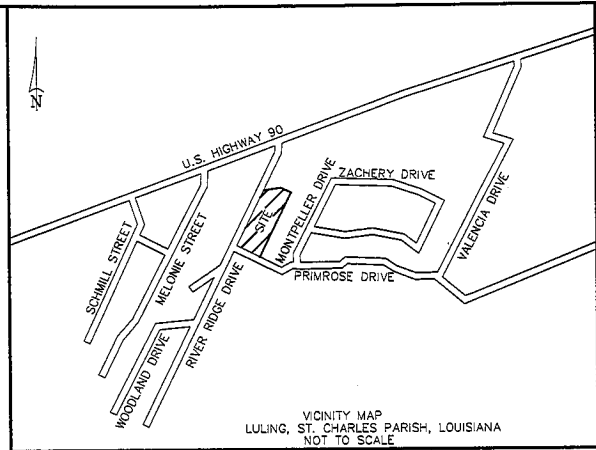


RESUBDIVISION PLAN
PRIMROSE PLACE TOWNHOMES
LULING, ST. CHARLES PARISH, LOUISIANA
SURVEY PLAT AND RESUBDIVISION OF LOT 29-A-1A, PRIMROSE ESTATES SUBDIVISION INTO LOTS
HEREIN DESIGNATED AS LOTS 1-36 & PARCEL A OF PRIMROSE PLACE TOWNHOMES
SITUATED IN SECTION 50, T-13-S, R-21-E



DEVELOPER: BENNET E. OUBRE, IFAS
A.R.E. REAL ESTATE SERVICES
7A STOREHOUSE LANE
DESTERREHAN, LA 70047
985-764-6512

APPROVED:

CHAIRMAN OF PLANNING AND ZONING COMMISSION DATE

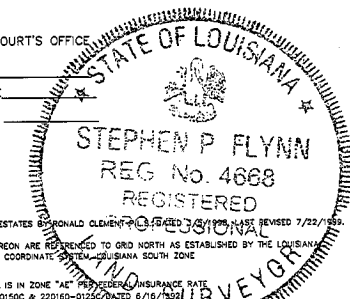
CHAIRMAN OF ST. CHARLES PARISH COUNCIL DATE

PARISH PRESIDENT DATE

CERTIFICATION: THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN
ACCORDANCE WITH LA. REVISED STATUTES 33:5051 ET. SEQ. AND
CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE
SUBDIVISION OF LAND.

RECORDED IN THE CLERK OF COURT'S OFFICE

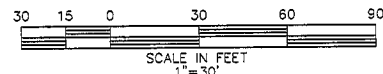
ST. CHARLES PARISH ON THE
DAY OF IN BOOK
FOLIO ENTRY #



SURVEY REFERENCE: PRIMROSE ESTATES BY RONALD CLEMENT, DATED 7/22/1999, LAST REVISED 7/22/1999.
BASIS OF BEARING: BEARINGS HEREON ARE REFERENCED TO GRID NORTH AS ESTABLISHED BY THE LOUISIANA
STATE PLANE COORDINATE SYSTEM - LOUISIANA SOUTH ZONE

