

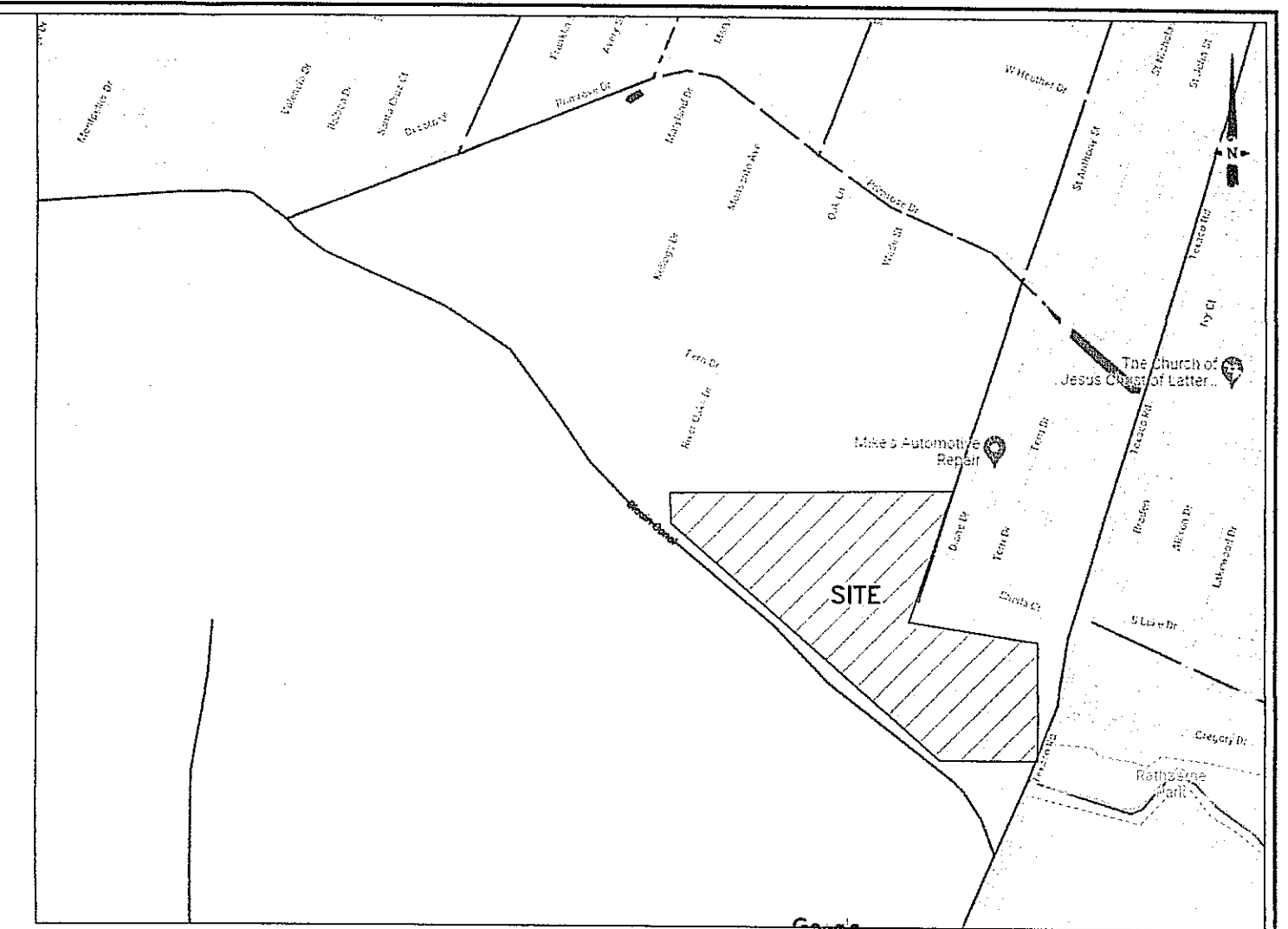
PRIMROSE DRIVE (SIDE)
THE LEMMON FAMILY PARTNERSHIP

SECTION 58, TOWNSHIP-13-SOUTH, RANGE-21-EAST
SECTION 5, TOWNSHIP-14-SOUTH, RANGE-21-EAST

N89°11'41"E 1,688.93'

