

VICINITY MAP
SCALE: 1" = 2000'

J-1-E (NOT A PART)
781.29'
LOT 850A-2
131,602± SQ. FT.
OR 3.02± ACRES

J-1-D (NOT A PART)
S89°51'E 1602'±
165.00'
N00°09'W

J-1-C (NOT A PART)
25' ACCESS SERVITUDE
797.48'

J-1-B (NOT A PART)
25' ACCESS SERVITUDE
797.75'
LOT 850A-1
131,606.07 SQ. FT.
OR 3.02 ACRES

J-1-A (NOT A PART)
S89°51'E 7.34'

765.02'
N89°51'W 1590'±
25' SERVITUDE FOR ACCESS & UTILITIES

850B (NOT A PART) 851A (NOT A PART) 851B (NOT A PART)

165.00' 165' 165' 165'
N00°14'41"E

GRAND BAYOU ROAD -
LA. HWY. 632 18' ASPHALT RDWY.

SEC. 26 SEC. 35
SEC. 27 SEC. 34

RESUBDIVISION OF LOT 850A
SUNSET RIDGE
INTO LOTS 850A-1 & 850A-2
IN SECTION 35, T14S - R20E
ST. CHARLES PARISH, LOUISIANA
SCALE: 1" = 200' NOVEMBER 22, 2016
REVISED JANUARY 31, 2017

CERTIFIED TO EVAN AND LACEY A. SCHAUBHUT

APPROVALS

St. Charles Parish Planning and Zoning Commission Chairman Date

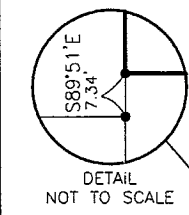
St. Charles Parish Council Chairman Date

St. Charles Parish President Date

Recorded in The Clerk of Court's office
St. Charles Parish on the _____ day of _____, in Book _____
Folio _____, Entry # _____
Signature Title

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

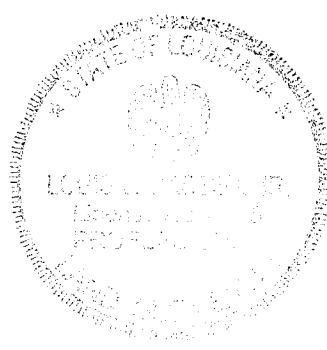
LEGEND
● = 1/2" IRON ROD FOUND
○ = 1/2" IRON ROD SET
BEARINGS ARE BASED ON REFERENCE PLAN



REFERENCE PLAN:
SUNSET RIDGE, A RESUBDIVISION OF LOTS 850 & 851 OF THE SUNSET DRAINAGE DISTRICT BY LUCIEN C. GASSEN, DATED SEPT. 29, 2003

The servitudes shown on this survey are limited to those set forth per information furnished by the owner or his agent 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 X.



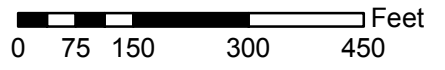
Lucien C. Gassen Jr.
LOUIS J. GASSEN JR, PLS
Registration No. 4945
(985) 785-0745
1026 Gassen Street
Luling, Louisiana 70070

**LUCIEN C. GASSEN
SURVEYING SERVICES**

PZS 2017-06

Requested by: Debra Ann Breaux

For resubdivision into two lots with a waiver from the required 50' frontage






PZS 2017-06

Requested by: Debra Ann Breaux

For resubdivision into two lots with a waiver from the required frontage



ZONING	
	OL
	R1B
	W