

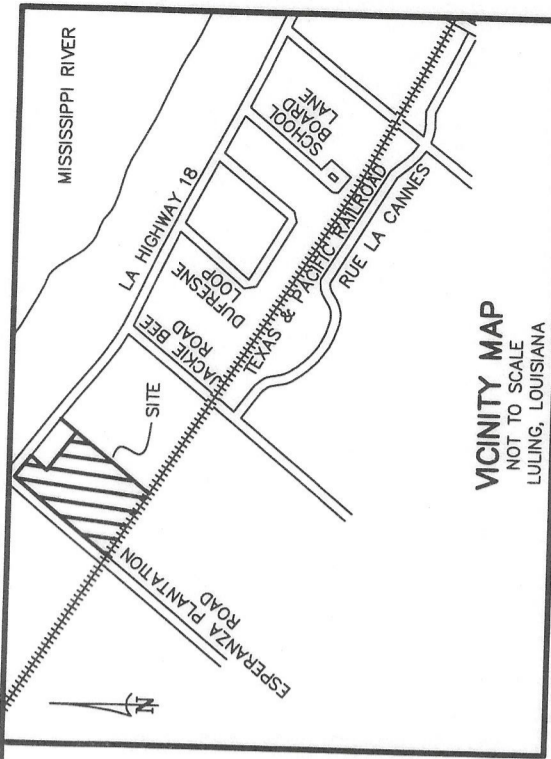
**OWNERS:**

LOT F  
 ESPERANZA LAND, LLC  
 14035 RIVER ROAD  
 LULING, LA 70070

LOT E-1A  
 ESPERANZA LAND, LLC  
 14035 RIVER ROAD  
 LULING, LA 70070

ESPERANZA TWO A  
 JAMES HYMEL  
 13989 RIVER ROAD  
 LULING, LA 70070

LOT C-1  
 DANA DUFRESNE AUTHEMENT  
 14009 RIVER ROAD  
 LULING, LA 70070



**DEVELOPER:**  
 DEBBIE DUFRESNE VIAL  
 ESPERANZA LAND, LLC  
 14035 RIVER ROAD  
 LULING, LA 70070  
 985-785-6711  
 APPROVED: *Carrie Flynn* 12/1/2022

PLANNING COMMISSION  
 DATE

PARISH PRESIDENT  
 DATE

PARISH COUNCIL CHAIR  
 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

PK NAIL SET X CROSS CUT

SCALE IN FEET  
 1" = 200'

