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OCTOBER 11,2016

ST. CHARLES PARISH DEPARTMENT OF PLANNING AND ZONING
P.O. BOX 302
HAHNVILLE, LA. 70057

ATTENTION: DIRECTOR ALBERT

RE :RESUBDIVISION J B GREEN NORTH

LOTS: 77-A-1-2, 77-A1-3, 77-A1-4 77-A1-5

DEAR MR. ALBERT,

THIS IS AN OFFICIAL REQUEST TO WAIVE THE FOLLOWING:

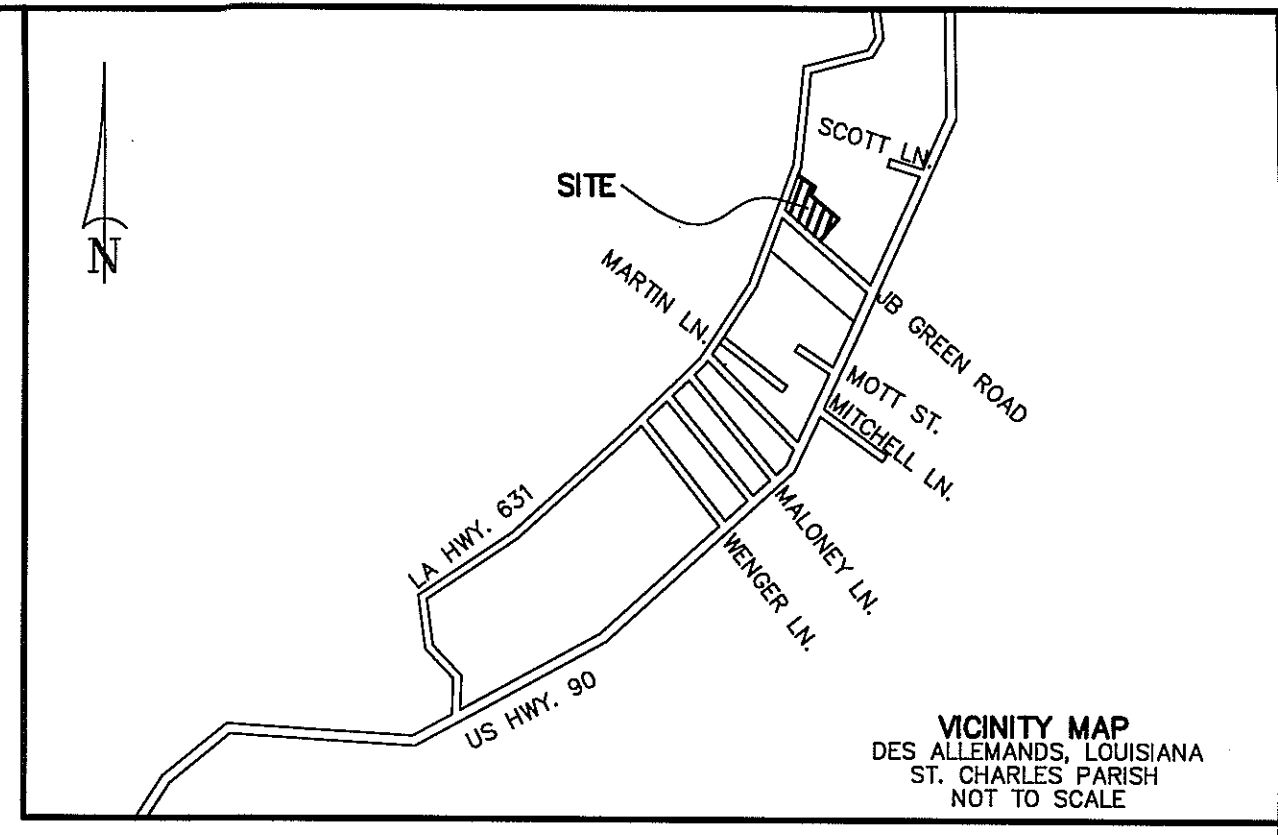
SUBDIVISION ORDINANCE, SECTION III. GEOMETRIC STANDARDS. C. LOTS

BEST WISHES,

LLOYD (LJ) FRICKEY



**SURVEY PLAT AND RESUBDIVISION OF LOT 77-A1
BEING A PORTION OF LOTS 73, 75, 77 & 79 OF THE SUNSET DRAINAGE DISTRICT
LOCATED IN THE RANSON TRACT OF THE COTEAU DE FRANCE
