

Reso.

2008-0248

**INTRODUCED BY: V.J. ST. PIERRE, JR., PARISH PRESIDENT
(DEPARTMENT OF PLANNING & ZONING)**

RESOLUTION NO. 5551

A resolution providing mandatory supporting authorization for Stephen Hafkesbring to create a nonconforming Lot, 1D, per Plan entitled "Survey Plat & Resubdivision Lot 1B, Block D of Original Lot E of Good Hope Plantation into lots 1C & 1D, Located in Section 6, T-12-S, R-8-E, Norco, Louisiana" with waivers to the required 70' width and 7,000 square foot area for a lot in a C-3 zoning district.

WHEREAS, the St. Charles Parish Zoning Ordinance of 1981 (as amended) requires both Planning & Zoning Commission approval and a supporting resolution of the Parish Council for waivers to the minimum width or frontage and area in the creation of new lots, and,

WHEREAS, the property owner, Stephen Hafkesbring, requests resubdivision of one lot zoned C-3 into two in which one of the lots will meet neither the required 70' width nor the 7,000 square foot area required.

NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL, does hereby provide this supporting resolution to Stephen Hafkesbring for resubdivision as shown on the plat entitled, "Survey Plat & Resubdivision of Lot 1B, Block D of Original Lot E of Good Hope Plantation into Lots Herein Designated as Lots 1C & 1D, Block D of Original Lot E of Good Hope Plantation situated in Section 6, T-12-S, R-8-E Norco, St Charles Parish, Louisiana" prepared by Stephen Flynn, PLS on January 29, 2008.

The foregoing resolution having been submitted to a vote, the vote thereon was as follows.

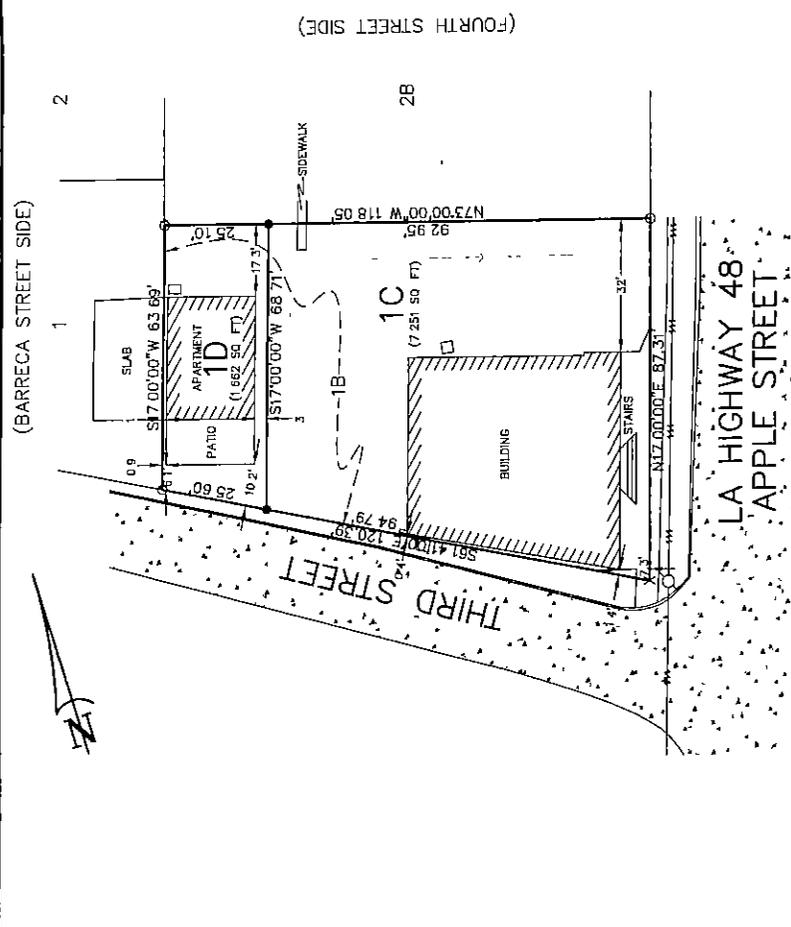
YEAS: SCHEXNAYDRE, AUTHEMENT, RAYMOND, TASTET, BENEDETTO, HOGAN, COCHRAN, LAMBERT, NUSS
NAYS: NONE
ABSENT: NONE

