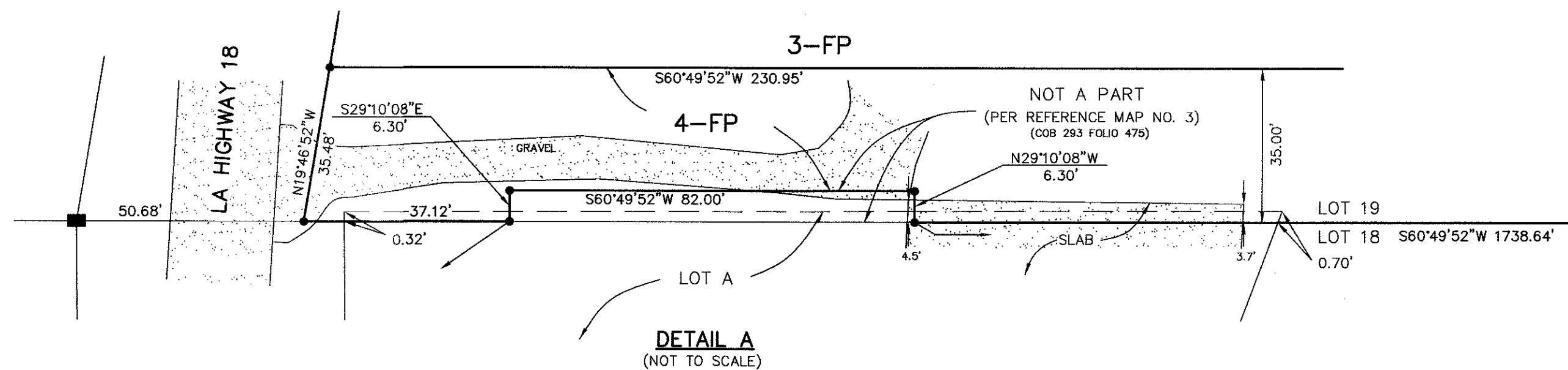
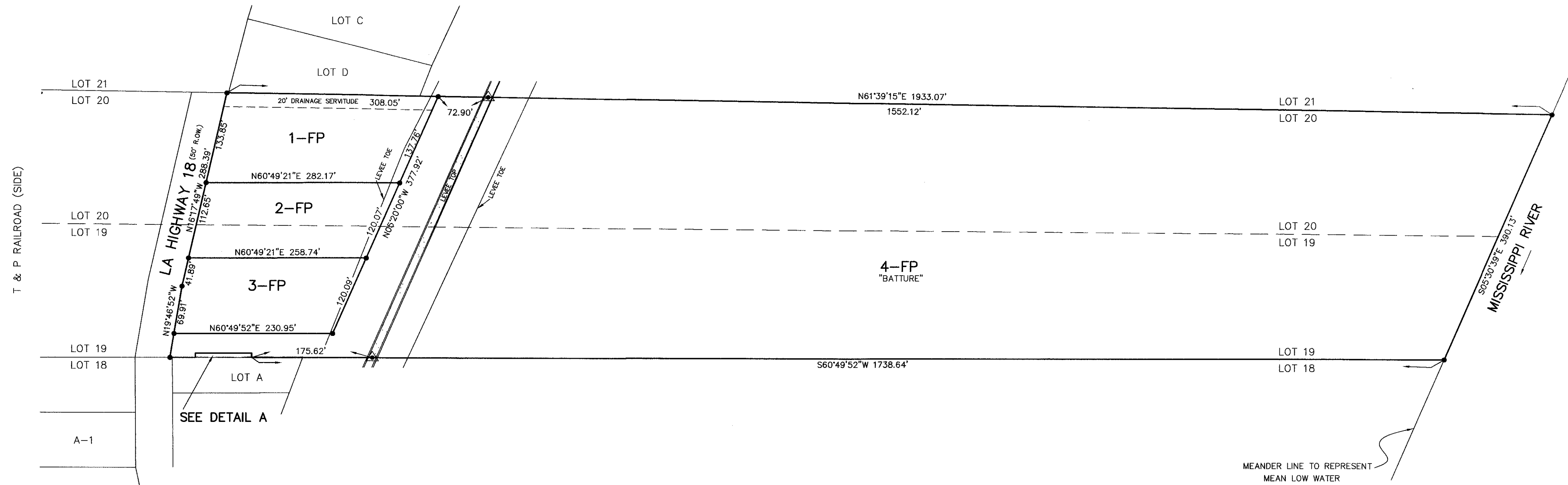


