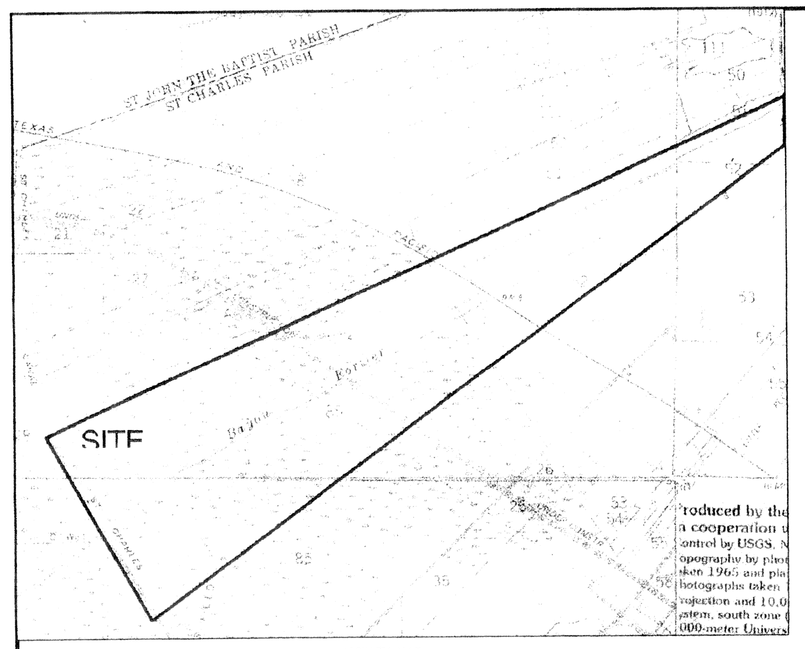
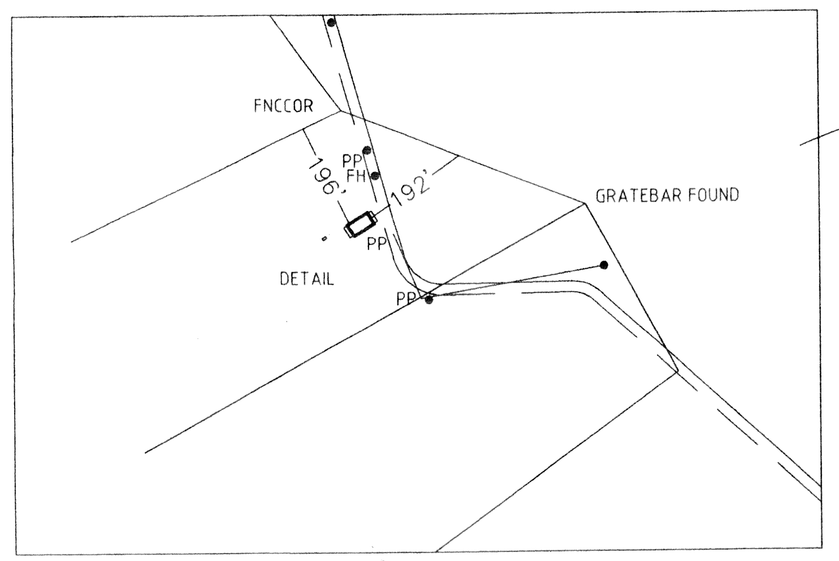
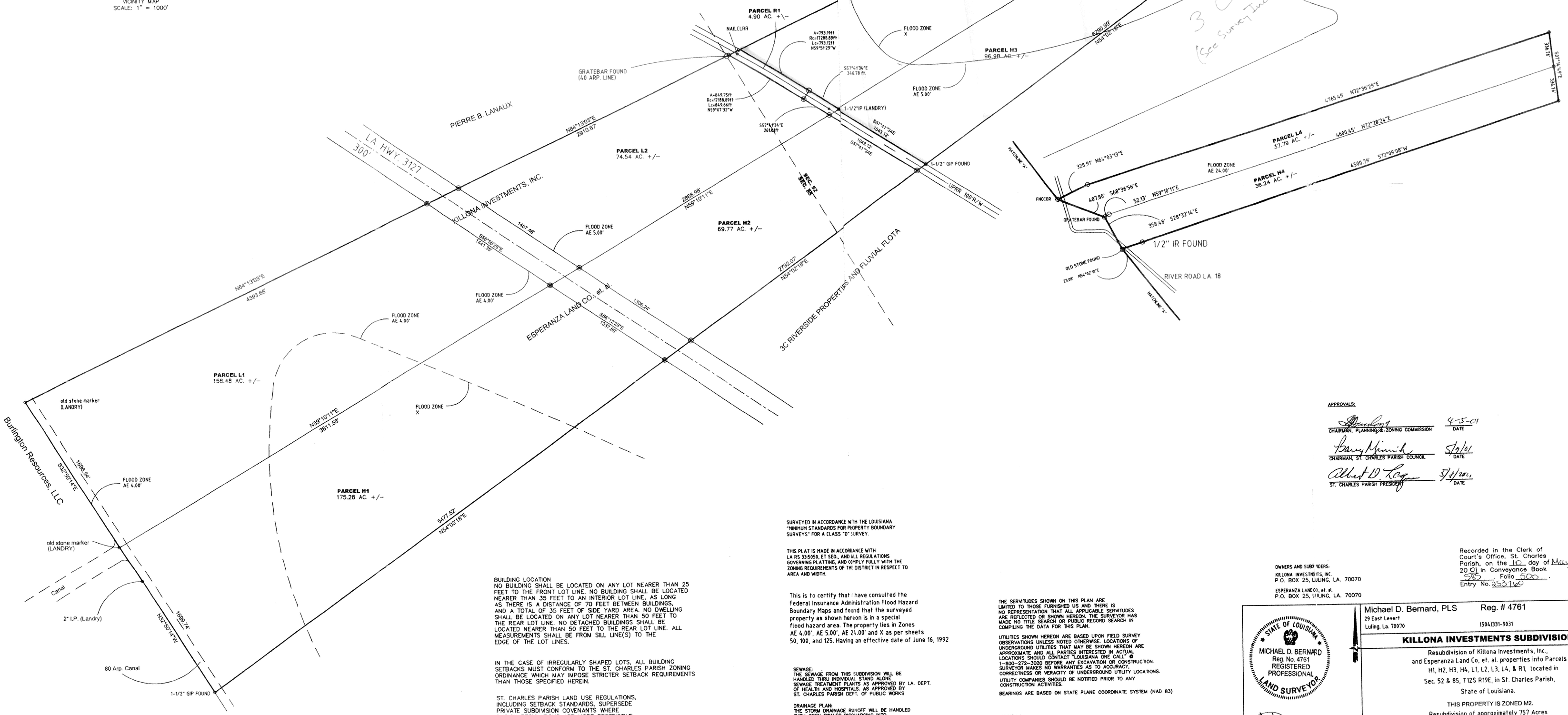


