

AREA	
LOT 1-PM	19,486 SQ. FT.
LOT 2-PM	5,091 SQ. FT.
LOT 3-PM	34,831 SQ. FT.
LOT 4-PM	135,089 +/- SQ. FT.

APPROVED:
 CHAIR, PLANNING & ZONING COMMISSION _____ DATE _____

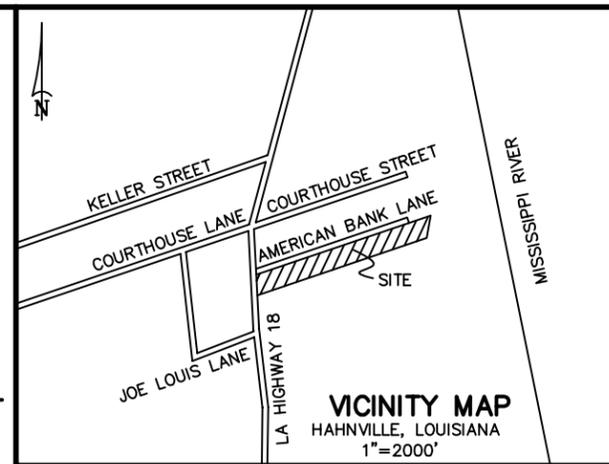
CHAIR, ST. CHARLES PARISH COUNCIL _____ DATE _____

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.

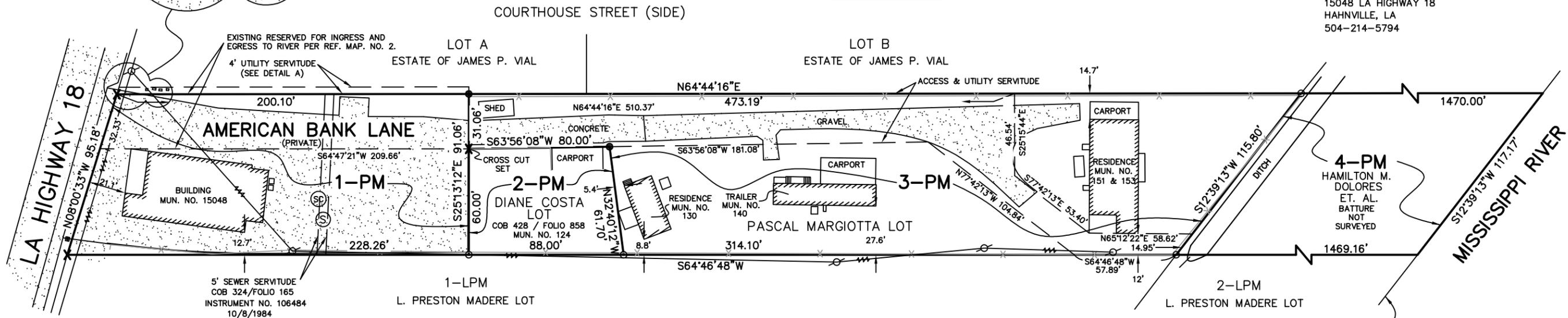
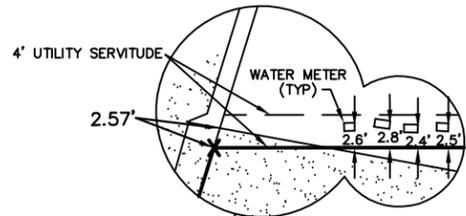
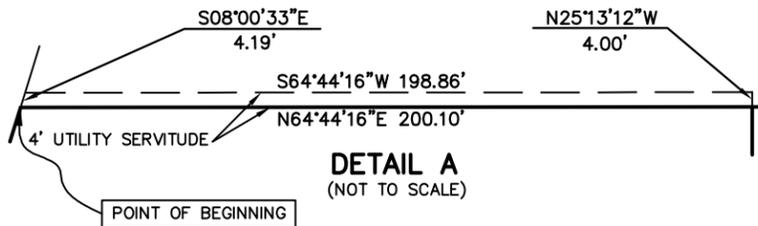
RECORDED IN THE CLERK OF COURT'S OFFICE

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

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



DEVELOPER: DELLA GISCLAIR
 15048 LA HIGHWAY 18
 HAHNVILLE, LA
 504-214-5794



TITLE: SURVEY PLAT AND RESUBDIVISION OF THE PASCAL MARGIOTTA LOT PER COB JJJ/FOLIO 555 & THE DIANE COSTA LOT PER COB 428/FOLIO 858 INTO LOTS HEREIN DESIGNATED AS LOT 1-PM LOT 2-PM, LOT 3-PM & LOT 4-PM OF THE PASCAL MARGIOTTA LOT SITUATED IN SECTION 17, T-13-S, R-20-E, HAHNVILLE, ST. CHARLES PARISH, LOUISIANA.

DATE: JANUARY 16, 2018 REVISED TO SHOW WATER METERS ON FEBRUARY 15, 2018, REVISED TO SHOW 4' UTILITY SERVITUDE 2/19/2018, REVISED TO SHOW LOTS 3-PM & 4-PM 3/5/2018.

- SURVEY REFERENCE:**
1. SURVEY PLAT AND RESUBDIVISION OF THE L. PRESTON MADERE LOT AS OCCUPIED INTO LOTS HEREIN DESIGNATED AS LOT 1-LPM & LOT 2-LPM (NOT SURVEYED) OF THE L. PRESTON MADERE LOT BY STEPHEN P. FLYNN, P.L.S. DATED FEBRUARY 25, 2015.
 2. SURVEY OF A PORTION OF LAND LOCATED BETWEEN LA. HIGHWAY 18 AND MISSISSIPPI RIVER BEING A PORTION OF THE ESTATE OF PASCAL MARGIOTTA BY R.P. BERNARD, R.L.S. DATED APRIL 20, 1989.
 3. SURVEY & RESUBDIVISION OF A PARCEL OF LAND RECITED AS FRONTING ONE ARPENT OR 192' AND EXTENDING TO THE MISSISSIPPI RIVER INTO LOTS A & B BY R.P. BERNARD, P.L.S. DATED JULY 12, 2004.

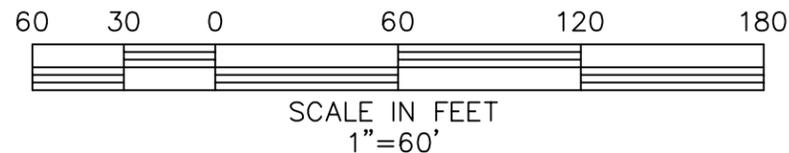
BASIS OF BEARING: BEARINGS HEREON ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 1702, NAD 83, GEOID 12A USING LEICA SMARTNET SOLUTION DATED 12/23/2014.

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "X" PER FEDERAL INSURANCE RATE MAP NUMBER 220160-0125C 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.

LEGEND

- X CROSS CUT FOUND
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- ⊕ POWER POLE
- ⚡ POWER LINE
- ⊙ SEWER MANHOLE
- ⊙ SC SEWER CLEANOUT
- WATER METER



DRAWN BY: KPB

DRAWING NO. MM1692A

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, CONVEYENCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT