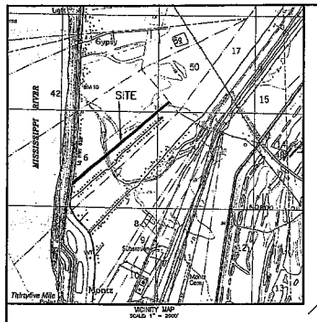


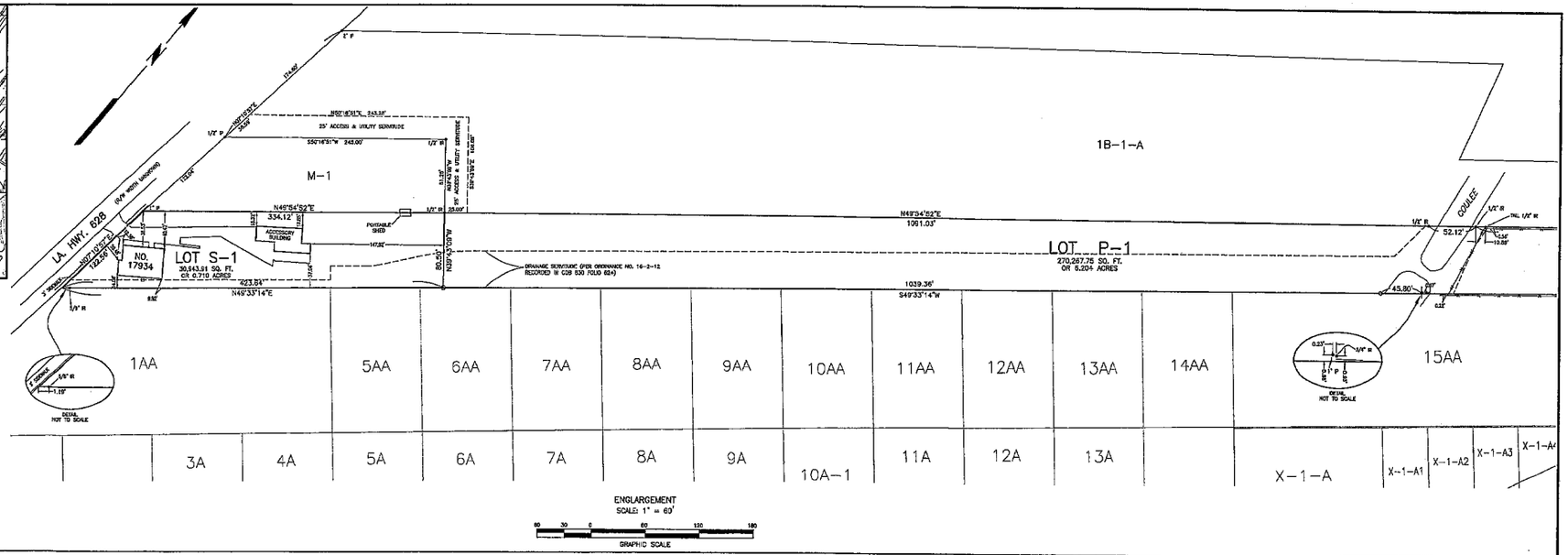
APPROVALS:

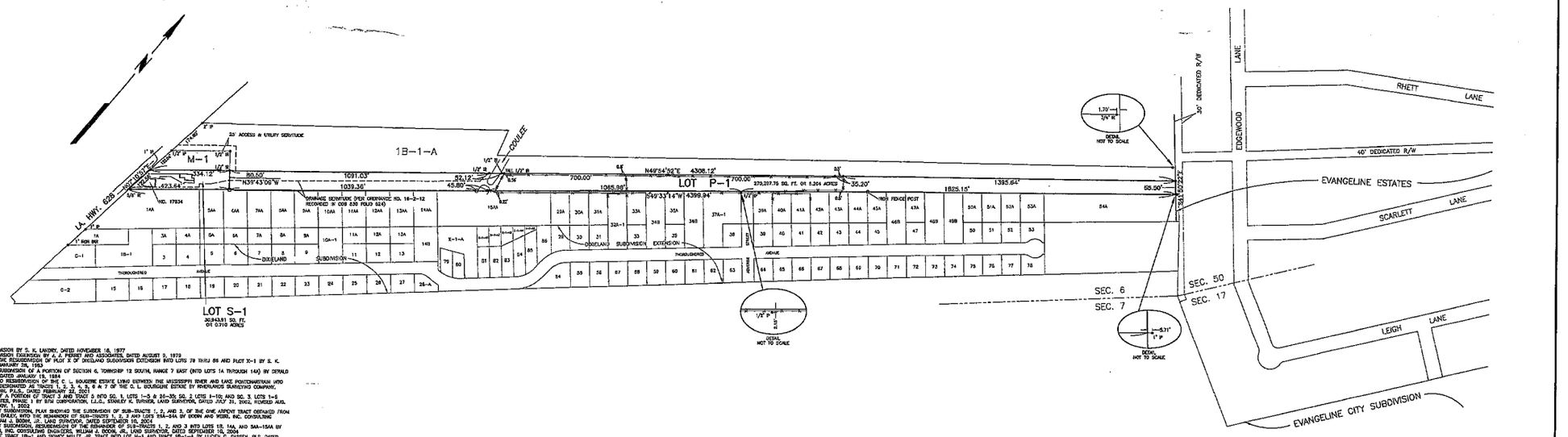
St. Charles Parish Planning and Zoning Commission Chairman — Date: 9/5/19

