

**FINAL PLAN**  
**RIVER PLACE ESTATES PHASE 1**

SURVEY PLAT AND RESUBDIVISION OF A PORTION OF LOTS 18, 19, 20, L-1, L-2 & L-3 OF FASHION PLANTATION INTO LOTS HEREIN DESIGNATED AS LOTS 1 THROUGH 42, RIVER PLACE ESTATES PHASE 1, PARCEL 100 OF LOTS 18 & 19 OF FASHION PLANTATION & PARCELS 101, 102 & 103 (CALCULATED) OF LOTS 18, 19 & 20 OF FASHION PLANTATION THE LOTS EAST OF THE UNION PACIFIC RAILROAD ARE SITUATED IN SECTIONS 12 & 13, T-13-S, R-20-E HAHNVILLE, ST. CHARLES PARISH, LOUISIANA

APPROVED:

PARISH PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_

*Carmen Foyelle* 12/3/2020  
PLANNING & ZONING COMMISSION CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN OF THE PARISH COUNCIL \_\_\_\_\_ DATE \_\_\_\_\_

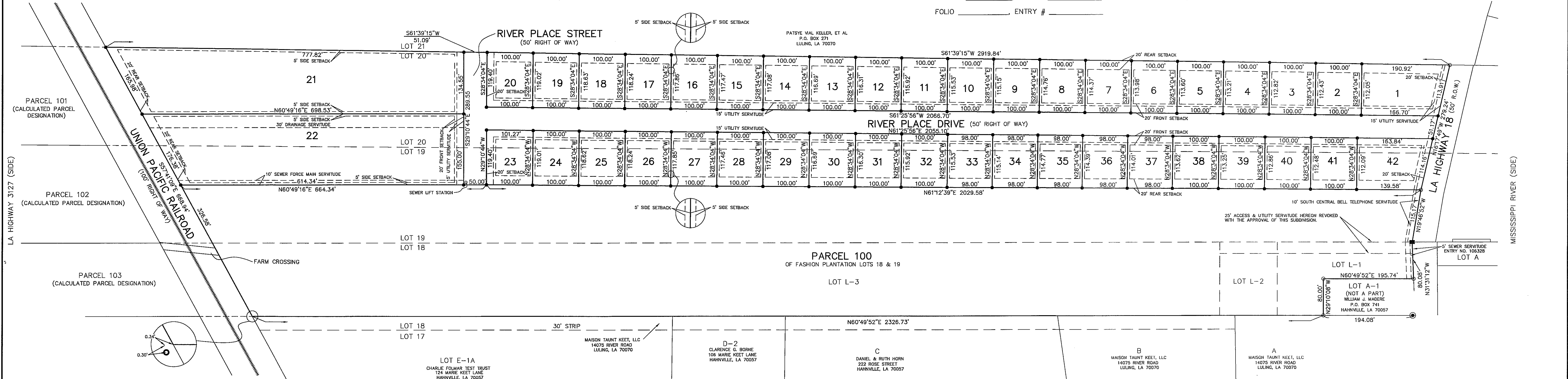
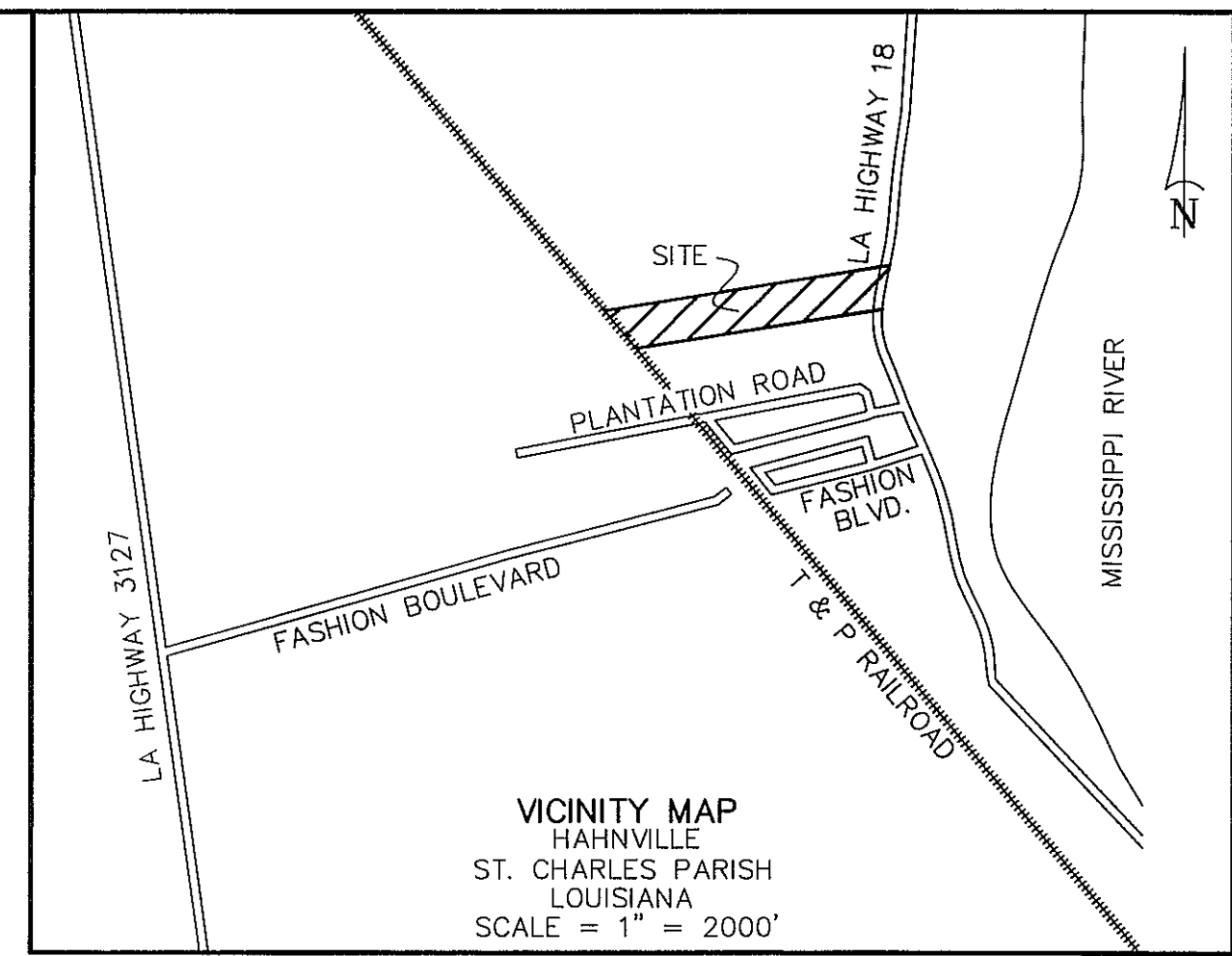
DEVELOPER \_\_\_\_\_ DATE \_\_\_\_\_

