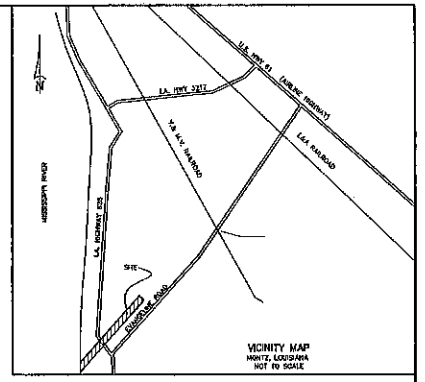
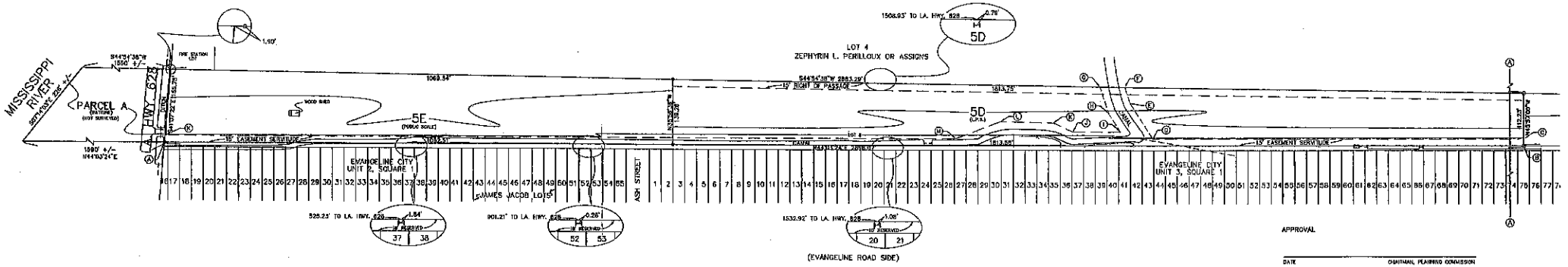
SURVEY PLAT AND RESUBDIVISION OF A PORTION OF LOT 5 OF BOBERCY PLANTATION INTO LOTS HEREIN DESIGNATED AS LOT 5D, LOT 5E & PARCEL A OF BOBERCY PLANTATION

SITUATED IN SECTION 7, T-12-S, R-7-E, MONTZ, ST. CHARLES PARISH, LOUISIANA



VICINITY MAP
MONTZ, LOUISIANA
NOT TO SCALE



APPROVAL

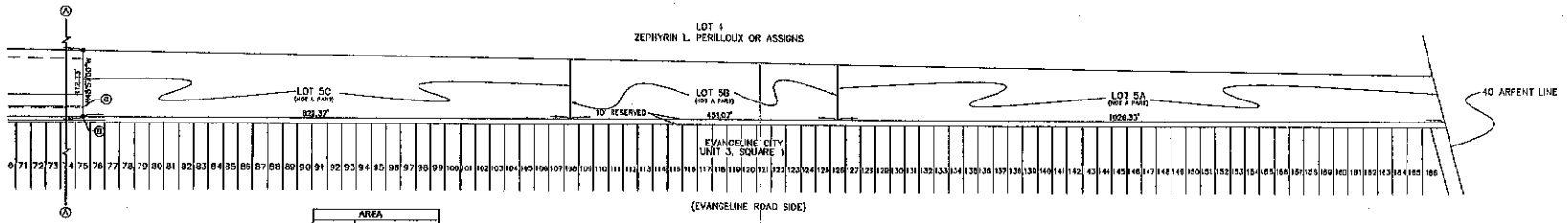
DATE CHAIRMAN, PLANNING COMMISSION

DATE CHAIRMAN, PARISH COUNCIL

DATE PARISH PRESIDENT

RECORDED IN THE CLERK OF COURTS OFFICE, ST. CHARLES PARISH
ON THE DAY OF _____ IN
CONVEYANCE BOOK _____ FOLIO _____
ENTRY NO. _____

ST. CHARLES PARISH LAND USE REGULATIONS, INCLUDING SETBACK STANDARDS, SUPERSEDE SUBDIVISION CONVENANCE WHERE PARISH REGULATIONS ARE MORE RESTRICTIVE



AREA	
LOT 5D	5.2853 ACRES
LOT 5C	3.6379 ACRES
PARCEL A	6 +/- ACRES

EASEMENT SERVITUDE	
(A) - (B)	N44°03'24"E 2896.07'
(B) - (C)	N45°57'00"W 15.00'
(C) - (D)	S42°58'45"W 790.34'
(D) - (E)	N76°39'37"W 89.87'
(E) - (F)	N65°14'12"W 36.03'
(F) - (G)	S44°54'38"W 52.90'
(G) - (H)	S65°14'12"E 59.64'
(H) - (I)	S79°39'37"E 46.36'
(I) - (J)	S42°58'45"W 101.67'
(J) - (K)	S67°19'20"W 45.92'
(K) - (L)	S44°12'53"W 112.73'
(L) - (M)	S22°07'42"W 102.15'
(M) - (N)	S42°58'45"W 1683.81'
(N) - (A)	S41°07'22"E 15.03'

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 SITE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY DISTURBANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, BUILDING PRIOR TO EXCAVATION AND ENGINE.

