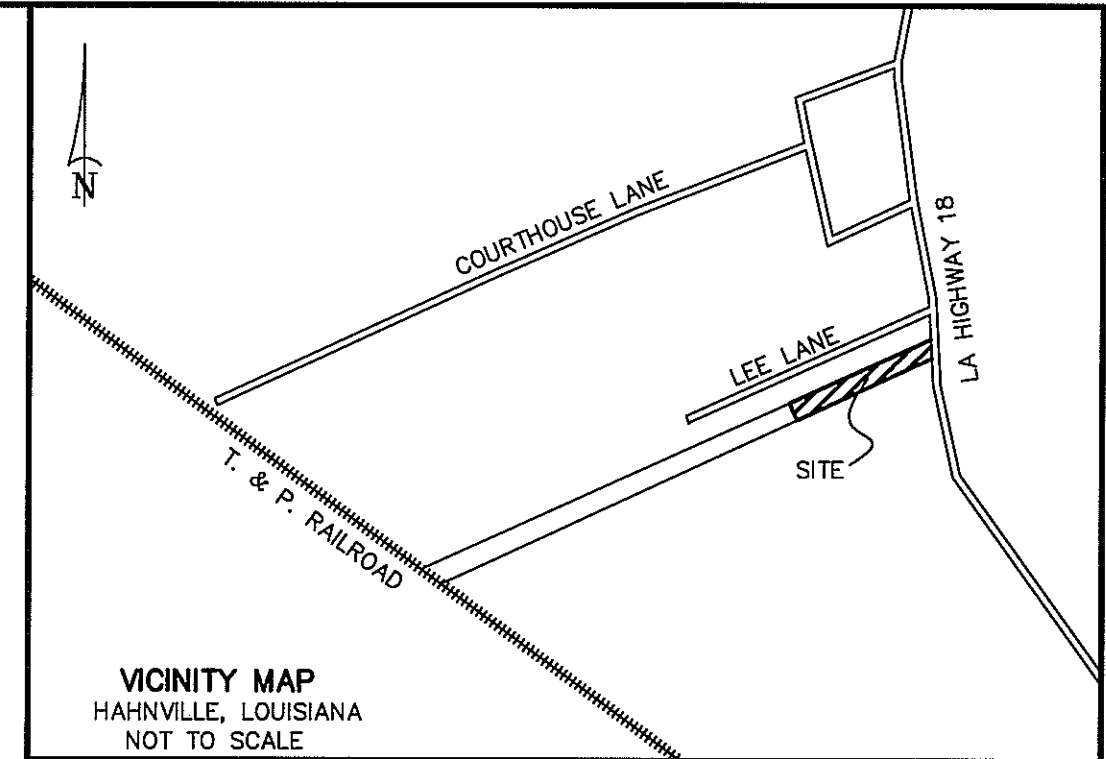


SURVEY PLAT AND RESUBDIVISION OF A PORTION OF THE LOWER HALF OF LOT 23 OF FASHION PLANTATION (DESCRIBED AS AND ASSESSED BY ST. CHARLES PARISH AS TRACT X) INTO LOTS HEREIN DESIGNATED AS LOTS 1X & 2X OF THE LOWER HALF OF LOT 23 OF FASHION PLANTATION & DESIGNATE A 20' SERVITUDE FOR ACCESS AND UTILITIES.

**SITUATED IN SECTION 13, T-13-S, R-20-E
HAHNVILLE, ST. CHARLES PARISH, LOUISIANA**



DEVELOPER: RUTH ANN TASSIN
14881 LA HIGHWAY 18
HAHNVILLE, LOUISIANA
985-232-5486

APPROVED: *[Signature]* 8/28/14
PARISH PRESIDENT DATE

[Signature] 8-26-14
CHAIRMAN, PLANNING & ZONING COMMISSION DATE

[Signature] 9-2-14
CHAIRMAN, PARISH COUNCIL 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.