INTO LOTS HEREIN DESIGNATED AS LOTS 77-A1-1, 77-A1-2, 77-A1-3, 77-A1-4 & LOT 77-A1-5
BEING A PORTION OF LOTS 73, 75, 77 & 79 OF THE SUNSET DRAINAGE DISTRICT
LOCATED IN THE RANSON TRACT OF THE COTEAU DE FRANCE
SITUATED IN SECTION 39, T-14-S, R-20-E
DES ALLEMANDS, ST. CHARLES PARISH, LOUISIANA**



DEVELOPER: LLOYD JOSEPH FRICKEY
152 BAYOU ESTATES DRIVE
DES ALLEMANDS, LOUISIANA 70030

APPROVED: _____ DATE _____

PARISH PRESIDENT _____ DATE _____

CHAIRMAN OF PLANNING & ZONING COMMISSION _____ DATE _____

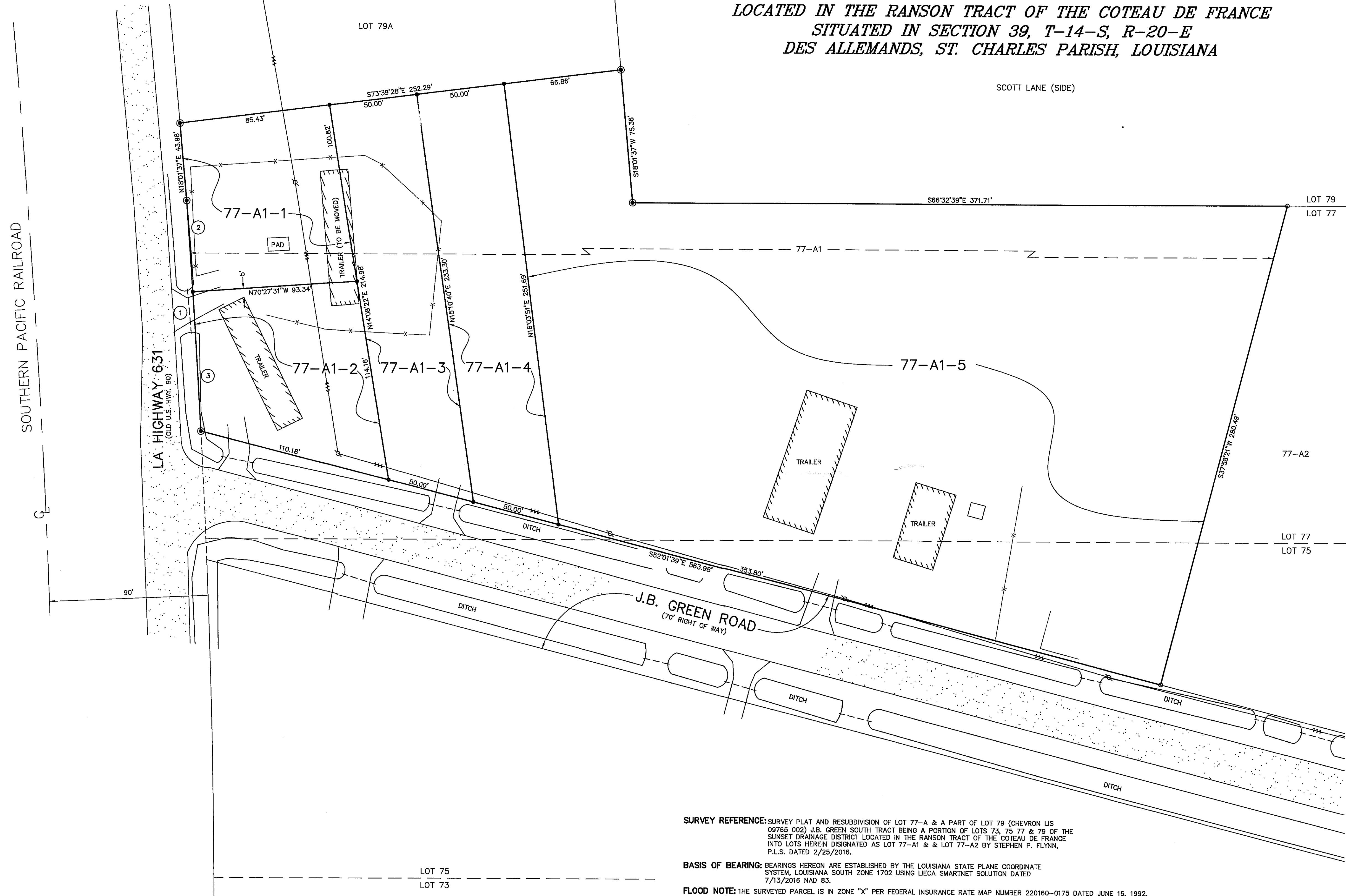
CERTIFICATION: THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