RECORDED IN THE CLERK OF COURT'S OFFICE

ST. CHARLES PARISH ON THE \_\_\_\_\_

DAY OF \_\_\_\_\_, IN BOOK \_\_\_\_\_

FOLIO \_\_\_\_\_, ENTRY # \_\_\_\_\_



AREA TABLE					
1	19,973 SQ. FT.	16	11,766 SQ. FT.	31	11,611 SQ. FT.
2	11,224 SQ. FT.	17	11,805 SQ. FT.	32	11,572 SQ. FT.
3	11,263 SQ. FT.	18	11,844 SQ. FT.	33	11,303 SQ. FT.
4	11,302 SQ. FT.	19	11,882 SQ. FT.	34	11,266 SQ. FT.
5	11,340 SQ. FT.	20	11,921 SQ. FT.	35	11,228 SQ. FT.
6	11,379 SQ. FT.	21	103,265 SQ. FT.	36	11,191 SQ. FT.
7	11,418 SQ. FT.	22	101,747 SQ. FT.	37	11,154 SQ. FT.
8	11,456 SQ. FT.	23	11,996 SQ. FT.	38	11,343 SQ. FT.
9	11,495 SQ. FT.	24	11,882 SQ. FT.	39	11,306 SQ. FT.
10	11,534 SQ. FT.	25	11,843 SQ. FT.	40	11,267 SQ. FT.
11	11,573 SQ. FT.	26	11,804 SQ. FT.	41	11,228 SQ. FT.
12	11,611 SQ. FT.	27	11,766 SQ. FT.	42	16,961 SQ. FT.
13	11,650 SQ. FT.	28	11,727 SQ. FT.	PARCEL 100	717,953 SQ. FT.
14	11,689 SQ. FT.	29	11,688 SQ. FT.	STREET	117,553 SQ. FT.
15	11,727 SQ. FT.	30	11,650 SQ. FT.		

