

Name: Dawn Dufrene Laque

Address: 131 Dugas Ln., Des Allemands, LA 70030

Case Number: 2023-5-MIN

Members of the St. Charles Parish Planning Commission:

This minor resubdivision request does not meet all requirements of the St. Charles Parish Subdivision Regulations of 1981, specifically:

- **Section III.B.3. Arrangement. All lots shall possess frontage on a street or roadway that meets the specifications of these regulations.**

The literal enforcement of these provisions of the ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question, which includes:

The lot in question is listed as 5-B1 on new survey.
Lot 5-B1 has and has always had access to Dawn
the Bayou Road via Dugas Lane which was established
in the late 1940's. I have enclosed two other surveys
dated 4/17/08 and 1/10/11 which clearly show 10' servitude
of passage listed as Dugas Lane. As I have resided at
131 Dugas Lane since 2000 and not once was there any
reason to use Ingress/Egress listed on my survey, I would like
Please consider this waiver request with my application. ~~this removed.~~

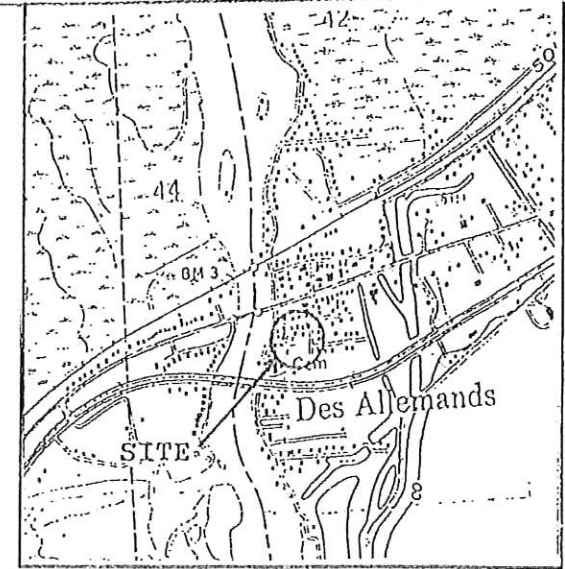
Thank you.

