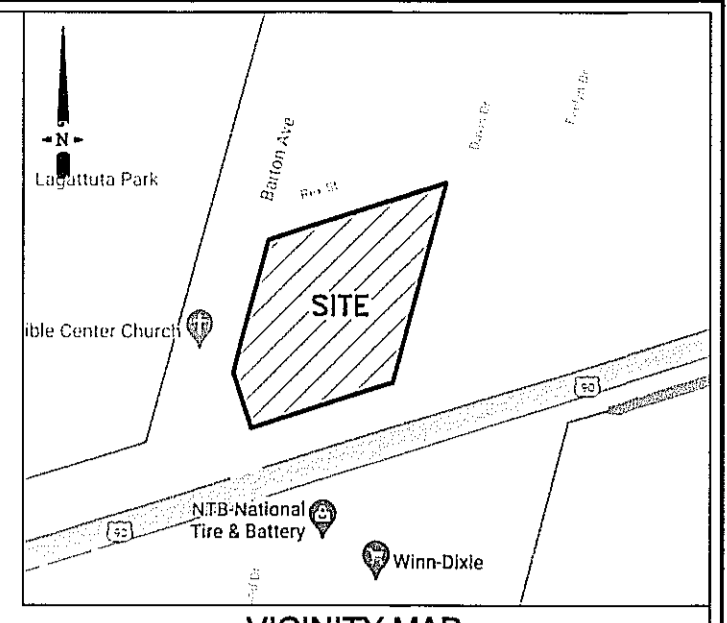
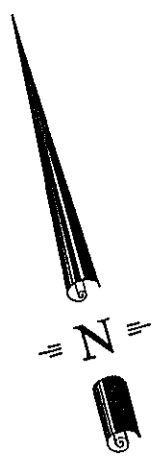
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I HEREBY CERTIFY THAT THE ATTACHED DOCUMENT WAS FILED FOR REGISTRY AND
RECORDED IN THE CLERK OF COURT'S OFFICE FOR ST. CHARLES PARISH, LOUISIANA.



Monica Cruz

Monica Cruz, Deputy Clerk



- LEGEND**
- (REF. NO. 1) = REFERENCE SURVEY NO. 1
 - (REF. NO. 2) = REFERENCE SURVEY NO. 2
 - (A) = ACTUAL
 - P.C. = POINT OF CURVATURE
 - = IRON ROD FOUND
 - = 1/2" IRON ROD SET
 - ⊕ = PUMP FOR SEPTIC SYSTEM
 - ⊙ = SEPTIC SYSTEM
 - = OVERHEAD UTILITY LINE
 - x — = FENCE
 - ▭ = CONCRETE
 - ▨ = ASPHALT

APPROVED

Michael J. Oller 2-24-23
 DIRECTOR, PLANNING & ZONING DEPARTMENT DATE

Matt Jewell 2-27-23
 PARISH PRESIDENT DATE

RECORDED IN THE CLERK OF COURT'S OFFICE, ST. CHARLES PARISH
 ON THE 27TH DAY OF Feb. 2023 IN BOOK _____
 FOLIO _____, ENTRY NO. 473540

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

BEARING BASIS

TAKEN FROM REFERENCED SURVEY PLAT NO. 2.

SURVEY REFERENCE

1. LULING HEIGHTS BY ADLOE ORR JR. & ASSOCIATES, CONSULTING ENGINEERS, DATED SEPTEMBER 13, 1956, REVISED JUNE 1, 1957.
2. RESUBDIVISION OF LOTS 99-103, SQUARE "H", LULING HEIGHTS SUBDIVISION INTO LOT "X" BY R.P. BERNARD, P.L.S., DATED JULY 8, 1966.
3. SURVEY OF LOT 11A, SQUARE "H", LULING HEIGHTS BY CODY A. DIMARCO, P.L.S., DATED APRIL 19, 2018.

OWNER

DEE & KAREN FEDRICK
 421 BATON AVENUE
 LULING, LA, 70070

MICHAEL & SAMANTH FEDRICK
 427 BARTON AVENUE
 LULING, LA, 70070

GENERAL SURVEY NOTES

1. IMPROVEMENTS MAY NOT BE TO SCALE FOR CLARITY. THE DIMENSIONS SHOWN PREVAIL OVER SCALE.
2. REVOCATION OF WOOD COURT, WHICH WAS APPROVED BY ST. CHARLES PARISH COUNCIL ON NOVEMBER 21, 2022 UNDER ORDINANCE No. 22-11-5.

01.30.2023: REVISED PER PARISH COMMENTS.
 03.02.2022: REVISED TO SHOW DRAINAGE SERVITUDES.

CURVE DATA			
	LENGTH	RADIUS	CHORD
①	53.58' (A) (REF. NO. 1) 53.35' (REF. NO. 2)	25.00'	S46°33'38"E 43.90'
②	27.59' (A) (REF. NO. 2) 27.64' (REF. NO. 3)	27.64' (A) (REF. NO. 1) 27.71' (REF. NO. 2)	N34°22'21"E 39.26'
③	185.42' (A) (REF. NO. 1) 187.99' (REF. NO. 2)	60.00'	N37°59'54"E 119.96'
④	40.00'	60.00'	S34°22'21"E 39.26'
⑤	40.00'	60.00'	S03°49'29"W 39.26'
⑥	60.00'	60.00'	S51°34'16"W 57.53'
⑦	40.00'	77.64'	S29°36'10"W 39.56'
⑧	37.51' (A) 35.56' (REF. NO. 1 & 2)	77.64'	S58°12'13"W 37.15'
⑨	39.27'	25.00'	S27°02'44"W 35.36'
⑩	325.42' (A) (REF. NO. 1) 327.99' (REF. NO. 2)	60.00'	S75°09'24"E 50.00'
⑪	77.51' (A) 77.56' (REF. NO. 1 & 2)	77.64'	S43°26'40"W 74.33'

RESUBDIVISION OF LOTS 104, 105, 106, 107, 108, 109, 110, 112A, X AND WOOD COURT (TO BE REVOKED) INTO LOTS 112B & X-1 SQUARE "H" LULING HEIGHTS ST. CHARLES PARISH, LOUISIANA

I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION. MADE AT THE REQUEST OF:

DEE & KAREN FEDRICK

DATE: 01-30-2023 SCALE: 1" = 50' DRAWN BY: J.R. CHECKED BY: C.A.D. JOB NO.: 60933 SHEET: 1 OF 1

DADING, MARQUES & ASSOCIATES, LLC
 PROFESSIONAL LAND SURVEYORS

P.O. BOX 790
 METAIRIE, LA. 70004
 (504) 834-0200

CODY A. DIMARCO
 License No. 5069
 PROFESSIONAL SURVEYOR

THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