DRAWN BY: KPB

DRAWING NO. M6895\_WO4746

DATE: NOVEMBER 11, 2022

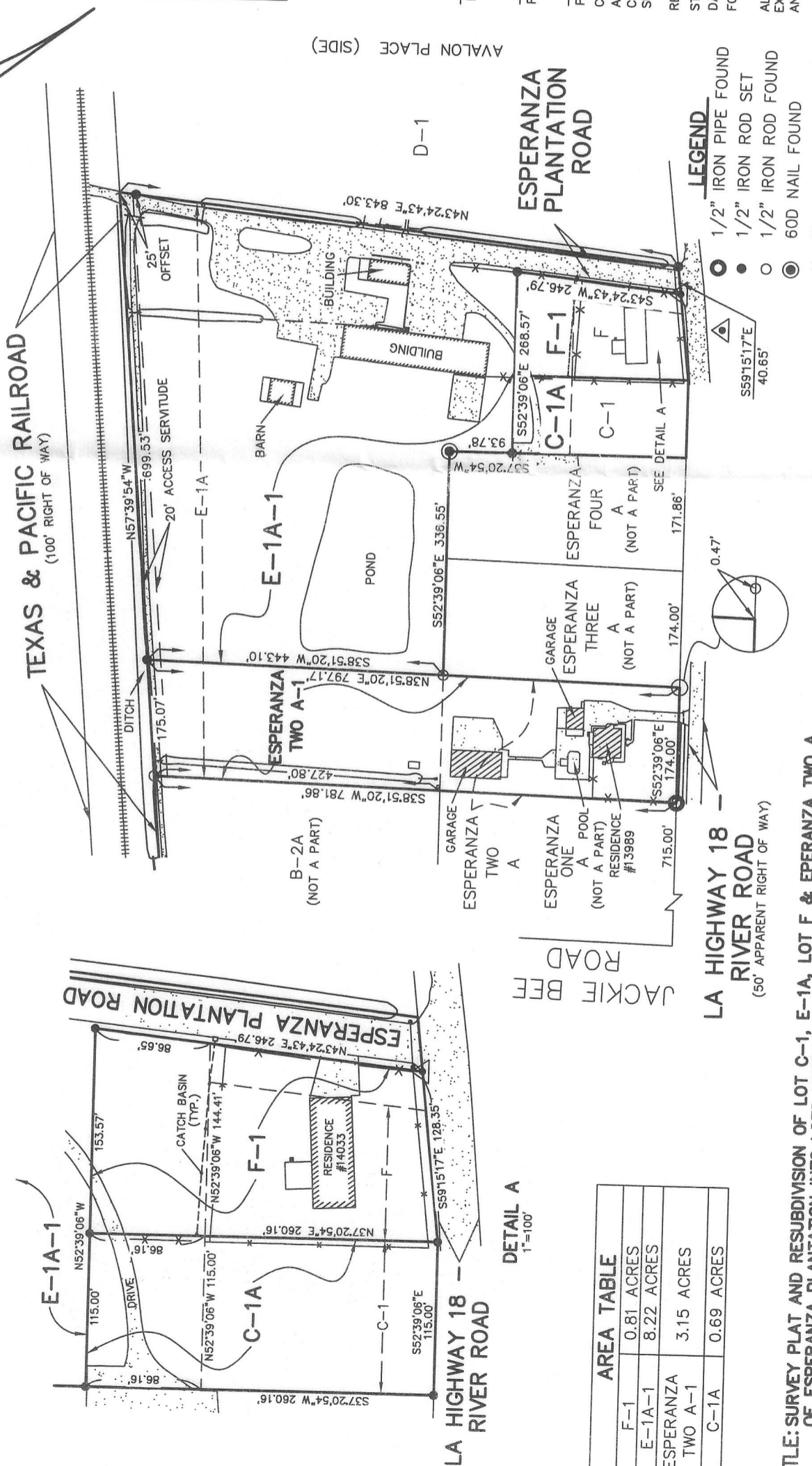
SURVEY REFERENCE: SURVEY PLAT AND RESUBDIVISION OF LOT B-2 & LOT E-1 OF ESPERANZA PLANTATION INTO LOTS HEREIN DESIGNATED AS LOT B-2A & LOT E-1A OF ESPERANZA PLANTATION BY STEPHEN P. FLYNN, P.L.S. DATED OCTOBER 15, 2020, REVISED NOVEMBER 18, 2020.

BASIS OF BEARING: THE SURVEYED PARCEL IS IN ZONE "X" PER FEDERAL INSURANCE RATE MAP NUMBER 220160-0125C DATED 6/16/1992.

FLOOD NOTE: 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.

SURVEYOR'S NOTES: 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.



AREA TABLE	
F-1	0.81 ACRES
E-1A-1	8.22 ACRES
ESPERANZA TWO A-1	3.15 ACRES
C-1A	0.69 ACRES

**TITLE: SURVEY PLAT AND RESUBDIVISION OF LOT C-1, E-1A, LOT F & ESPERANZA TWO A OF ESPERANZA PLANTATION INTO LOTS HEREIN DESIGNATED AS LOTS C-1A, E-1A-1, F-1 & ESPERANZA TWO A-1 OF ESPERANZA PLANTATION**  
 SITUATED IN SECTION 1, T-13-S, R-20-E, LULING, ST. CHARLES PARISH, LOUISIANA.

**DATE: NOVEMBER 11, 2022**

**SURVEY REFERENCE:** SURVEY PLAT AND RESUBDIVISION OF LOT B-2 & LOT E-1 OF ESPERANZA PLANTATION INTO LOTS HEREIN DESIGNATED AS LOT B-2A & LOT E-1A OF ESPERANZA PLANTATION BY STEPHEN P. FLYNN, P.L.S. DATED OCTOBER 15, 2020, REVISED NOVEMBER 18, 2020.

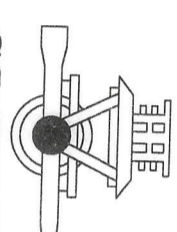
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**RIVERLANDS SURVEYING COMPANY**  
 505 HEMLOCK STREET  
 LAPLACE, LA. 70068  
 1-800-248-6982  
 985-652-6356



*Stephen P. Flynn*  
 STEPHEN P. FLYNN  
 P.L.S. LA. ST. REG. NO. 4668