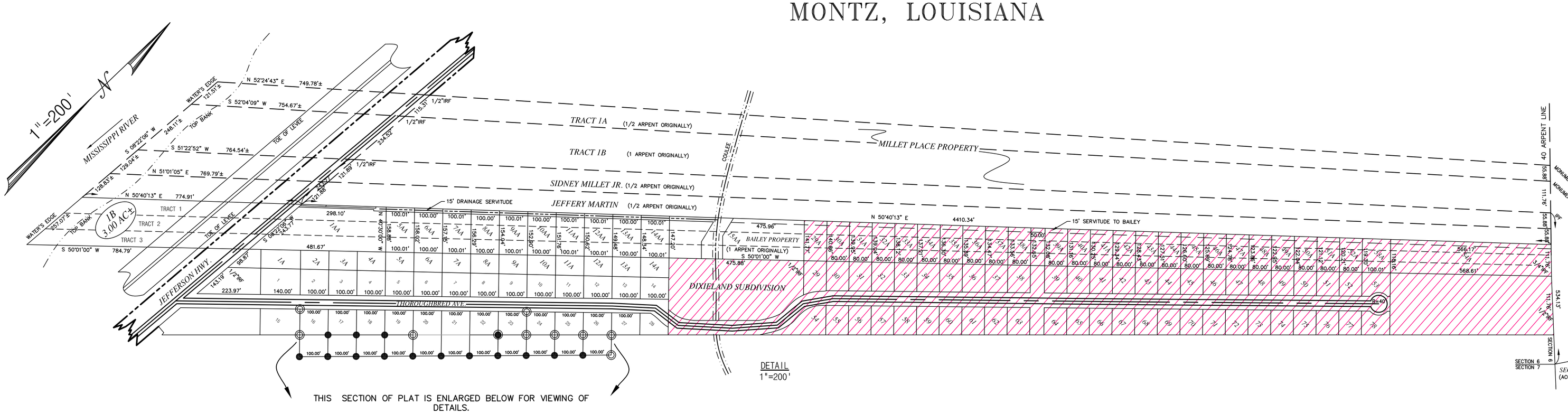
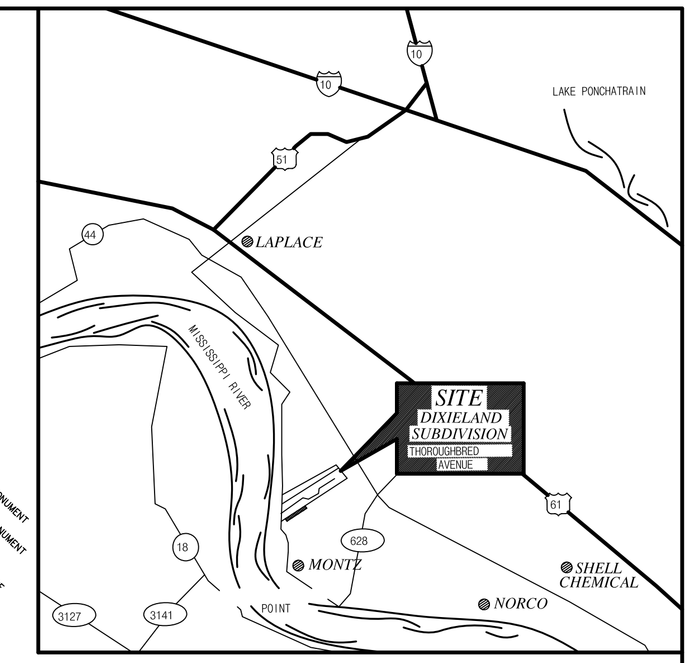
SECTION 6, T12S–R7E
ST. CHARLES PARISH
MONTZ, LOUISIANA