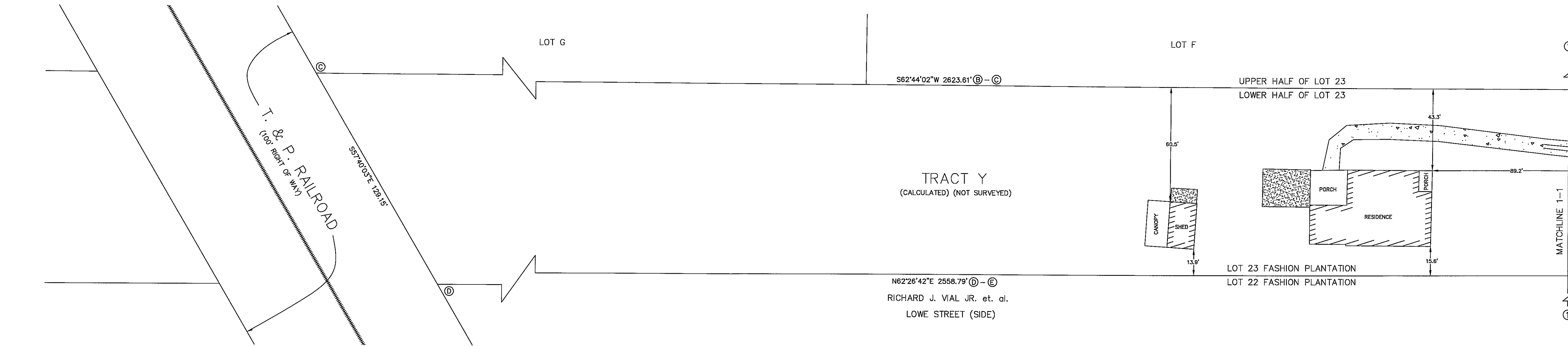
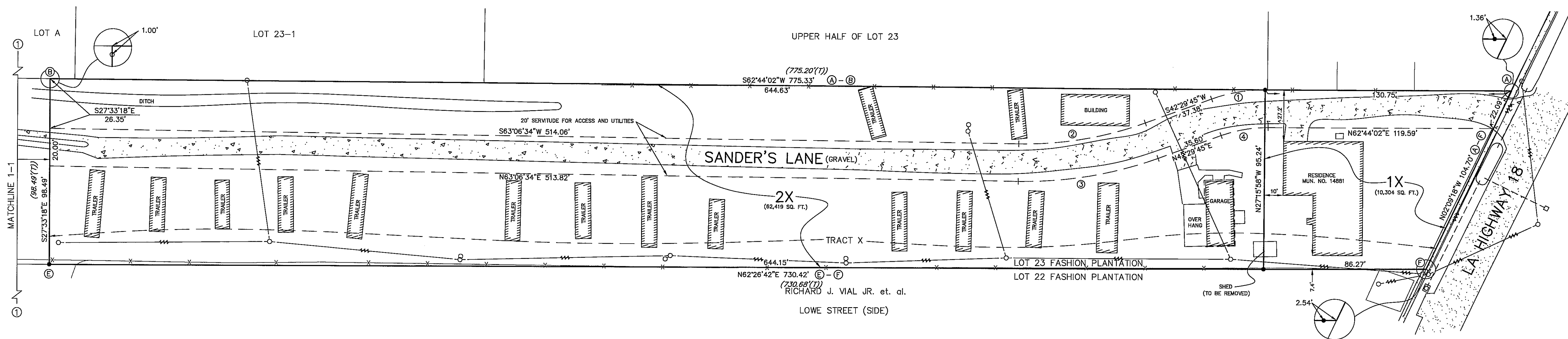
RECORDED IN THE CLERK OF COURT'S OFFICE

ST. CHARLES PARISH ON THE 4

DAY OF Sept 2014 IN BOOK 806

FOLIO 129 ENTRY # 400069

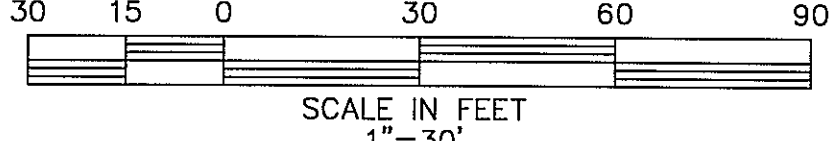
ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS, RELOCATION'S OR MODIFICATIONS SHALL BE MADE BY AND SOLELY AT THE LOT OWNER'S EXPENSE



SURVEY REFERENCE: 1. PLAT OF LOWER ONE HALF OF LOT 23 OF FASHION PLANTATION FROM THE WESTERLY RIGHT OF WAY LINE OF THE T. & P. RAILROAD TO THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 3127 BY R.P. BERNARD, P.L.S. DATED 7/15/1991.
2. PARTITION OF A PORTION OF THE UPPER HALF OF LOT 23 OF FASHION PLANTATION BY THE HERS OF PASCAL & LEVERDA MARGIOTTA BY R.P. BERNARD, P.L.S. DATED 6/15/1992.
3. SURVEY OF A PORTION OF THE UPPER HALF OF LOT 23 OF FASHION PLANTATION BY R.P. BERNARD, P.L.S. DATED APRIL 22, 1991.

BASIS OF BEARING: BEARINGS HEREON ARE REFERENCED TO GRID NORTH AS ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE USING ILECA SMARTNET SOLUTION 5/27/2014 NAVD88/NAID 83 GEOID12A.

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "X" PER FEDERAL INSURANCE RATE MAP NUMBER 220160-0125C DATED 6/16/1992.
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 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. 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.



- #4 IRON ROD SET
- 3/4" IRON PIPE FOUND
- GRATE BAR FOUND
- #4 IRON ROD FOUND
- POWER POLE
- POWER LINE
- FENCE
- SEWER LINE
- (?) TITLE PER DESCRIPTION PROVIDED

CURVE DATA:

- ① L=28.96'
R=82.00'
CH=S52°36'53"W 28.81'
- ② L=68.36'
R=190.00'
CH=S52°48'10"W 67.99'
- ③ L=75.55'
R=210.00'
CH=N52°48'10"E 75.15'
- ④ L=25.43'
R=72.00'
CH=N52°36'53"E 25.30'

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.

DOTTE 1-800-272-3020

1.	7/15/14	REVISED TO SHOW RESIDENCE OFF PROPERTY	BJD
NO.	DATE	DESCRIPTION	BY
REVISIONS			
DRAWN BY:	KPB	SHEET NO.	1 OF 1
DATE:	JUNE 25, 2014	DRAWING NO.	MMG743

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

[Signature]
STEPHEN P. FLYNN
P.L.S. LA. ST. REG. NO. 4668