VICINITY MAP
SCALE: 1" = 1000'



HOUSE DETAIL
SCALE: 1" = 200'



APPROVALS:

CHAIRMAN, PLANNING & ZONING COMMISSION — DATE 4-5-01

CHAIRMAN, ST. CHARLES PARISH COUNCIL — DATE 5/9/01

ST. CHARLES PARISH PRESIDENT — DATE 5/14/2001

Recorded in the Clerk of Court's Office, St. Charles Parish, on the 10 day of May 20 01 in Conveyance Book 582, Folio 500, Entry No. 353760.

BUILDING LOCATION
NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN 25 FEET TO THE FRONT LOT LINE. NO BUILDING SHALL BE LOCATED NEARER THAN 35 FEET TO AN INTERIOR LOT LINE, AS LONG AS THERE IS A DISTANCE OF 70 FEET BETWEEN BUILDINGS, AND A TOTAL OF 35 FEET OF SIDE YARD AREA. NO DWELLING SHALL BE LOCATED ON ANY LOT NEARER THAN 50 FEET TO THE REAR LOT LINE. NO DETACHED BUILDINGS SHALL BE LOCATED NEARER THAN 50 FEET TO THE REAR LOT LINE. ALL MEASUREMENTS SHALL BE FROM SILL LINE(S) TO THE EDGE OF THE LOT LINES.

