

VICINITY MAP
SCALE: 1" = 2000'

U. S. HIGHWAY NO. 90 Side
ELLINGTON CANAL Side

APPROVALS:
St. Charles Parish Planning and Zoning Commission Chairperson
Date: 5-FEB-2024

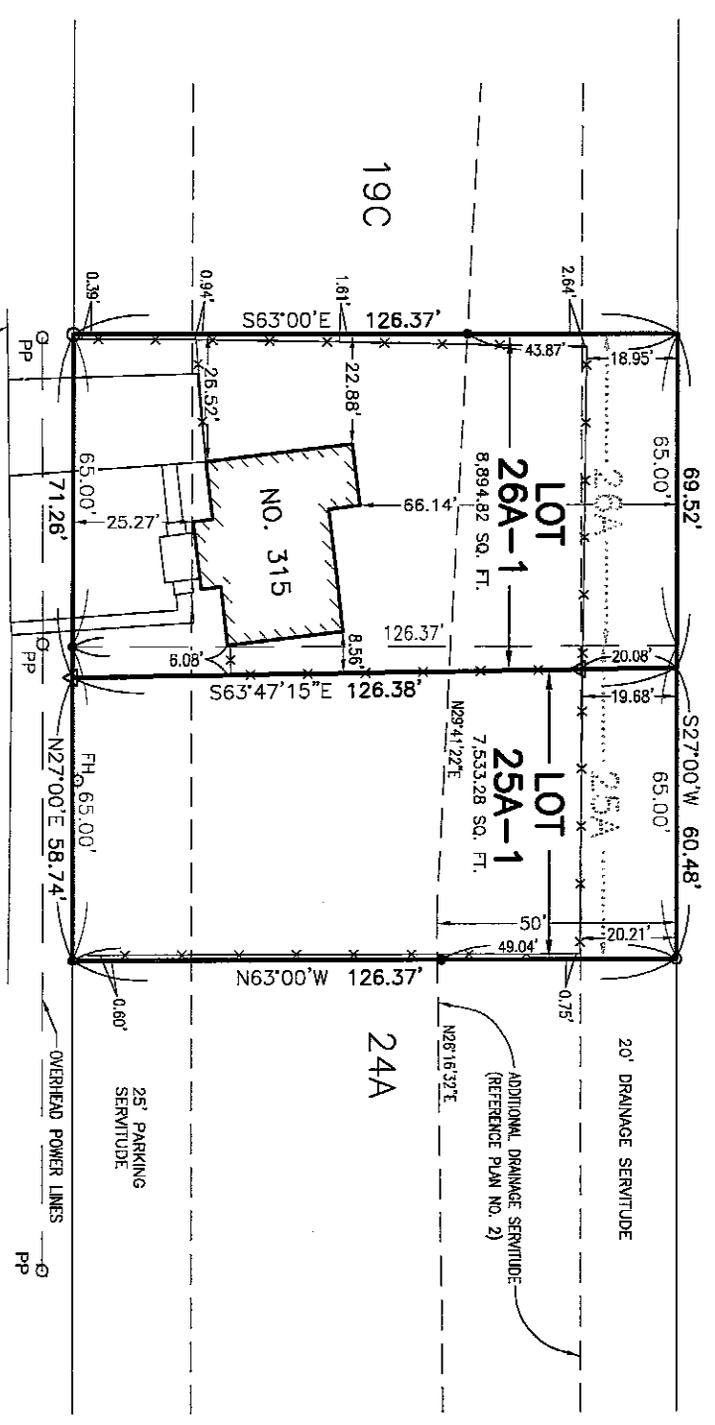
St. Charles Parish Council Chairman _____ Date _____
St. Charles Parish President _____ Date _____

NOTE:
ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS, RELOCATIONS OR MODIFICATIONS SHALL BE MADE SOLELY AT THE LOT OWNER'S EXPENSE.

- REFERENCE PLANS:
1. RESUBDIVISION OF LOTS 201A THROUGH 219D ADDITION TO HOLDER ESTATES PHASE I INTO LOTS 1A THROUGH 26A, RIVER RIDGE WEST PHASE III BY LUCIEN C. CASSEN, DATED AUGUST 5, 1991
2. HOLDER ESTATES ADDITION PHASE I NEW DRAINAGE SERVITUDE BY J. MICHAEL DIXON, DATED OCTOBER 28, 1991

The servitudes shown on this survey are limited to those set forth per reference plans and there is no representation that all applicable servitudes are shown hereon. No title search or public record search was made in compiling data for this survey.

This is to certify that I have consulted the Flood Insurance Rate Maps and found that this property is in Zone AE.



**RESUBDIVISION OF LOTS 25A & 26A
RIVER RIDGE WEST
PHASE III
INTO LOTS 25A-1 & 26A-1
ST. CHARLES PARISH, LOUISIANA
OCTOBER 22, 2025**

SCALE: 1" = 40'

CERTIFIED TO ICG INVESTING, LLC
& BLAKE A. LORIO

RECORDED IN THE CLERK OF COURT'S OFFICE,
ST. CHARLES PARISH, LOUISIANA
ON THE ____ DAY OF ____ 20__
INSTRUMENT NUMBER _____

I certify that this plat represents an actual ground survey performed by myself or under my supervision, and is in accordance with the Louisiana standards of practice for a Class C survey.

LOUIS J CASSEN JR., PLS
Registration No. 4945
(985) 785-0745
1026 Gassen Street
Luling, Louisiana 70070

CASSEN SURVEYING, LLC