St. Charles Parish Council Chairman — Date: 9/23/19

St. Charles Parish President — Date: 9.26.19

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





REFERENCE PLANS:
1. DIXELAND SUBDIVISION BY S. K. LANDRY, DATED NOVEMBER 16, 1977
2. DIXELAND SUBDIVISION EXTENSION BY J. J. PERRET AND ASSOCIATES, DATED AUGUST 3, 1979
3. PLAN SHOWING THE RESUBDIVISION OF PLOT X OF DIXELAND SUBDIVISION EXTENSION INTO LOTS 79 THRU 86 AND PLOT X-1 BY S. K. LANDRY, DATED JANUARY 26, 1983
4. PLAN SHOWING SUBDIVISION OF A PORTION OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 7 EAST (INTO LOTS 1A THROUGH 14A) BY DONALD SIMMONS, INC., DATED JANUARY 15, 1984
5. SURVEY PLAT AND RESUBDIVISION OF THE C. L. ROUSSEVE ESTATE LYING BETWEEN THE MISSISSIPPI RIVER AND LAKE PONTCHARTRAIN INTO TRACTS HEREIN DESIGNATED AS TRACTS 1, 2, 3, 4, 5, 6 & 7 OF THE C. L. ROUSSEVE ESTATE BY RIVERLANDS SURVEYING COMPANY, STEPHEN P. FLYNN, P.L.S., DATED FEBRUARY 27, 2001
6. RESUBDIVISION OF A PORTION OF TRACT 3 AND TRACT 5 INTO SQ. 1, LOTS 1-5 & 26-35, SQ. 2 LOTS 1-10, AND SQ. 3, LOTS 1-6 BELONGING TO ST. GERMAINE PROPERTY BY B7H CORPORATION, L.L.C., STANLEY K. TURNER, LAND SURVEYOR, DATED JULY 31, 2002, REVISED AUG. 26, 2002 AND NOV. 1, 2002
7. BAILEY PROPERTY SUBDIVISION, PLAN SHOWING THE SUBDIVISION OF SUB-TRACTS 1, 2, AND 3, OF THE ONE ARPENT TRACT DEPARTED FROM VICTORINE AMER, BAILEY, INTO THE REMAINDER OF SUB-TRACTS 1, 2, 3 AND LOTS 25A-34A BY BODIN AND WEISS, INC. CONSULTING ENGINEERS, WILLIAM J. BODIN, JR., LAND SURVEYOR, DATED SEPTEMBER 10, 2004
8. BAILEY PROPERTY SUBDIVISION, RESUBDIVISION OF THE REMAINDER OF SUB-TRACTS 1, 2, AND 3 INTO LOTS 1B, 1AA, AND 3AA-15AA BY BODIN AND WEISS, INC. CONSULTING ENGINEERS, WILLIAM J. BODIN, JR., LAND SURVEYOR, DATED SEPTEMBER 10, 2004
9. RESUBDIVISION OF TRACT 1B-1 AND SIDNEY MILLS, JR. TRACT INTO LOT M-1 AND TRACT 1B-1-A BY LUCIEN C. GASSEN, PLS, DATED NOVEMBER 19, 2013
10. SURVEY PLAT AND RESUBDIVISION OF LOT 33 OF DIXELAND SUBDIVISION EXTENSION, A PORTION OF THE 5' RESERVED STRIP AND LOT 32A OF THE BAILEY PROPERTY SUBDIVISION INTO A LOT HEREIN DESIGNATED AS LOT 32A-1 OF DIXELAND SUBDIVISION EXTENSION BY RIVERLANDS SURVEYING COMPANY, STEPHEN P. FLYNN, P.L.S., DATED MARCH 31, 2015
11. DRAINAGE SERVITUDE, RECEIVED DRAINAGE SERVITUDES FOR A PORTION OF COULEE CANAL BY G.E.C., INC., DATED APRIL 21, 2015, REVISED AUGUST 25, 2015
12. SURVEY PLAT AND RESUBDIVISION OF LOT 37 OF DIXELAND SUBDIVISION EXTENSION, A PORTION OF THE 5' RESERVED STRIP AND LOT 37A & LOT 38A OF THE BAILEY PROPERTY SUBDIVISION INTO A LOT HEREIN ESTABLISHED AS LOT 37A-1 OF DIXELAND SUBDIVISION EXTENSION BY RIVERLANDS SURVEYING COMPANY, STEPHEN P. FLYNN, P.L.S., DATED MAY 31, 2018

The servitudes shown on this survey are limited to those set forth per information furnished by the client. The surveyor hereby makes 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."

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
o = FOUND
O = 1/2" IRON ROD SET
IP = IRON PIPE
IR = IRON ROD
-W- = FENCE

BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) ESTABLISHED BY LSU/ LOUISIANA STATE UNIVERSITY'S CAD REAL TIME NETWORK.

GRAPHIC SCALE

RESUBDIVISION OF ST. GERMAINE PROPERTY INTO LOTS S-1 & P-1 IN SECTION 6, T12S – R7E MONTZ, ST. CHARLES PARISH, LOUISIANA

SCALE: 1" = 200'

MAY 29, 2019
UPDATED AUGUST 7, 2019

CERTIFIED TO DENVER W. FERELLOUX & LEONIC ST. GERMAIN, JR., ET ALS

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

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

LOUIS J. GASSEN, JR. — License No. 4945 — PROFESSIONAL LAND SURVEYOR — STATE OF LOUISIANA

LUCIEN C. GASSEN
SURVEYING SERVICES