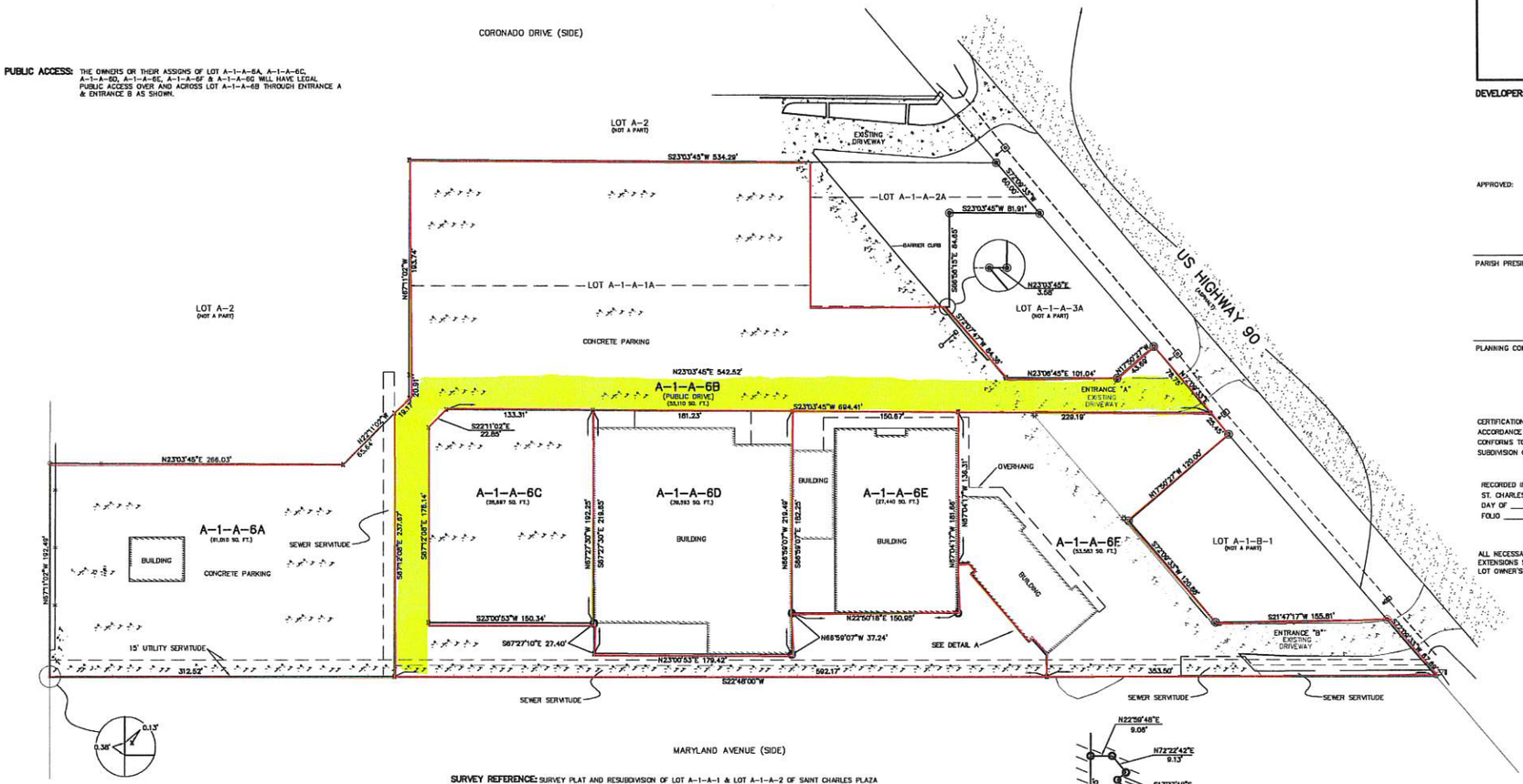
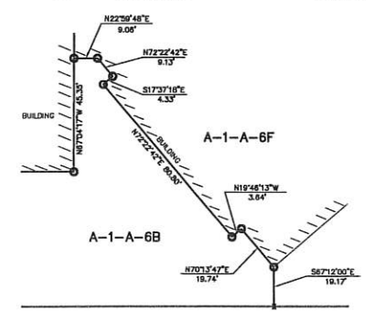
SURVEY PLAT AND RESUBDIVISION OF LOT A-1-A-1A & LOT A-1-A-2A OF SAINT CHARLES PLAZA INTO LOTS HEREIN DESIGNATED AS LOTS A-1-A-6A, A-1-A-6B, A-1-A-6C, A-1-A-6D, A-1-A-6E, A-1-A-6F & A-1-A-6G OF SAINT CHARLES PLAZA

SITUATED IN SECTION 69, T-13-S, R-21-E
LULING, ST. CHARLES PARISH, LOUISIANA

PUBLIC ACCESS: THE OWNERS OR THEIR ASSIGNS OF LOT A-1-A-6A, A-1-A-6C, A-1-A-6D, A-1-A-6E, A-1-A-6F & A-1-A-6G WILL HAVE LEGAL PUBLIC ACCESS OVER AND ACROSS LOT A-1-A-6B THROUGH ENTRANCE A & ENTRANCE B AS SHOWN.





DETAIL A
(NOT TO SCALE)

SURVEY REFERENCE: SURVEY PLAT AND RESUBDIVISION OF LOT A-1-A-1 & LOT A-1-A-2 OF SAINT CHARLES PLAZA INTO LOTS HEREIN DESIGNATED AS LOT A-1-A-1A, LOT A-1-A-2A & LOT A-1-A-3A OF SAINT CHARLES PLAZA BY STEPHEN P. FLYNN, P.L.S. DATED MARCH 8, 2016

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 8/26/2021

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "AE" PER FEDERAL INSURANCE RATE MAP NUMBER 220160-0150C DATED 6/16/1992.

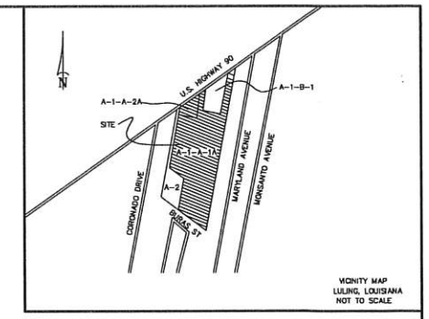
SURVEYOR'S NOTES: A. THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY.
B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, 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.

50 25 0 50 100 150
SCALE IN FEET
1"=50'

- 1/2" IRON ROD FOUND
- 1/2" IRON PIPE FOUND
- X CROSS CUT
- 1/2" IRON ROD SET
- BUILDING CORNER
- FENCE

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.

DOTTIE 1-800-272-3020



VICINITY MAP
LULING, LOUISIANA
NOT TO SCALE

DEVELOPER: ST. CHARLES PLAZA PARTNERS LLC
P.O. BOX 1219
LULING, LA 70070

OWNER: ST. CHARLES PLAZA PARTNERS LLC
P.O. BOX 1219
LULING, LA 70070

APPROVED:

PARISH PRESIDENT DATE

PLANNING COMMISSION CHAIRMAN 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 SHALL BE MADE BY AND SOLELY AT THE LOT OWNER'S EXPENSE

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

DRAWN BY: KPB	SHEET NO. 1 OF 1
DATE: SEPTEMBER 22, 2021	DRAWING NO. MM0231_W04258

RIVERLANDS SURVEYING COMPANY
505 HEMLOCK STREET
LAPLACE, LA. 70068
1-800-248-6992
985-652-6358

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