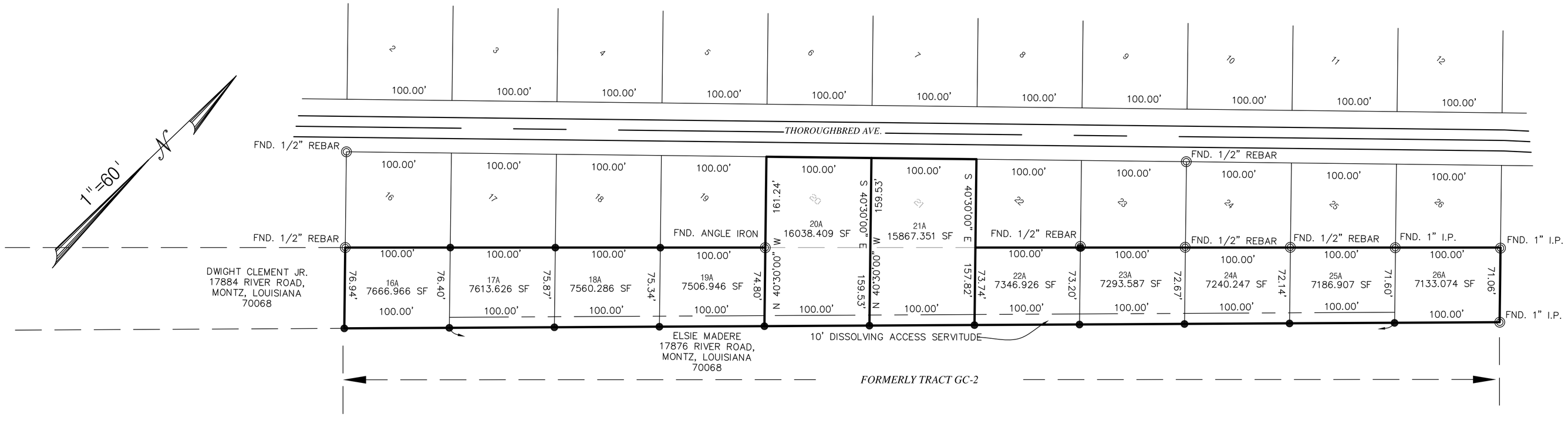


THIS SECTION OF PLAT IS ENLARGED BELOW FOR VIEWING OF DETAILS.

DETAIL
1"=200'



VICINITY MAP
N.T.S.



DETAIL
1"= 60'

LEGEND:
● = 1" IRON PIPE SET
◎ = FOUND CORNER

REFERENCE MAP
1. PLAT OF DIXIELAND SUBDIVISION EXTENSION
BY J.J. PERRET AND ASSOCIATES
DATED AUGUST 9, 1979

2. PLAT OF 14.20 ACRES.
BY: BODIN AND WEBB
DATED: 9-10-2004

3. LOT GC-2 OF THE RESUBDIVISION OF LAWRENCE CLEMENT, SR. TRACT
BY RIVERLANDS SURVEYING COMPANY
DATED: 4-12-2004

NOTE:
1. SURVEY PLAT & RESUBDIVISION OF LOT GC-2 OF THE LAWRENCE CLEMENT SR. TRACT INTO LOTS 16A, 17A, 18A, 19A, 20A, 21A, 22A, 23A, 24A, 25A, AND 26A. SECTION 6, T12S-R7E, MONTZ, ST. CHARLES PARISH, LA.
2. ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS SHALL BE MADE BY AND SOLELY AT THE LOT OWNER'S EXPENSE.

CERTIFICATION: A PLAN OF AN ACTUAL GROUND SURVEY OF A 1.869 ACRE PARCEL OF LAND CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SECTION 6, T12S-R7E, ST. CHARLES PARISH, MONTZ, LOUISIANA.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLEY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR. THIS SURVEY WAS MADE AT THE REQUEST OF JOEY DIGIROLAMO. THIS SURVEY CONFORMS TO THE LOUISIANA "MINIMUM STANDARDS" FOR A CLASS "D" SURVEY.

