

**SURVEYOR'S NOTES:**  
 A. ST. CHARLES PARISH LAND USE REGULATIONS, INCLUDING SETBACK STANDARDS, SUPERSEDE PRIVATE SUBDIVISION COVENANTS WHERE PARISH REGULATIONS ARE MORE RESTRICTIVE.  
 B. THE STORM DRAINAGE RUN-OFF WILL BE HANDLED VIA A COMBINATION OF OPEN SWALES AND SUBSURFACE DRAINAGE PIPES AND DRAINED INTO THE WEST AND EAST DRAINAGE CANALS. ULTIMATELY, THE STORM DRAINAGE RUN OFF IS PARTIALLY CONVEYED UNDER LA HIGHWAY 5127 VIA THE HYMEL CANAL AND PARTIALLY CONVEYED VIA THE SUBSURFACE DRAINAGE PIPE UNDER I-310 TO THE 80 ARPERT PUMP STATION AND THENCE INTO THE 80 ARPERT CANAL.

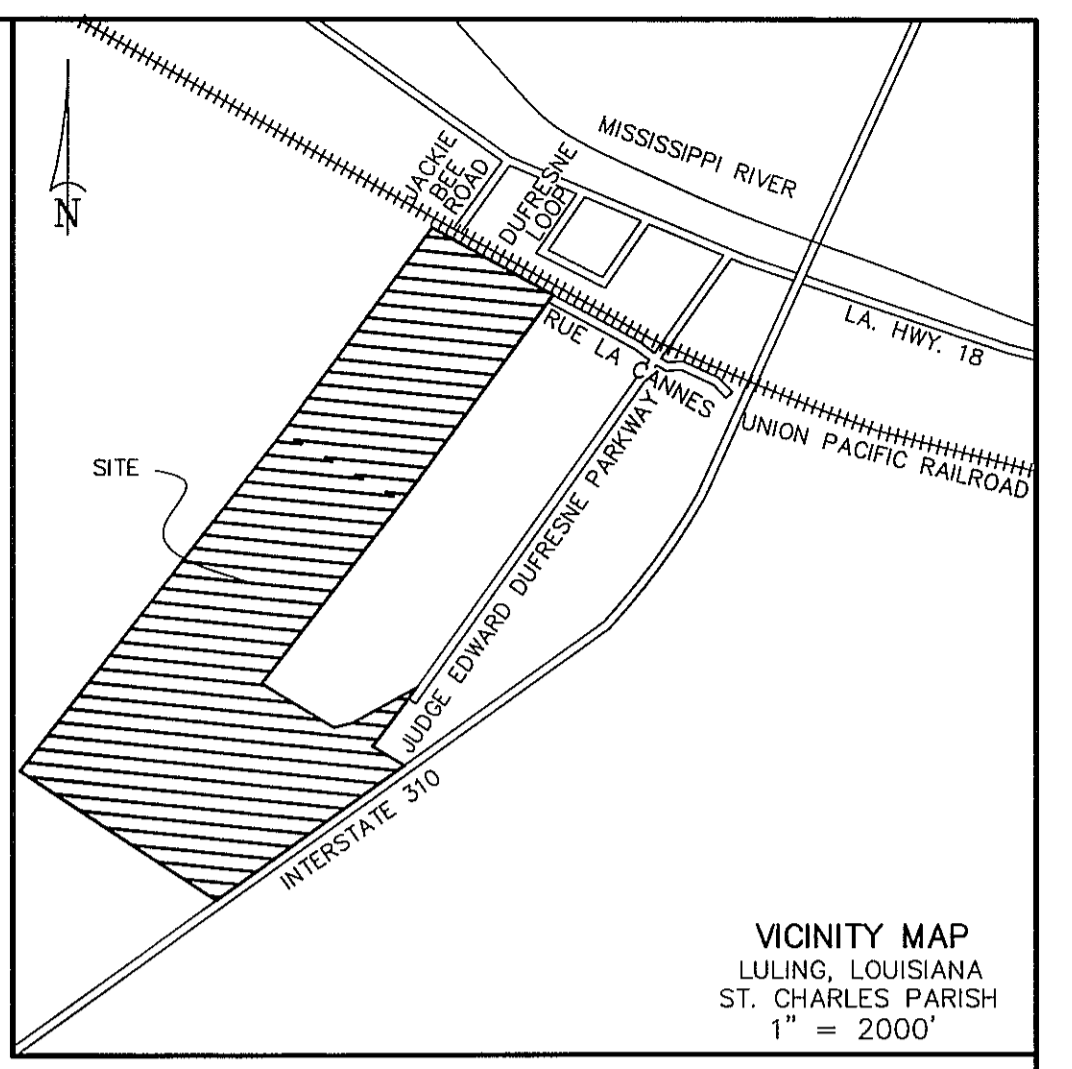
C. THE FINAL PLAT IS BASED UPON AN ACTUAL SURVEY MADE BY STEPHEN P. FLYNN, P.L.S., THE DISTANCES, COURSES, AND ALL SURVEY INFORMATION ARE SHOWN CORRECTLY. MONUMENTS HAVE BEEN SET AND THE LOT AND BLOCK CORNERS ARE STAKED CORRECTLY ON THE GROUND AND THE PROFESSIONAL LAND SURVEYOR HAS FULLY COMPLIED WITH THE PROVISIONS OF LOUISIANA REVISED STATUTES 33:5051, ET SEQ., AND ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.  
 D. MONUMENTS WERE NOT SET AT LOTS 20, 21, 22, 23, 24, 25, 26 & 27 AT THE CLIENTS REQUEST.

