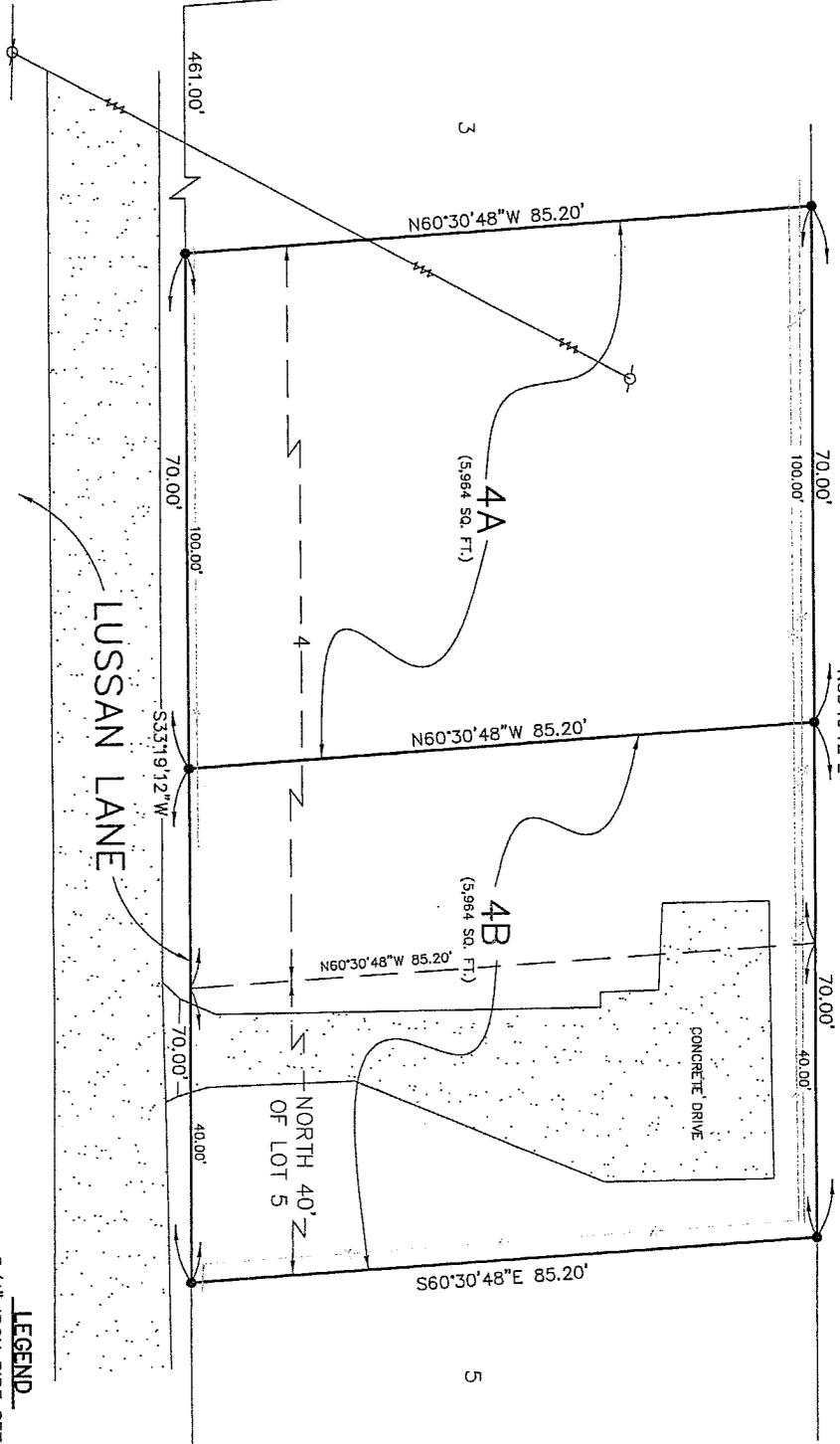
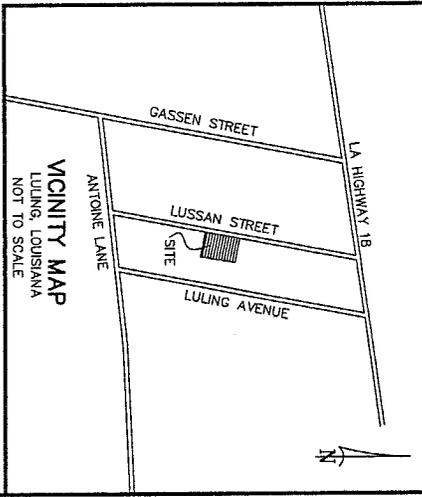


LA HIGHWAY 18 - RIVER ROAD

ANTOINE LANE (SIDE)
(formerly GASSEN LANE)
N33°19'12"E



LULING AVENUE (SIDE)



DEVELOPER: L.J. FROCKEY
152 BAYOU ESTATES DRIVE
DES ALLEMANDS, LA 70030
985-758-2936

APPROVED: _____ DATE _____
PARISH PRESIDENT

CHAIRMAN, PARISH COUNCIL _____ DATE _____
Buddy B. Bell
CHAIRMAN, PLANNING & ZONING COMMISSION

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 _____ DATE _____
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

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

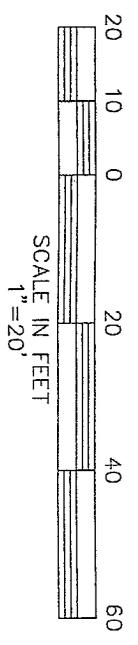
TITLE: SURVEY PLAT AND RESUBDIVISION OF LOT 4 AND THE NORTH 40' OF LOT 5 OF THE PROPERTY OF J.L. LAUVE INTO LOTS HEREIN DESIGNATED AS LOT 4A & LOT 4B SITUATED IN SECTION 11, T-13-S, R-21-E, LULING, ST. CHARLES PARISH, LOUISIANA.

DATE: JULY 25, 2016

SURVEY REFERENCE: 1. RESUBDIVISION OF LOT 1 DIVISION OF PROPERTY OF J.L. LAUVE INTO LOTS 1A & 1B BY LUCEN C. GASSEN, P.L.S. DATED OCTOBER 13, 2003.
2. SURVEY OF LOT 4 AND THE ADJOINING MOST NORTHERLY 40' OF LOT 5 OF A DIVISION OF THE PROPERTY OF J.L. LAUVE BY R.P. BERNARD, R.L.S. DATED FEBRUARY 25, 1981.

BASIS OF BEARING: BEARINGS HEREON ARE REFERENCED TO GRID NORTH AS ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE 1702 USING UTM SMARTNET SOLUTION 7/25/2016 NAD 83.

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "X" PER FEDERAL INSURANCE RATE MAP NUMBER 22016C-0150C DATED 8/16/1992.
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 COMPLETES 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.



- LEGEND
- 3/4" IRON PIPE SET
 - - - FENCE
 - - - POWER POLE
 - - - POWER LINE

DRAWN BY: KPB DRAWING NO. MM1289

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