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, RELOCATIONS OR MODIFICATIONS SHALL BE MADE BY AND SOLELY AT THE LOT OWNER'S EXPENSE

US HIGHWAY 90 (SIDE)

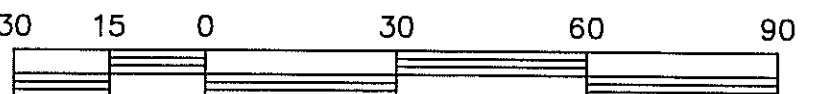


SURVEY REFERENCE: SURVEY PLAT AND RESUBDIVISION OF LOT 77-A & A PART OF LOT 79 (CHEVRON LIS 09765 002) J.B. GREEN SOUTH TRACT BEING A PORTION OF LOTS 73, 75, 77 & 79 OF THE SUNSET DRAINAGE DISTRICT LOCATED IN THE RANSON TRACT OF THE COTEAU DE FRANCE INTO LOTS HEREIN DESIGNATED AS LOT 77-A1 & LOT 77-A2 BY STEPHEN P. FLYNN, P.L.S. DATED 2/25/2016.

BASIS OF BEARING: BEARINGS HEREON ARE ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE 1702 USING IECA SMARTNET SOLUTION DATED 7/13/2016 NAD 83.

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "X" PER FEDERAL INSURANCE RATE MAP NUMBER 220160-0175 DATED JUNE 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 FOUND
- 3/4" IRON PIPE SET
- 3/4" IRON PIPE FOUND
- - - FENCE
- ⊕ POWER POLE
- POWER LINE

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

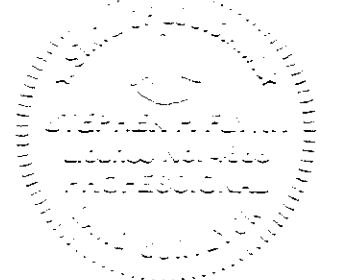
AREA	
LOT	SQ. FT.
77-A1-1	8,739
77-A1-2	9,424
77-A1-3	10,748
77-A1-4	11,669
77-A1-5	94,209

CURVE DATA:
① R= 5958.63'
L= 130.46'
CH= N19°36'30"E 130.46'
② R= 5958.63'
L= 51.82'
CH= N19°13'46"E 51.62'
③ R= 5958.63'
L= 78.84'
CH= N19°51'24"E 78.82'