**SURVEY REFERENCE:**  
 1. ESPERANZA BUSINESS PARK PHASE 1 BY STEPHEN P. FLYNN, P.L.S. DATED 1/17/2006 LAST REVISED 9/7/2006.  
 2. SURVEY PLAT AND RESUBDIVISION OF LOTS 4 & 11 ESPERANZA BUSINESS PARK, PHASE 1 INTO LOTS HEREIN DESIGNATED 4A & 11A, ESPERANZA BUSINESS PARK, PHASE 1 BY STEPHEN P. FLYNN, P.L.S. DATED 8/15/2007.  
 3. ZONING REQUEST MAP OF TRACTS 1 THRU 13 OF ASHTON PLANTATION BY DON RAY SCHMEIDER, P.L.S. DATED 1/19/1987.  
 N39°16'39"E 2673.00'  
 2234.50'

ESPERANZA PLANTATION  
 ESPERANZA LAND, LLC  
 14035 RIVER ROAD  
 LULING, LA 70070

# FINAL PLAN ESPERANZA BUSINESS PARK PHASE 2

SURVEY PLAT AND RESUBDIVISION OF A PORTION OF LOT 11A OF ESPERANZA BUSINESS PARK PHASE 1 & A PORTION OF TRACT 14 OF ESPERANZA PLANTATION INTO LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19, 28, 29, 30, 31, 32, 33, 34, 35, PARCEL A, PARCEL B & PARCEL C OF ESPERANZA BUSINESS PARK PHASE 2 SITUATED IN SECTIONS 1, 81, 99, 100, 101, 102 & 121, T-13-S, R-20-E LULING, ST. CHARLES PARISH, LOUISIANA



DEVELOPER: ESPERANZA LAND, LLC  
 14035 RIVER ROAD  
 LULING, LA 70070  
 OWNER: ESPERANZA LAND, LLC  
 14035 RIVER ROAD  
 LULING, LA 70070

**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD
C1	70.71	42.00	S08°57'11"E 62.65'
C2	61.24	42.00	N81°02'49"E 55.96'
C3	65.97	42.00	S84°18'39"W 59.40'
C4	65.97	42.00	N05°43'21"W 59.40'
C5	70.71	42.00	S08°57'11"E 62.65'
C6	55.71	330.00	S82°33'27"E 55.84'
C7	65.97	42.00	S84°18'39"W 59.40'
C8	166.60	330.00	S74°51'29"E 164.84'
C9	147.36	330.00	N77°53'09"E 146.14'
C10	145.91	270.00	S80°34'28"W 144.14'
C11	209.56	80.00	N35°50'50"W 154.56'
C12	65.97	42.00	S05°43'21"E 59.40'
C13	302.46	270.00	S82°45'37"E 296.99'
C14	325.07	330.00	S86°41'13"E 312.08'
C15	253.85	17238.89	S88°02'41"E 253.84'
C16	31.60	17238.93	N88°31'08"W 31.60'
C17	120.05	270.00	N71°12'18"W 119.07'
C18	365.68	330.00	N82°48'53"W 350.65'
C19	265.97	270.00	N88°41'13"W 259.39'
C20	39.68	17240.27	S88°31'52"E 39.68'
C21	293.60	17238.89	S80°06'38"E 293.52'
C22	61.24	42.00	S81°02'49"W 55.96'
C23	729.01	17238.89	N63°05'16"W 728.95'

