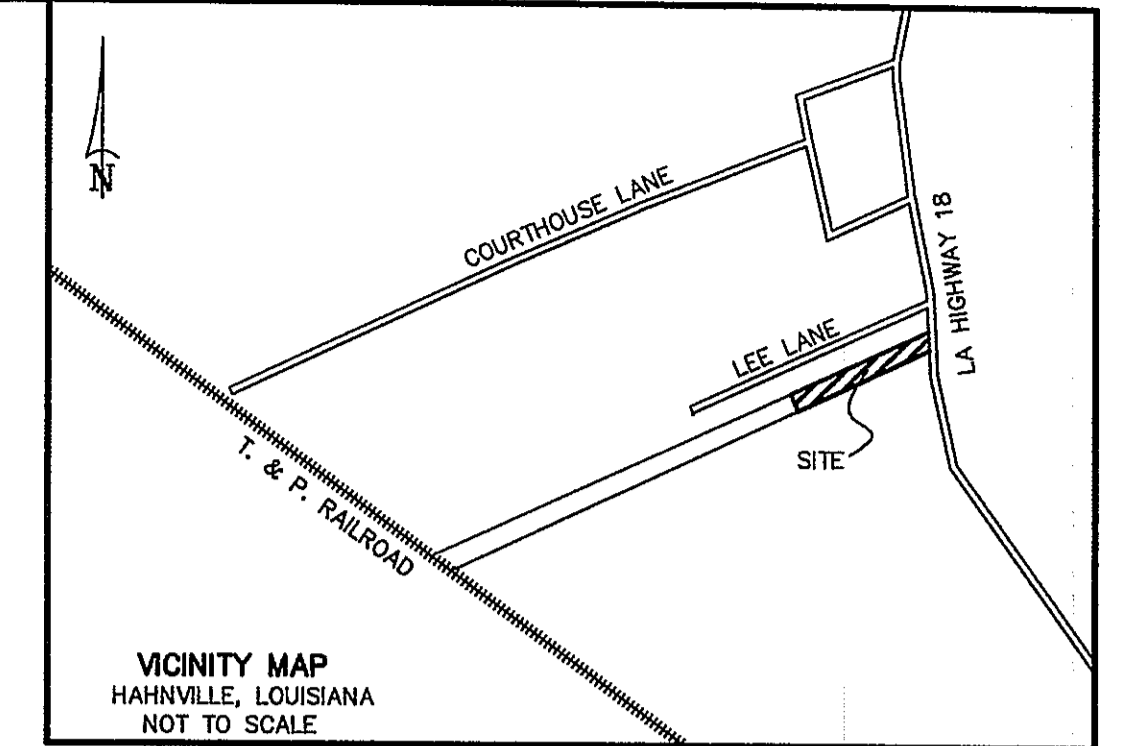
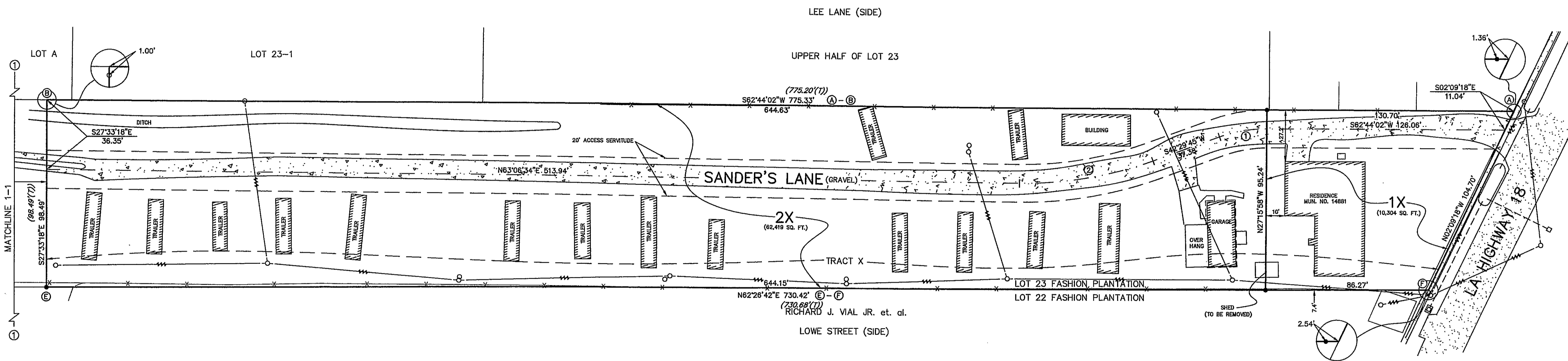


SURVEY PLAT AND RESUBDIVISION OF A PORTION OF THE LOWER HALF OF LOT 23 OF FASHION PLANTATION (DESCRIBED AS AND ASSESSED BY ST. CHARLES PARISH AS TRACT X) INTO LOTS HEREIN DESIGNATED AS LOTS 1X & 2X OF THE LOWER HALF OF LOT 23 OF FASHION PLANTATION SITUATED IN SECTION 13, T-13-S, R-20-E HAHNVILLE, ST. CHARLES PARISH, LOUISIANA