NO.	DATE	DESCRIPTION	BY
REVISIONS			
DRAWN BY: KPB		SHEET NO. 1 OF 1	
DATE: AUGUST 17, 2016		DRAWING NO. M6568_W02664	

**RIVERLANDS
SURVEYING
COMPANY**
505 HEMLOCK STREET
LAPLACE, LA. 70068
1-800-248-6982
985-662-6366

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



PZS-2016-42

Requested by: L. J. Frickey
Resubdivision into 5 lots

N



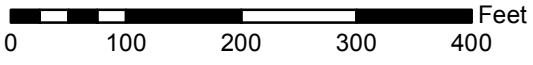
0 100 200 300 400 Feet



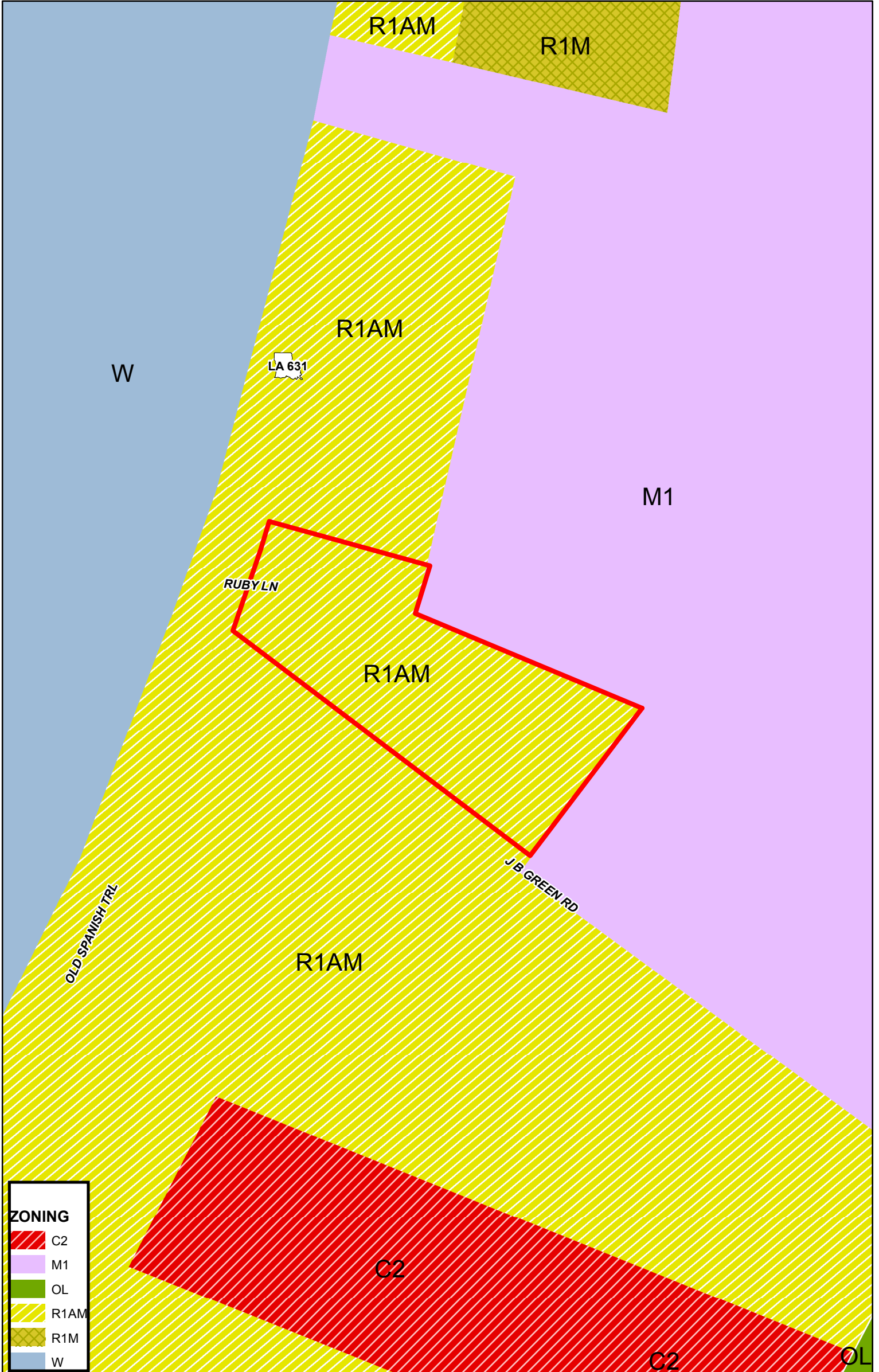
PZS-2016-42

Requested by: L. J. Frickey

Resubdivision into 5 lots



N



ZONING

- C2
- M1
- OL
- R1AM
- R1M
- W