**SURVEY PLAT AND RESUBDIVISION OF A PORTION OF LOT 19 & LOT 20
OF FASHION PLANTATION INTO LOTS HEREIN DESIGNATED AS
LOT 1-FP, LOT 2-FP, LOT 3-FP & LOT 4-FP
OF A PORTION OF LOT 19 & LOT 20 OF FASHION PLANTATION
SITUATED IN AND IN FRONT OF SECTIONS 12 & 13, T-13-S, R-20-E,
HAHNVILLE, ST. CHARLES PARISH, LOUISIANA**

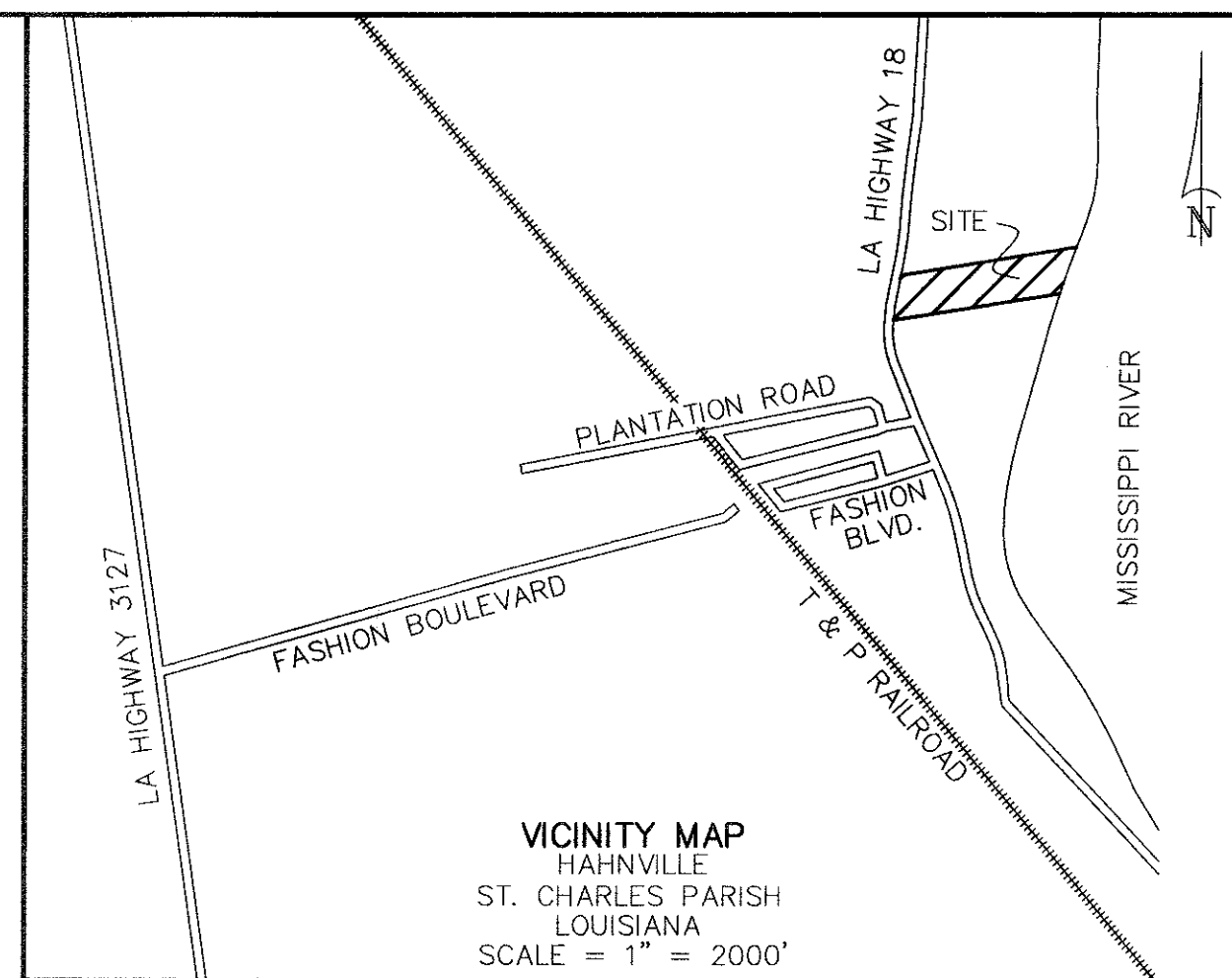
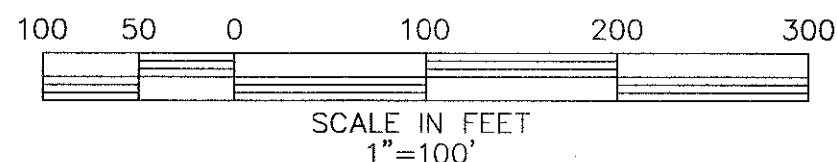