ST. CHARLES PARISH

SECTION 6
SECTION 5



VICINITY MAP
(NOT TO SCALE)

40 ACRE TRACT
1,820,097.78 SQ. FT.
41.60 ACRES

1
1,481,789.99 SQ. FT.
34.01 ACRES

2
165,715.53 SQ. FT.
4.26 ACRES

3
157,892.28 SQ. FT.
3.61 ACRES

ST. CHARLES PARISH

COUSINS CANAL (SIDE)

SURVEY REFERENCE

1. SURVEY OF A PORTION OF SECTION 5, TOWNSHIP-14-SOUTH, RANGE-21-EAST BY J.J. KREBS & SONS, INC., DATED MAY 25, 1976, REVISED JUNE 18, 1976.
2. RESUBDIVISION OF A PORTION OF SECTION 5, TOWNSHIP-14-SOUTH, RANGE-21-EAST, NEAR LULING, ST. CHARLES PARISH, LA, AS PER PLAN OF J.J. KREBS, P.L.S. DATED SEPTEMBER 8, 1976 AND PLAN OF ANDY MATAMOROS, P.L.S., (DAWSON ENGINEERING DATED AUGUST 2, 1990 INTO PARCEL X & Y BY R.P. BERNARD, P.L.S., DATED DECEMBER 20, 1999. (NOT APPROVED.)
3. LAGATTUTA ESTATES SUBDIVISION BY R.P. BERNARD, P.L.S., DATED NOVEMBER 14, 1977, REDRAWN MARCH 20, 1978.

BEARING BASIS

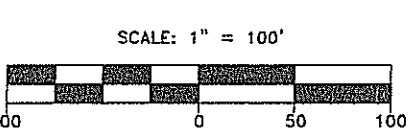
THE WESTERN LINE OF LAGATTUTA ESTATES SUBDIVISION TAKEN FROM REFERENCED SURVEY PLAT NO. 3.

GENERAL SURVEY NOTES

1. IMPROVEMENTS MAY NOT BE TO SCALE FOR CLARITY. THE DIMENSIONS SHOWN PREVAIL OVER SCALE.
2. NO LOT CREATED BY THIS ACT OF SUBDIVISION SHALL BE DIVIDED IN SUCH A WAY THAT ANOTHER NET INCREASE IN THE NUMBER OF LOTS OCCURS FOR A PERIOD OF TWO YEARS. (ORD. NO. 20-12-6, § II, 12-7-20)

LEGEND

- = 1/2" IRON ROD SET
- = 1/2" IRON ROD FOUND
- ⊙ = 1/2" IRON PIPE FOUND
- ⊠ = CONCRETE MONUMENT FOUND



DEVELOPER

BRENNEN MICHAEL FRILOUX &
KRISTOPHER JOHN DONNAUD
225 LAKE CATHERINE DR.
LULING, LA, 70070

APPROVED

CHAIR, PLANNING & ZONING COMMISSION _____ DATE _____

CHAIR, ST. CHARLES PARISH COUNCIL _____ DATE _____

PARISH PRESIDENT _____ DATE _____

RECORDED IN THE CLERK OF COURTS' OFFICE, ST. CHARLES PARISH ON THE _____ DAY OF _____, 20 IN _____ BOOK _____, FOLIO _____, ENTRY NO. _____

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

RESUBDIVISION OF A PORTION OF SECTION 5 INTO 1, 2 & 3 FRILOUX - DONNAUD ESTATE SITUATED IN SECTION 5 TOWNSHIP-14-SOUTH, RANGE-21-EAST ST. CHARLES PARISH, LOUISIANA			P.O. BOX 790 METAIRIE, LA. 70004 (504) 834-0200		
I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION, MADE AT THE REQUEST OF: BRENNEN MICHAEL FRILOUX & KRISTOPHER JOHN DONNAUD					
THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPLYING THE DATA FOR THIS SURVEY.		THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY.			
DATE:	SCALE:	DRAWN BY:	CHECKED BY:	JOB NO.:	SHEET:
03-07-2022	1" = 100'	L.M.	C.A.D.	61510	1 OF 1

ST. CHARLES PARISH
BLOUIN CANAL (SIDE)