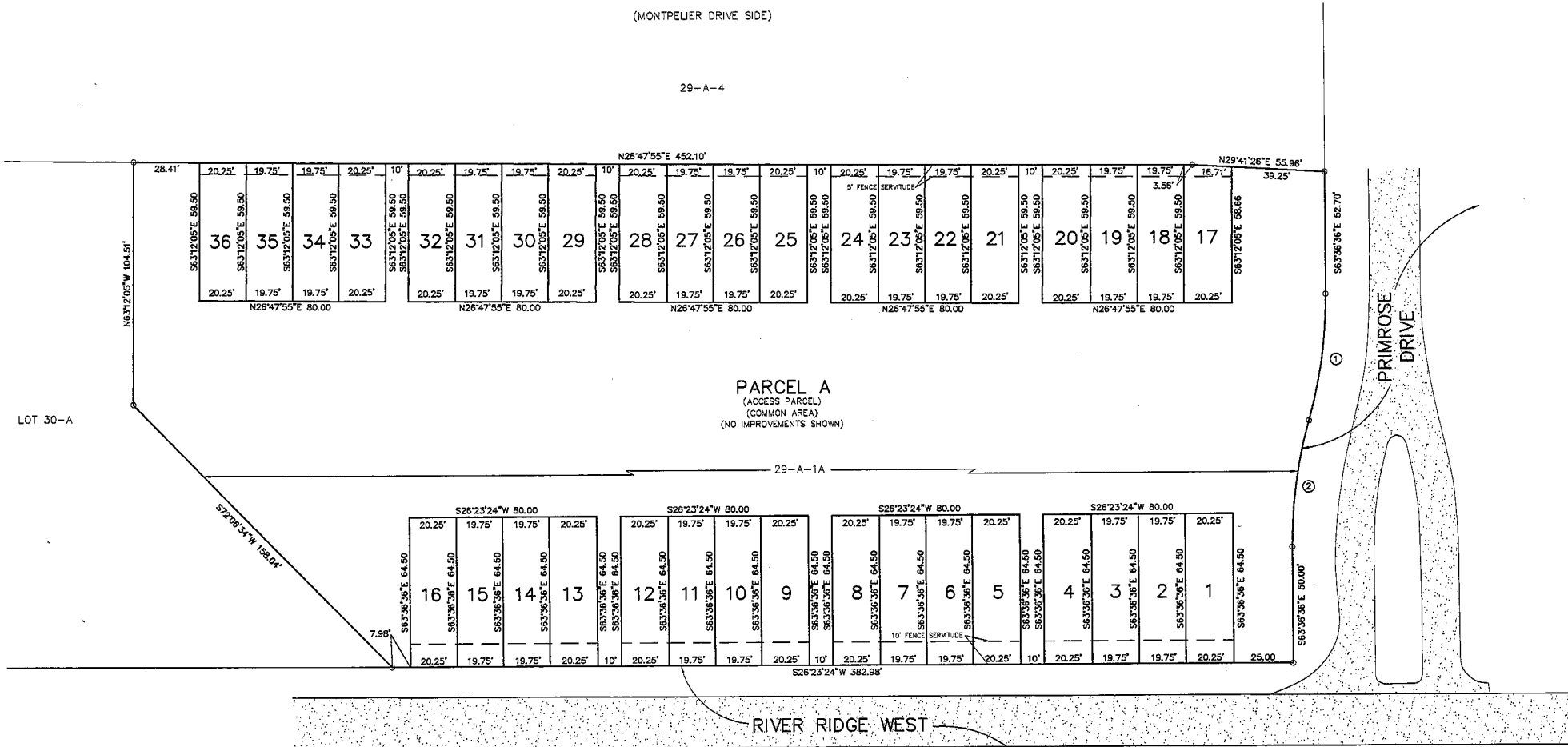
FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "AE" FLOOD INSURANCE RATE
MAP NUMBER 220160-01500 & 220160-01250 DATED 6/16/1994

SURVEYOR'S NOTES: A. I CERTIFY THAT THIS PLAT REPRESENTS AN ACCURATE SURVEY OF THE PERIMETER OF THE
DEVELOPMENT MADE BY ME AND CONFORMS
TO THE REQUIREMENTS FOR THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS FOUND
IN LOUISIANA ADMINISTRATIVE CODE, TITLE 48:14, CHAPTER 28 FOR A CLASS "1" 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. NO UTILITIES, UNDERGROUND LINES OR CONDUITS SHOWN.
D. 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.
E. AS OF THIS DATE INDIVIDUAL LOTS ARE NOT MONUMENTED.



0 #4 IRON ROD FOUND

NO.	DATE	DESCRIPTION
1	10/05/2000	PRIMROSE PLACE TOWNHOMES
DRAWN BY: KPB		
DATE: OCTOBER 5, 2000		
STEPHEN P. FLYNN P.L.S. ST. CHARLES PARISH, LA. REG. NO. 4668		
RIVERLANDS SURVEYING COMPANY 505 HEMLOCK STREET LAPLACE, LA. 70088 1-800-248-6982 985-652-6356		



CURVE DATA:
① L=54.94'
R=200.00'
Ch=N55°44'25"W 54.77'
② L=54.94'
R=200.00'
Ch=N55°44'19"W 54.77'

FIREWALL NOTE: INTERIOR INDIVIDUAL UNIT SIDE LOT LINES WILL BE THE CENTER OF THE FIREWALL AS BUILT THEN PROJECTED
TO FRONT AND REAR LINES. THE EXTERIOR UNIT SIDE LOT LINE WILL BE THE OUTSIDE FACE OF EXTERIOR WALL
THEN PROJECTED TO THE FRONT AND REAR LINES.

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE
UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM
DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING
SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE
AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH
RECORDS. WHERE FOUND, THE SURFACE FEATURES OF
LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS
MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY
SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION
OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE
UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON,
INCLUDING PRIOR TO EXCAVATION AND DIGGING.