IN THE CASE OF IRREGULARLY SHAPED LOTS, ALL BUILDING SETBACKS MUST CONFORM TO THE ST. CHARLES PARISH ZONING ORDINANCE WHICH MAY IMPOSE STRICTER SETBACK REQUIREMENTS THAN THOSE SPECIFIED HEREIN.

ST. CHARLES PARISH LAND USE REGULATIONS, INCLUDING SETBACK STANDARDS, SUPERSEDE PRIVATE SUBDIVISION COVENANTS WHERE PARISH REGULATIONS ARE MORE RESTRICTIVE.

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

THIS PLAT IS MADE IN ACCORDANCE WITH LA RS 33:5050, ET SEQ., AND ALL REGULATIONS GOVERNING PLATTING, AND COMPLY FULLY WITH THE ZONING REQUIREMENTS OF THE DISTRICT IN RESPECT TO AREA AND WIDTH.

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 in a special flood hazard area. The property lies in Zones AE 4.00', AE 5.00', AE 24.00' and X as per sheets 50, 100, and 125. Having an effective date of June 16, 1992

SEWAGE:
THE SEWAGE FROM THIS SUBDIVISION WILL BE HANDLED THRU INDIVIDUAL STAND ALONE SEWAGE TREATMENT PLANTS AS APPROVED BY LA. DEPT. OF HEALTH AND HOSPITALS, AS APPROVED BY ST. CHARLES PARISH DEPT. OF PUBLIC WORKS

DRAINAGE PLAN:
THE STORM DRAINAGE RUNOFF WILL BE HANDLED THRU OPEN SWALES DISCHARGING INTO THE 80 ARPENT CANAL TO THE REAR.

THE SERVITUDES SHOWN ON THIS PLAN ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS PLAN.

UTILITIES SHOWN HEREON ARE BASED UPON FIELD SURVEY OBSERVATIONS UNLESS NOTED OTHERWISE. LOCATIONS OF UNDERGROUND UTILITIES THAT MAY BE SHOWN HEREON ARE APPROXIMATE AND ALL PARTIES INTERESTED IN ACTUAL LOCATIONS SHOULD CONTACT "LOUISIANA ONE CALL" @ 1-800-272-3020 BEFORE ANY EXCAVATION OR CONSTRUCTION. SURVEYOR MAKES NO WARRANTIES AS TO ACCURACY, CORRECTNESS OR VERACITY OF UNDERGROUND UTILITY LOCATIONS.

UTILITY COMPANIES SHOULD BE NOTIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES.

BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM (NAD 83)

LULING, LA.
THIS IS A TRUE AND ACCURATE BOUNDARY SURVEY OF THE LANDS OF KILLONA INVESTMENTS AND ESPERANZA LAND CO, et al. TRACTS AND THE COURSES, ANGLES AND ALL SURVEY INFORMATION ON THE BOUNDARY ARE SHOWN

OWNERS AND SUBDIVIDERS:
KILLONA INVESTMENTS, INC.
P.O. BOX 25, LULING, LA. 70070

ESPERANZA LAND CO. et al.
P.O. BOX 25, LULING, LA. 70070

STATE OF LOUISIANA
MICHAEL D. BERNARD
Reg. No. 4761
REGISTERED
PROFESSIONAL
LAND SURVEYOR

3-15-01

Michael D. Bernard, PLS Reg. # 4761
29 East Levert
Luling, La. 70070 (504)331-9031

KILLONA INVESTMENTS SUBDIVISION

Resubdivision of Killona Investments, Inc., and Esperanza Land Co, et. al. properties into Parcels H1, H2, H3, H4, L1, L2, L3, L4, & R1, located in Sec. 52 & 85, T12S R19E, in St. Charles Parish, State of Louisiana.

THIS PROPERTY IS ZONED M2.

Resubdivision of approximately 757 Acres

SIZE B — SCALE 500 — 1000