Applicant Signature: Dawn Dufrene Laque

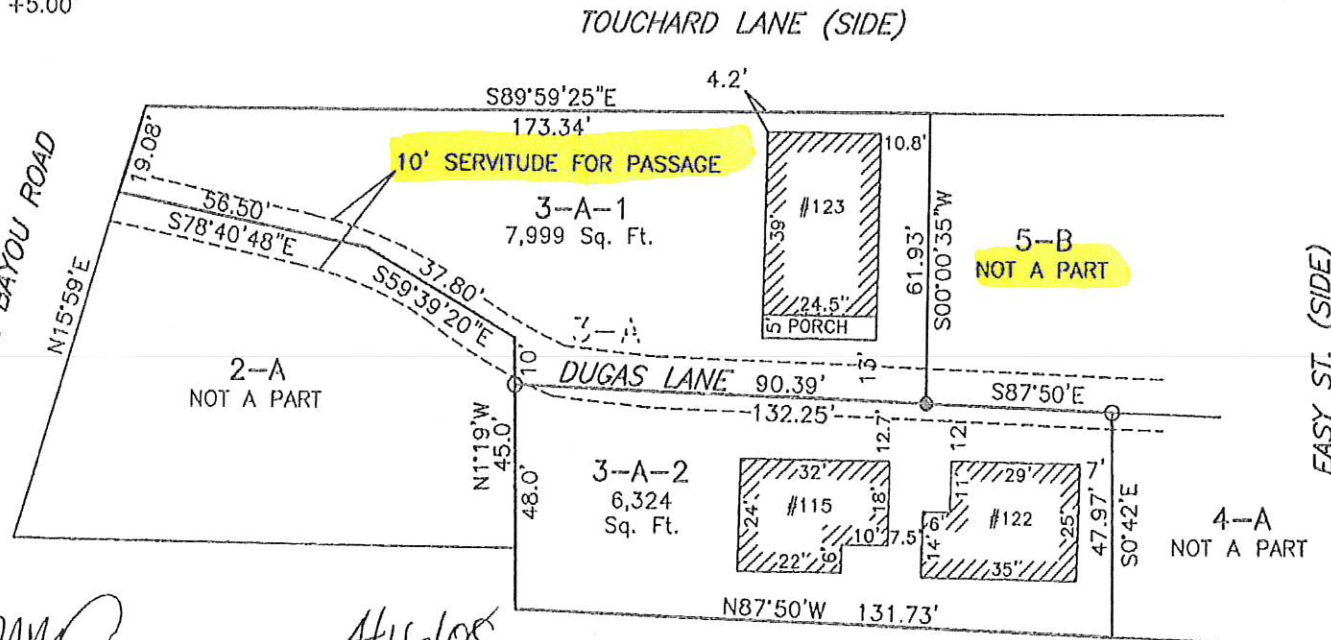
Date: 5/8/23

This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found that the surveyed property as shown hereon is not in a special flood hazard area. The property lies in a Zone X as per sheet 175 of said maps, having an effective date of June 16, 1992.

Rita Advisory: BFE +5.00'



Recorded in the Clerk of Court's Office, St. Charles Parish, on the 17 day of April 2008 In Conveyance Book 712 Folio 56 Entry No. 341682.



APPROVALS:

[Signature]
DIRECTOR, DEPT. OF PLANNING & ZONING

4/16/08
DATE

[Signature]
CHAIRMAN, ST. CHARLES PARISH COUNCIL

4/14/08
DATE

[Signature]
ST. CHARLES PARISH PRESIDENT

4-10-04
DATE

SURVEY AND RESUBDIVISION OF LOT 3-A OF A RESUBDIVISION OF LOT 149 OF THE COTEAU DE FRANCE, OR RANSON TRACT AS PER PLAN OF R.P. BERNARD, PLS DATED 11/10/86 INTO LOTS 3-A-1 & 3-A-2 LOCATED IN SECTION 48, TOWNSHIP 14 SOUTH, RANGE 20 EAST AT DES ALLEMANDS, ST. CHARLES PARISH, LA.

- : DENOTES 1/2" IRON ROD SET
- ⊙ : DENOTES 1/2" IRON ROD FOUND

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY.

Date:	2/18/08
Scale:	1" = 40'
File#:	08K006

[Signature]
SURVEYOR
R.P. BERNARD, PLS
LA. REG. #226
P.O. BOX 402, BOUTTE, LA.

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "X" PER FEDERAL INSURANCE RATE MAP NUMBER 220160-0175C DATED 6/16/1992.
 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 TITLE 46:IXI, CHAPTER 25 FOR A CLASS "C" SURVEY.
 B. NO TITLE OPINION WAS PROVIDED TO THIS FINAL, THEREFORE NO CERTIFICATION IS GIVEN TO 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.
 E. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.