ADJACENT LAND OWNERS:

1. LOT 16 & 17
GWENDOLYN KELLER
110 & 112 THOROUGHBRED AVENUE
MONTZ, LA. 70068
2. LOT 18
NELL RICCA
114 THOROUGHBRED AVENUE
MONTZ, LA. 70068
3. LOT 19
DONALD CAMBRE
116 THOROUGHBRED AVENUE
MONTZ, LA. 70068
4. LOT 20 & 21
JOEY DIGIROLAMO
118 & 120 THOROUGHBRED AVENUE
MONTZ, LA. 70068
5. LOT 22
MONA BERTHELOT
122 THOROUGHBRED AVENUE
MONTZ, LA. 70068
6. LOT 23
WILLIAM DEMPSEY
124 THOROUGHBRED AVENUE
MONTZ, LA. 70068
7. LOT 24
MELANIE CASTENADA
126 THOROUGHBRED AVENUE
MONTZ, LA. 70068
8. LOT 25
ODDETTE S. VICKNAIR
128 THOROUGHBRED AVENUE
MONTZ, LA. 70068
9. LOT 26
EARL LEBLANC SR.
130 THOROUGHBRED AVENUE
MONTZ, LA. 70068
10. LOT 27 & 28
RALPH SIMONEAUX
132 THOROUGHBRED AVENUE
MONTZ, LA. 70068

DIGIROLAMO PROPERTY (1.869 AC.)
NOTES:
1. THE 1.689 AC. SURVEY CONSIST OF LOTS 16A THROUGH 26A (FORMERLY TRACT GC-2 OF THE LARENCE CLEMENT, SR. RESUBDIVISION) AND ARE TO BE SOLD IN LIMITED PUBLIC SALE TO OWNERS OF LOTS IN DIXIELAND SUBDIVISION OR ANY ABUTTING PROPERTY FOR THE PURPOSE OF EXTENDING THE EXISTING LOTS IN DEPTH. THESE LOTS ARE NOT ADJACENT TO ANY STREET AND NO WATER OR SEWER FACILITIES ARE PROVIDED.
2. UPON A PROPERTY SALE OF EITHER LOT 20A OR 21A, A 10' DISSOLVING ACCESS SERVITUDE SHALL BE RECORDED ACROSS SAID LOT FROM THOROUGHBRED AVE. TO THE REAR LOT LINE.

RECOMMENDATION APPROVAL/DISAPPROVAL

PLANNING COMMISSION CHAIRMAN DATE

COUNCIL CHAIRMAN DATE

PARISH PRESIDENT DATE

DATE

BODIN & WEBB INC.
ENGINEERS & SURVEYORS
1024 S. CYPRESS STREET
HAMMOND, LA. 70403
PROFESSIONAL LAND SURVEY
LICENSE NUMBER 4253

PH # (985)345-3947 FAX # (985)345-0213

#	DATE	REVISION	BY	#	DATE	REVISION	BY

BODIN AND WEBB, INC.
CONSULTING ENGINEERS
1024 S. CYPRESS
HAMMOND, LOUISIANA 70403
PH# (985) 345-3947 FAX# (985) 345-0213

JOEY DIGIROLAMO
118 THOROUGHBRED DRIVE
MONTZ, LOUISIANA 70068
OWNER

DESIGNED: W.J.B.	DATE: 7/11/2013		
DRAWN: D.E.P.			
CHECKED: W.J.B.	SCALE: AS SHOWN		
APPROVED: W.J.B.			

1.869 AC. EAST OF LOTS 16–26 OF DIXIELAND SUBDIVISION & RESUBDIVISION OF LOTS 20 & 21

SEC. 6 T12S–R7E, MONTZ, LOUISIANA ST. CHARLES PARISH

PROJECT NO. 1301

SHEET NO. 1 OF 1

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