DOTBE 1-800-272-3020

SURVEY REFERENCE:
1. MAP SHOWING THE SURVEY OF THREE TRACTS OF LAND A, B AND C BY H.C. LAFFERY, D.C. JUNE 13, 1946.
2. A PLAT OF AN ACTUAL GROUND SURVEY OF LOTS 4 AND 5 OF THE SUBDIVISION OF BOBERCY PLANTATION BY WILLIAM J. BOONE, JR. DATED JULY 17, 1959.
3. A PLAN OF AN ACTUAL SURVEY OF LOT 5A DURING THE NORTH PORTION OF LOT 5 OF THE SUBDIVISION OF THE BOBERCY PLANTATION BY WILLIAM J. BOONE, JR. DATED APRIL 15, 1964.
4. A PLAN OF AN ACTUAL SURVEY OF LOT 5B DURING THE NORTH PORTION OF LOT 5 OF THE SUBDIVISION OF THE BOBERCY PLANTATION BY WILLIAM J. BOONE, JR. DATED APRIL 15, 1964.
5. A PLAN OF AN ACTUAL SURVEY OF LOT 5C DURING THE NORTH PORTION OF LOT 5 OF THE SUBDIVISION OF THE BOBERCY PLANTATION BY WILLIAM J. BOONE, JR. DATED APRIL 15, 1964.

BASIS OF BEARING: MAPS FROM REFERENCED SURVEY PLAT NO. 3.

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "A" PER PERSONAL INSURANCE RATE MAP MISSION 220436-0050C DATED 6/18/1991.

SURVEYOR'S NOTES:
A. I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY 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 35 FOR A CLASS "C" SURVEY.
B. NO TITLE OPINION WAS FURNISHED TO THIS FIRM. THEREFORE NO OBSERVATION IS GIVEN TO THE EVIDENCE OF OWNER SERVITUDES OR EASEMENTS WHICH MAY EXIST EXCEPT THOSE SHOWN.
C. THE BEARINGS, DISTANCES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT.
D. THE PARCEL HAS NO ACCESS AUTHORITY ON NONDEDICATED REGULATORY BOARD SHOULD BE CONSULTED FOR FURTHER INFORMATION.
E. THIS SURVEYOR IS NOT PRESENTED FOR SEWER, WATER AND GAS WILL BE SET IN THE FUTURE FOR AN ADDITIONAL TIE WHERE REQUIRED.

100 50 0 100 200 300
SCALE IN FEET
1" = 100'

● CALCULATED POINT
○ 1" IRON PIPE FOUND
(L.P.S.) LIMITED PUBLIC SALE
FENCE
BAR FOUND

LIMITED PUBLIC SALE

NOTE: LOT 5C IS TO BE SOLD TO ADJOINING PROPERTY OWNERS FOR THE PURPOSE OF EXTENDING THE EXISTING LOTS IN DEPTH. THESE LOTS ARE NOT ADJACENT TO ANY STREET AND NO WATER OR SEWER FACILITIES ARE PROVIDED

NO.	DATE	DESCRIPTION	BY
4.	10/14/2009	REVISED TO SHOW 15' EASEMENT SERVITUDE & 15' RIGHT OF PASSAGE PER MICHELLE SCHUBERT	TPF
3.	7/23/2008	REVISED TO SHOW FENCE ALONG CANAL	TPF
2.	6/11/2008	REVISED TO SHOW LOTS 5A, 5B & PARCEL A	KTB
1.	5/4/2008	REVISED LOTS 5D, 5E, 5F, 5G & 5H.	TPF

REVISIONS

DRAWN BY: MPB SHEET NO. 1 OF 1
DATE: APRIL 28, 2008 DRAWING NO. M53350

RIVERLANDS SURVEYING COMPANY
505 HEMLOCK STREET
LAPLACE, LA. 70068
1-800-248-0882
985-652-6356

Stephen P. Flynn
STEPHEN P. FLYNN
P.L.S. LA. ST. REG. NO. 4698

STATE OF LOUISIANA
STEPHEN P. FLYNN
REG. No. 4698
REGISTERED PROFESSIONAL LAND SURVEYOR