



SCALE: 1" = 60'

LEGEND

● #4 IRON ROD SET

TITLE: SURVEY PLAT TO SHOW A DRAINAGE SERVITUDE BEING A PORTION OF LOT 18 OF ELLINGTON PLANTATION PER COB 617/FOLIO 788 SITUATED IN SECTIONS 49, 57 & 69, T-13-S, R-21-E, LULING, ST. CHARLES PARISH, LOUISIANA.

SURVEY REFERENCE: 1. SURVEY OF A PORTION OF LOT 18 ELLINGTON PLANTATION BY R.P. BERNARD DATED 12/8/1978 ATTACHED TO O.I.# 116192
 2. CORONADO PARK BY LUCIEN GASSEN DATED 9/27/1969, REVISED 7/10/1970

BASIS OF BEARING: BEARINGS HEREON ARE REFERENCED TO GRID NORTH AS ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE

SURVEYOR'S NOTES: A. I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY OF THE DRAINAGE SERVITUDE ONLY MADE BY ME AND CONFORMS TO THE REQUIREMENTS FOR THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:LXI, CHAPTER 25 FOR A CLASS "C" SURVEY.
 B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.
 C. MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.

CERTIFIED TO: ST. CHARLES PARISH

DATE: JUNE 14, 2010

Stephen P. Flynn

STEPHEN P. FLYNN
 P.S. I.A. ST. REC. NO. 1668