DEVELOPER: RUTH ANN TASSIN
14881 LA HIGHWAY 18
HAHNVILLE, LOUISIANA
985-232-5486

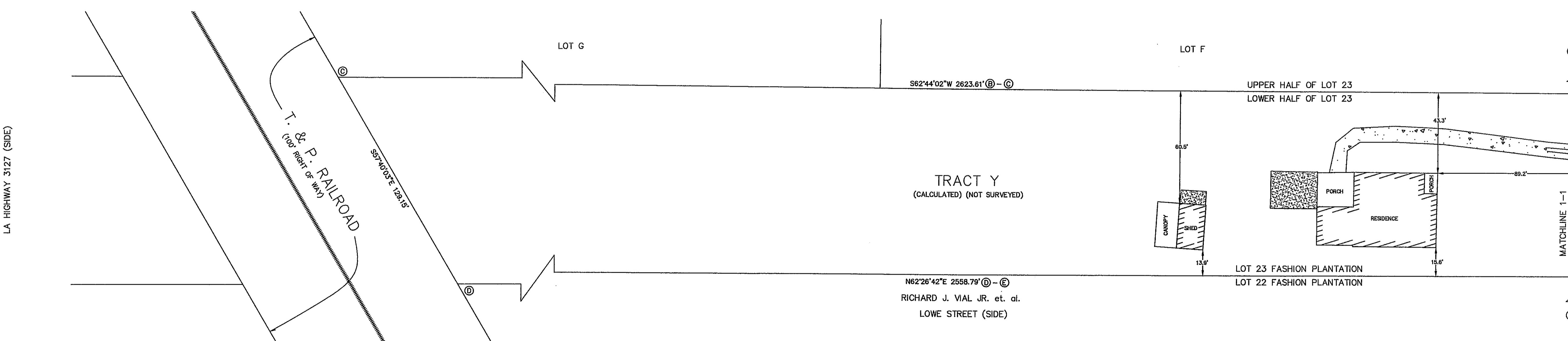


APPROVED: _____ DATE _____
PARISH PRESIDENT _____ DATE _____
CHAIRMAN, PLANNING & ZONING COMMISSION _____ DATE _____

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



SURVEY REFERENCE: 1. PLAT OF LOWER ONE HALF OF LOT 23 OF FASHION PLANTATION FROM THE WESTERLY RIGHT OF WAY LINE OF THE T. & P. RAILROAD TO THE EASTERLY RIGHT OF WAY LINE OF LA HIGHWAY 3127 BY R.P. BERNARD, P.L.S. DATED 7/15/1991.
2. PARTITION OF A PORTION OF THE UPPER HALF OF LOT 23 OF FASHION PLANTATION BY THE HEIRS OF PASCAL & LEVERDA MARGIOTTA BY R.P. BERNARD, P.L.S. DATED 6/16/1992.
3. SURVEY OF A PORTION OF THE UPPER HALF OF LOT 23 OF FASHION PLANTATION BY R.P. BERNARD, P.L.S. DATED APRIL 22, 1991.

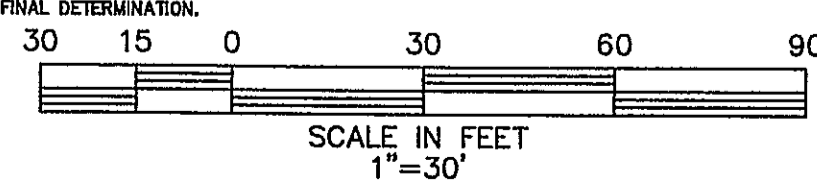
BASIS OF BEARING: BEARINGS HEREON ARE REFERENCED TO GRID NORTH AS ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE USING LEICA SMARTNET SOLUTION 5/27/2014 HANDBOOK 43 000012A.

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "X" PER FEDERAL INSURANCE RATE MAP NUMBER 22010-01050 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.

CURVE DATA:

- ① L=25.43'
R=72.00'
CH=S52°36'53"W 25.30'
- ② L=71.96'
R=200.00'
CH=S52°48'10"W 71.57'

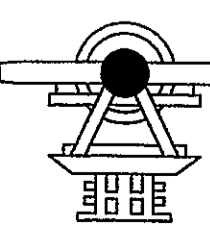


- #4 IRON ROD SET
- 3/4" IRON PIPE FOUND
- GRATE BAR FOUND
- ⊙ #4 IRON ROD FOUND
- POWER POLE
- POWER LINE
- FENCE
- SEWER LINE
- (/) TITLE PER DESCRIPTION PROVIDED

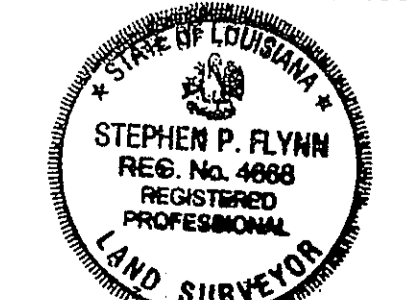
THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF LOCATIONS ARE 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.

DOTTE 1-800-272-3020

1.	7/15/14	REVISED TO SHOW RESIDENCE OFF PROPERTY	BJD
NO.	DATE	DESCRIPTION	BY
REVISIONS			
DRAWN BY: KPB		SHEET NO. 1 OF 1	
DATE: JUNE 25, 2014		DRAWING NO. MM0743	



RIVERLANDS SURVEYING COMPANY
505 HEMLOCK STREET
LAPLACE, LA 70068
1-800-243-6992
985-652-6356



STEPHEN P. FLYNN
P.L.S. LA. ST. REG. NO. 4668
REGISTERED PROFESSIONAL LAND SURVEYOR