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



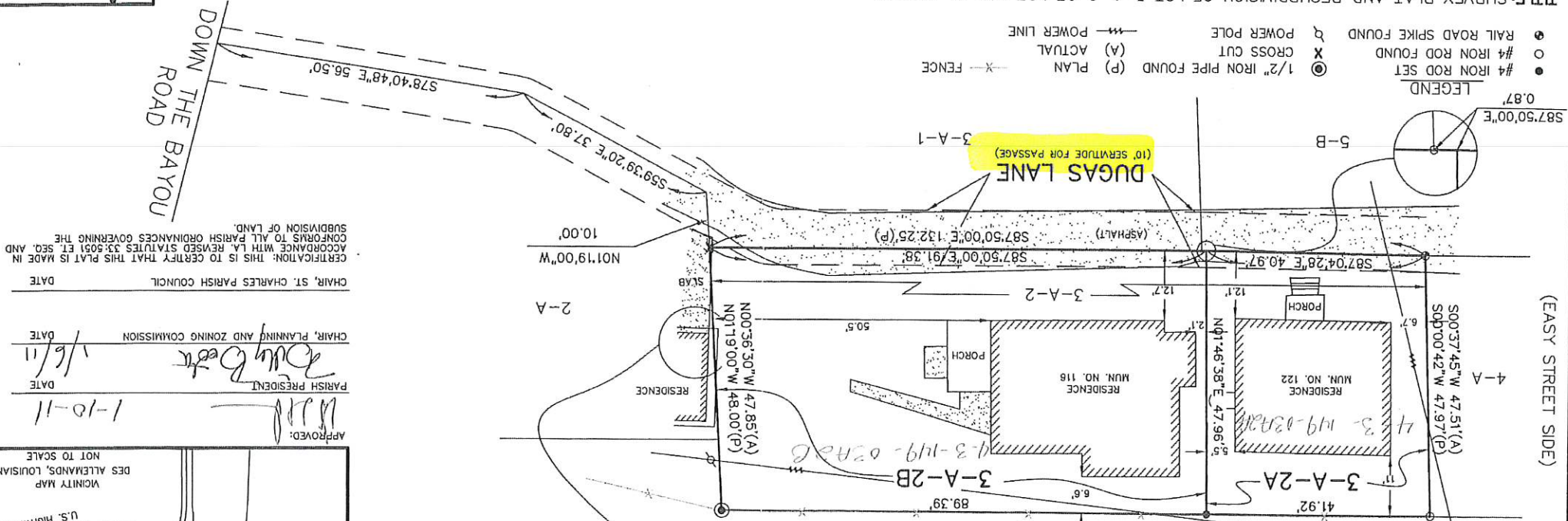
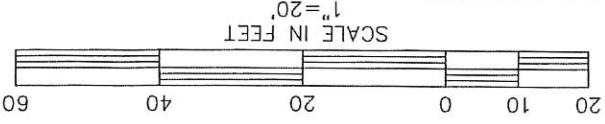
DRAWN BY: KPB
 DRAWING NO. M9933

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

Stephen P. Flynn

TITLE: SURVEY PLAT AND RESUBDIVISION OF LOT 3-A-2 OF LOT 149 OF COTEAU DE FRANCE OR RANSON TRACT INTO LOTS HEREIN DESIGNATED AS LOT 3-A-2A & LOT 3-A-2B OF COTEAU DE FRANCE OR RANSON TRACT
DATE: OCTOBER 30, 2010
SURVEY REFERENCE: SURVEY AND RESUBDIVISION OF LOT 3-A OF A RESUBDIVISION OF LOT 149 OF THE COTEAU DE FRANCE OR RANSON TRACT INTO LOTS 3-A-1 & 3-A-2 BY R.P. BERNARD DATED 2/18/2008.
BASIS OF BEARING: TAKEN FROM REFERENCED SURVEY PLAT.

LEGEND
 ● #4 IRON ROD SET
 ○ #4 IRON ROD FOUND
 X CROSS CUT
 (P) PLAN
 (A) ACTUAL
 --- FENCE
 --- POWER LINE
 ⊥ POWER POLE
 ⊥ RAIL ROAD SPIKE FOUND



AREA	
3-A-2A	1,978 SQ. FT.
3-A-2B	4,328 SQ. FT.

RECORDED IN THE CLERK OF COURT'S OFFICE
 ST. CHARLES PARISH ON THE 14
 DAY OF JAN. 2011 IN BOOK 752
 FOLIO 581 ENTRY # 367083

APPROVED: *[Signature]*
 PARISH PRESIDENT
 DATE: 1-10-11
 CHAIR, PLANNING AND ZONING COMMISSION
 DATE: 1/6/11
 CHAIR, ST. CHARLES 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.