And the resolution was declared adopted this 2nd day of June, 2008, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN *[Signature]*
SECRETARY *Barbara Jacob-Jacob*
DLVD/PARISH PRESIDENT: June 3, 2008
APPROVED: *[Signature]* DISAPPROVED _____
PARISH PRESIDENT *[Signature]*
RETD/SECRETARY 6-3-08
AT 3:15 pm RECD BY *[Signature]*

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREIN HAVE BEEN DETERMINED FROM SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH LOCATIONS ARE SHOWN AS THE ACTUAL KNOWN LOCATIONS MAY VARY FROM THOSE SHOWN. EACH AGENCY'S RESPONSIBILITY FOR THE ACCURACY OF SUCH INFORMATION IS UPON THE AGENCY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF HIS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE INCLUDING PRIOR TO EXCAVATION AND DIGGING.

DOTIE 1-800-272-5020



TITLE: SURVEY PLAT & RESUBDIVISION OF LOT 1B; BLOCK D OF ORIGINAL LOT E OF GOOD HOPE PLANTATION INTO LOTS 1C & 1D; BLOCK D OF ORIGINAL LOT E OF GOOD HOPE PLANTATION SITUATED IN SECTION 6, T-12-S, R-8-E, NORCO, ST CHARLES PARISH, LOUISIANA

DATE: JANUARY 29, 2008

SURVEY REFERENCE: 1. SURVEY PLAT & RESUBDIVISION OF LOT 1B; BLOCK D OF ORIGINAL LOT E OF GOOD HOPE PLANTATION INTO LOTS 1C & 1D; BLOCK D OF ORIGINAL LOT E OF GOOD HOPE PLANTATION BY STEPHEN P. FLYNN, P.L.S. DATED JULY 9, 2007
 2. SURVEY PLAT & RESUBDIVISION OF LOTS 1, 2 & THE REMAINDER OF 3, BLOCK D BEING A SUBDIVISION OF THE ORIGINAL LOT E OF GOOD HOPE PLANTATION INTO LOTS HEREIN DESIGNATED AS LOT 1A & LOT 2A; BLOCK D OF ORIGINAL LOT E OF GOOD HOPE PLANTATION BY STEPHEN P. FLYNN, P.L.S. DATED MAY 5, 1997

BASIS OF BEARING: TAKEN FROM REFERENCED SURVEY PLAT

FLOOD NOTE: THE SURVEYED PARCEL IS ZONE "A-99" PER FEDERAL INSURANCE RATE MAP NUMBER 220160-00500 DATED 5/2/2003

SURVEYOR'S NOTES: A. I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME AND CONFORMS TO THE REQUIREMENTS FOR THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS FOUND IN LOUISIANA ADMINISTRATIVE CODE CHAPTER 52 FOR PROFESSIONAL SURVEYORS.
 B. NO TITLE OPINION WAS PROVIDED TO THIS PLAT. THE SURVEYOR HAS NO CERTAIN KNOWLEDGE OF 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.



DEVELOPER: STEVEN HARKESBRING
 NORCO LOUISIANA
 NOT TO SCALE

APPROVED _____ DATE 6/5/08
 CHAIR PLANNING & ZONING COMMISSION

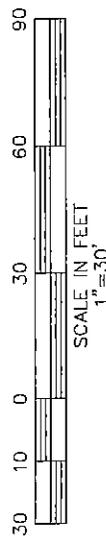
 DATE 5/7/08
 CHAIR ST CHARLES PARISH COUNCIL

 DATE 6-2-08
 PARISH PRESIDENT

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

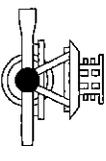
RECORDED IN THE CLERK OF COURT'S OFFICE
 ST CHARLES PARISH ON THE _____
 DAY OF _____ IN BOOK _____
 FOLD _____ ENTRY # _____

- LEGEND**
- X CUT
 - #4 IRON ROD SET
 - #4 IRON ROD FOUND
 - - - FENCE
 - POWER POLE
 - POWER LINE



DRAWN BY TPT DRAWING NO M8908A

RIVERLANDS SURVEYING COMPANY



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

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