SURVEY REFERENCE: 1. SUBDIVISION OF THE EXACT ONE HALF OF LOT 19, 20, 21 & 22 OF FASHION PLANTATION BY H.E. LANDRY, C.E. DATED JANUARY 8, 1935.
2. SURVEY OF A PORTION OF A SUBDIVISION OF LOTS 16, 17 & 18 OF FASHION PLANTATION BY LUCIEN C. GASSEN, R.L.S. DATED JULY 3, 1976.
3. 82' X 6.3' PORTION OF LOT 19 OF FASHION PLANTATION SUBDIVISION BY JOHN E. WALKER, R.L.S. DATED JANUARY 18, 1983, COB 293 FOLIO 475.
4. SUBDIVISION OF PORTIONS OF LOTS 21 & 22 OF FASHION PLANTATION SUBDIVISION BY E.M. COLLIER, R.L.S. DATED AUGUST 28, 1962.
5. LOTS A, B, C, D & F OF LOTS 16, 17 AND 18 OF FASHION PLANTATION BY H.E. LANDRY, C.E. DATED JANUARY 24, 1929.
6. ALTA/NSPS LAND TITLE SURVEY LOT 19 & LOT 20, FASHION PLANTATION BY STEPHEN P. FLYNN, P.L.S. DATED AUGUST 23, 2019.
7. A RESUBDIVISION OF A PORTION OF A SUBDIVISION OF LOTS 16, 17 & 18 OF FASHION PLANTATION INTO LOTS L-1, L-2 & L-3 BY LUCIEN C. GASSEN, P.L.S. DATED NOVEMBER 8, 2018.

BASIS OF BEARING: BEARINGS HEREON ARE ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE 1702 USING IECA SMARTNET SOLUTION DATED 3/30/2017 NAD83.

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "AE" PER FEDERAL INSURANCE RATE MAP NUMBER 220160-0150C DATED 5/2/2003 LOMR.

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.



OWNER: HIGHWAY 18 LLC
P.O. BOX 510
BOUÏTE, LA 70039

APPROVED:

CHAIR OF THE PLANNING COMMISSION _____ DATE _____

CHAIR OF THE ST. CHARLES PARISH COUNCIL _____ DATE _____

PARISH PRESIDENT _____ 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

AREA TABLE	
1-FP	37,939 SQ. FT.
2-FP	29,701 SQ. FT.
3-FP	26,979 SQ. FT.
4-FP	611,035 SQ. FT.

SURVEY LEGEND:

- 1/2" IRON ROD SET
- ▲ PK NAIL FOUND
- GRATE BAR FOUND

1	11/26/19	REVISED SIGNATURE BLOCK	KPB
NO.	DATE	DESCRIPTION	BY
REVISIONS			
DRAWN BY: KPB		SHEET NO. 1 OF 1	
DATE: OCTOBER 31, 2019		DRAWING NO. MM1399_W03636A	

**RIVERLANDS
SURVEYING
COMPANY**
505 HEMLOCK STREET
LA PLACE, LA 70068
1-800-249-6982
985-652-6366

STEPHEN P. FLYNN
REG. NO. 4668
REGISTERED PROFESSIONAL
LAND SURVEYOR

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.