**SURVEYOR'S NOTES:**

- ST. CHARLES PARISH LAND USE REGULATIONS, INCLUDING SETBACK STANDARDS, SUPERSEDE PRIVATE SUBDIVISION COVENANTS WHERE PARISH REGULATIONS ARE MORE RESTRICTIVE.
- SEWER DISPOSAL WILL BE THROUGH A PROPOSED GRAVITY SEWER LINE TO AN EXISTING ST. CHARLES PARISH SEWER LINE ON LA HIGHWAY 18.
- DRAINAGE DISCHARGE WILL BE LOCATED AT THE T & P RAILROAD AND WILL TRAVEL THERE VIA UNDERGROUND CULVERTS TO THE OUTFALL DITCH.
- THE FINAL PLAT IS BASED UPON AN ACTUAL SURVEY MADE BY STEPHEN P. FLYNN, P.L.S., THE DISTANCES, COURSES, ALL ANGLES 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.

**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."

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."

SIGNATURE OF OWNER \_\_\_\_\_

**CURRENT ZONING:**

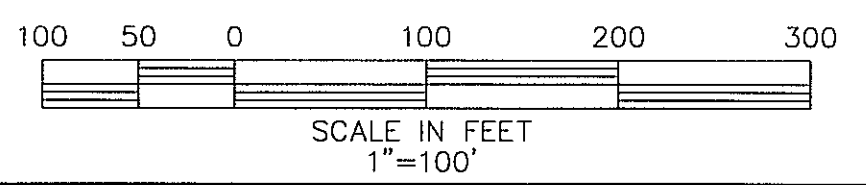
ZONE: R-1A  
BUILDING SETBACKS:  
FRONT: 20'  
REAR: 20'  
SIDE: 5'

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

DEVELOPER: JCJR ST. CHARLES, LLC  
13726 RIVER ROAD  
DRETHAN, LA 70047

OWNER: PORTION OF LOT 19 HIGHWAY 18 LLC  
PORTION OF LOT 20 HIGHWAY 18 LLC  
P.O. BOX 510 BOUTTE, LA 70039

LOT L-1, LOT L-2 & LOT L-3  
JCJR ST. CHARLES, LLC  
13726 RIVER ROAD  
DRETHAN, LA 70047



**LEGEND:**

- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- ⊙ RAIL FOUND
- ⊙ 2" IRON PIPE FOUND
- GRATE BAR

- SURVEY REFERENCE:**
- SUBDIVISION OF THE EXACT ONE HALF OF LOT 19, 20, 21 & 22 OF FASHION PLANTATION BY H.E. LANDRY, C.E. DATED JANUARY 8, 1935.
  - SURVEY OF A PORTION OF A SUBDIVISION OF LOTS 16, 17 & 18 OF FASHION PLANTATION BY LUCIAN C. GASSEN, R.L.S. DATED JULY 3, 1976.
  - 82' X 6.3' PORTION OF LOT 19 OF FASHION PLANTATION SUBDIVISION BY JOHN E. WALKER, R.L.S. DATED JANUARY 18, 1983, COB 293 FOLIO 475.
  - SUBDIVISION OF PORTIONS OF LOTS 21 & 22 OF FASHION PLANTATION SUBDIVISION BY E.M. COLLIER, R.L.S. DATED AUGUST 28, 1962.
  - LOTS A, B, C, D & F OF LOTS 16, 17 AND 18 OF FASHION PLANTATION BY H.E. LANDRY, C.E. DATED JANUARY 24, 1929.
  - ALTA/NSPS LAND TITLE SURVEY LOT 19 & LOT 20, FASHION PLANTATION BY STEPHEN P. FLYNN, P.L.S. DATED AUGUST 23, 2019.
  - A RESUBDIVISION OF A PORTION OF A SUBDIVISION OF LOTS 16, 17 & 18 OF FASHION PLANTATION INTO LOTS L-1, L-2 & L-3 BY LUCIAN C. GASSEN, P.L.S. DATED NOVEMBER 8, 2018.

**BASIS OF BEARING:** BEARINGS HEREON ARE ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE 1702 USING IECA SMARTNET SOLUTION DATED 3/30/2017 NAD83.

**FLOOD NOTE:** THE SURVEYED AREA IS IN ZONE "X" PER FEDERAL INSURANCE RATE MAP NUMBER 220160-0125C DATED 6/16/1992.

NO.	DATE	DESCRIPTION	BY
REVISIONS			
DRAWN BY:	KPB	SHEET NO.:	1 OF 1
DATE:	NOVEMBER 13, 2020	DRAWING NO.:	MM1399_W04007

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

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