



DEVELOPER: HANKINS DEVELOPMENT, LLC
 419 ALAMO STREET
 LAKE CHARLES, LOUISIANA 70601
 337-564-6501

APPROVED: _____

PARISH PRESIDENT _____ DATE _____

CHAIR, PLANNING AND ZONING COMMISSION _____ DATE _____

RECORDED IN THE CLERK OF COURT'S OFFICE
 ST. CHARLES PARISH ON THE _____
 DAY OF _____ IN BOOK _____
 FOLIO _____, ENTRY # _____

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

LEGEND

- #4 IRON ROD SET
- #4 IRON ROD FOUND
- ⊙ SEWER MANHOLE
- ⊛ LIGHT POLE
- ⊕ POWER POLE
- POWER LINE

SCALE IN FEET
1"=100'

TITLE: SURVEY PLAT AND RESUBDIVISION OF TRACT C-1 & TRACT C-2 OF THE JAMES P. VIAL ESTATE INTO TRACTS HEREIN DESIGNATED AS TRACT C-1A AND TRACT C-2A OF THE JAMES P. VIAL ESTATE & TO SHOW A PROPOSED 50' ACCESS SERVITUDE SITUATED IN SECTIONS 18 & 22, T-13-S, R-20-E, HAHNVILLE, ST. CHARLES PARISH, LOUISIANA.

DATE: DECEMBER 7, 2016

SURVEY REFERENCE: SURVEY PLAT AND RESUBDIVISION OF TRACT C OF THE JAMES P. VIAL ESTATE INTO TRACTS HEREIN DESIGNATED AS TRACT C-1 AND TRACT C-2 OF THE JAMES P. VIAL ESTATE BY STEPHEN P. FLYNN, P.L.S. DATED SEPTEMBER 25, 2013.

BASIS OF BEARING: TAKEN FROM REFERENCED SURVEY PLAT.

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "X" PER FEDERAL INSURANCE RATE MAP NUMBER 220180-0125C DATED 6/16/1992.

SURVEYOR'S NOTES:

- A. 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 B 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.

DRAWN BY: KPB DRAWING NO. M8786_W02758_RESUB

RIVERLANDS SURVEYING COMPANY

505 HEMLOCK STREET
 LAPLACE, LA. 70068
 1-800-248-6982
 985-652-6356

PRELIMINARY
 STEPHEN P. FLYNN
 P.L.S. LA. ST. REG. NO. 4668

NOT TO BE USED FOR CONSTRUCTION BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT