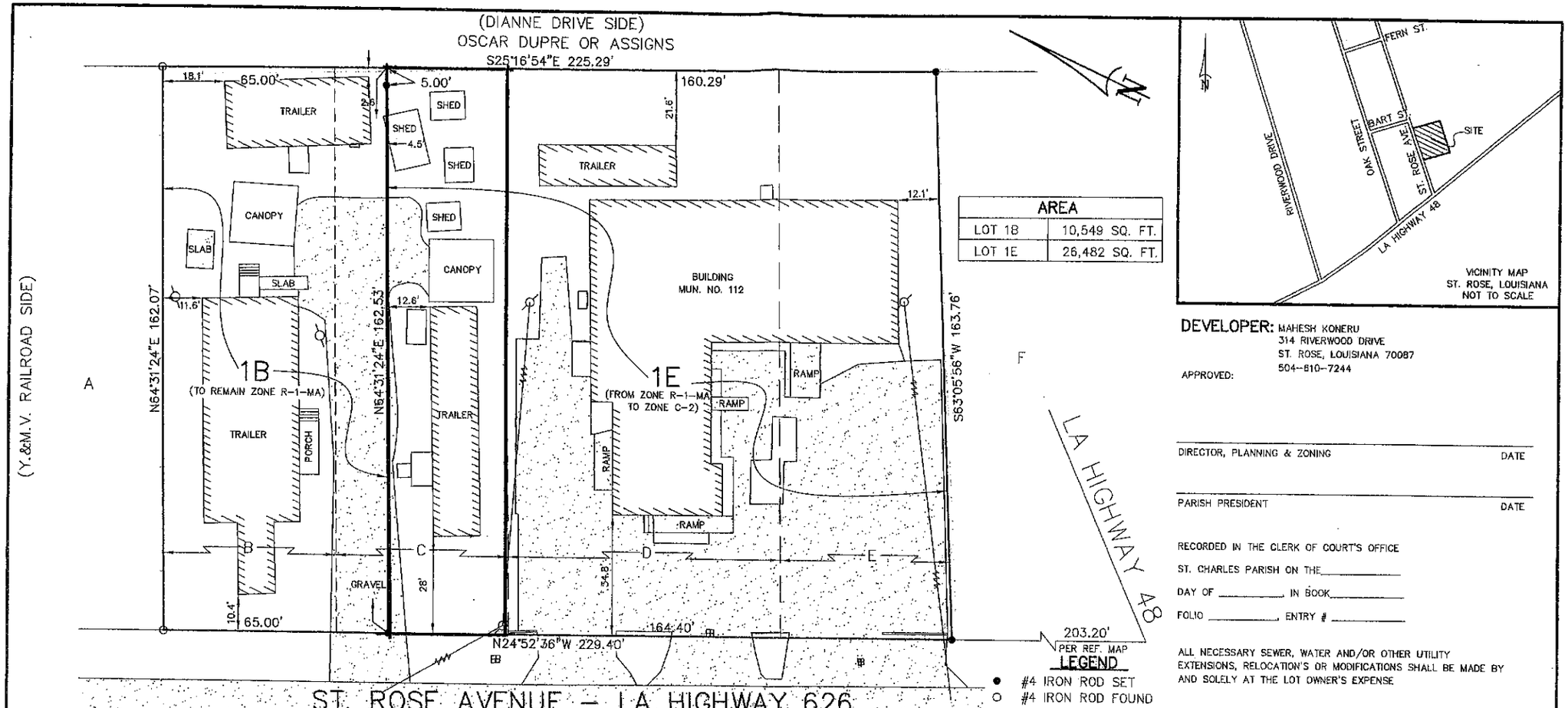

DEVELOPER: MAHESH KONERU
314 RIVERWOOD DRIVE
ST. ROSE, LOUISIANA 70087
504-810-7244

APPROVED:

DIRECTOR, PLANNING & ZONING DATE

PARISH PRESIDENT DATE

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

TITLE: SURVEY PLAT TO SHOW THE CHANGE IN ZONE OF LOT 1E FROM THE CURRENT ZONE OF ZONE R-1-MA TO ZONE C-2

TITLE: SURVEY PLAT AND RESUBDIVISION OF LOT B, LOT C, LOT D & LOT E OF A PORTION OF GROUND INTO LOTS HEREIN DESIGNATED AS LOT 1B AND LOT 1E SITUATED IN SECTION 39, T-13-S, R-9-E, ST. ROSE, ST. CHARLES PARISH, LOUISIANA.

DATE: APRIL 8, 2014

SURVEY REFERENCE: RESUBDIVISION OF A PORTION OF GROUND IN SECTION 39, T-13-S, R-9-E BY J.J. KREBS DATED MARCH 7, 1869.

BASIS OF BEARING: BEARINGS HEREON ARE REFERENCED TO GRID NORTH AS ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE USING LIECA SMARTNET SOLUTION 4/8/2014 NAVD88/NAD 83 GEOID12A.

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "X" 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. NO DITCHES, UNDERGROUND LINES OR CONDUITS SHOWN.
D. 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.

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

DRAWN BY: KPB | DRAWING NO. MM0728

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