**AREA TABLE**

LOT	AREA (SQ. FT.)	FRONT SETBACK	REAR SETBACK
11	150,804	29'	67,256
12	49,019	30'	63,859
13	42,726	31'	66,979
14	72,052	32'	78,721
15	72,430	33'	82,425
16	72,430	34'	3,555,511
17	78,526	35'	4,095,715
18	93,680	PARCEL A	223,450
19	99,481	PARCEL B	206,127
28	63,112	PARCEL C	1,888,346
STREET			270,716

**STREET DEDICATION:** STREET DEDICATION: "THE RIGHT-OF-WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE IS GRANTED."

*Delra Dufresne D. L.*  
 SIGNATURE OF OWNER

SEWAGE DISPOSAL: "NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SYSTEM, UNTIL THE METHOD OF TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOUISIANA DEPARTMENT OF HEALTH OR MODERN EQUIVALENT."

*Delra Dufresne D. L.*  
 SIGNATURE OF OWNER

**CURRENT ZONING:** M-1 LIGHT MANUFACTURING AND INDUSTRY DISTRICT  
 FRONT SETBACK 25'  
 SIDE SETBACK 15'  
 REAR SETBACK 25'  
 M-2 HEAVY MANUFACTURING AND INDUSTRY  
 FRONT SETBACK 20'  
 SIDE SETBACK 35'  
 REAR SETBACK 50'

RESTRICTIVE COVENANTS RECORDED AT:  
 COB \_\_\_\_\_ FOLIO \_\_\_\_\_  
 ENTRY # \_\_\_\_\_

left blank at the applicants direction 12/29/20

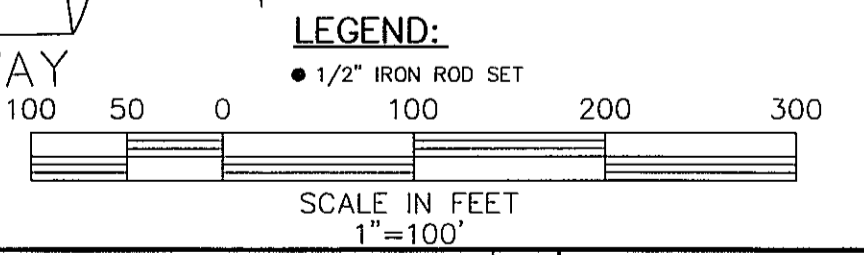
APPROVED: *Math Jewell* 12/8/2020  
 PARISH PRESIDENT DATE

*Carmin Foyth* 10/23/2020  
 PLANNING & ZONING COMMISSION CHAIRMAN DATE

*N. D. M. L.* 12-7-20  
 CHAIRMAN OF THE PARISH COUNCIL DATE

*Delra Dufresne D. L.* 11/2/2020  
 DEVELOPER DATE

RECORDED IN THE CLERK OF COURT'S OFFICE  
 ST. CHARLES PARISH ON THE 6<sup>th</sup>  
 DAY OF January, 2021, IN BOOK 900  
 FOLIO 664, ENTRY # 485081



BASIS OF BEARING: PER REFERENCE MAP NO. 1.  
 FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "X" & "AE" PER FEDERAL INSURANCE RATE MAP NUMBER 220160-0125C DATED 6/16/1992.

**RIVERLANDS SURVEYING COMPANY**  
 505 HEMLOCK STREET  
 LAFACADE, LA 70068  
 1-800-248-6992  
 985-652-6356

STEPHEN P. FLYNN  
 P.L.S. LA REG. NO. 4668  
 PROFESSIONAL LAND SURVEYOR