

OWNER: BILLY L. BAKER  
135 OLIVIA DRIVE  
HAHNVILLE, LA 70057

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

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

DIRECTOR, DEPT. OF PLANNING AND ZONING \_\_\_\_\_ 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.

RECORDED IN THE CLERK OF COURT'S OFFICE

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

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

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

ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS, RELOCATION'S OR MODIFICATIONS SHALL BE MADE BY AND SOLELY AT THE LOT OWNER'S EXPENSE

AREA TABLE	
1A	1.08 ACRES
2A	0.50 ACRES
3A*	27 +/- ACRES (CALCULATED)

\* AREA INCLUDES T & P RAILROAD AND LA HIGHWAY 3127 RIGHT OF WAY

**TITLE:** SURVEY PLAT AND RESUBDIVISION OF THE LEON HEURTIN TRACT INTO LOTS HEREIN DESIGNATED AS LOT 1A, LOT 2A & LOT 3A (CALCULATED) OF THE LEON HEURTIN TRACT SITUATED IN SECTION 6, T-12-S, R-20-E & SITUATED IN SECTION 10, T-13-S, R-20-E, HAHNVILLE, ST. CHARLES PARISH, LOUISIANA.

**DATE:** SEPTEMBER 25, 2020, REVISED TO SHOW ADDITIONAL 30' SERVITUDE 1/8/2021

**SURVEY REFERENCE:** 1. PRELIMINARY PLAT RIVERCREST ESTATES BY DUFRENE SURVEYING & ENGINEERING, INC. DATED 10/21/2005, REVISED 1/9/2006.

**BASIS OF BEARING:** BEARINGS HEREON ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 1702, NAD 83, GEOID 18 USING LEICA SMARTNET SOLUTION DATED 9/25/2020.

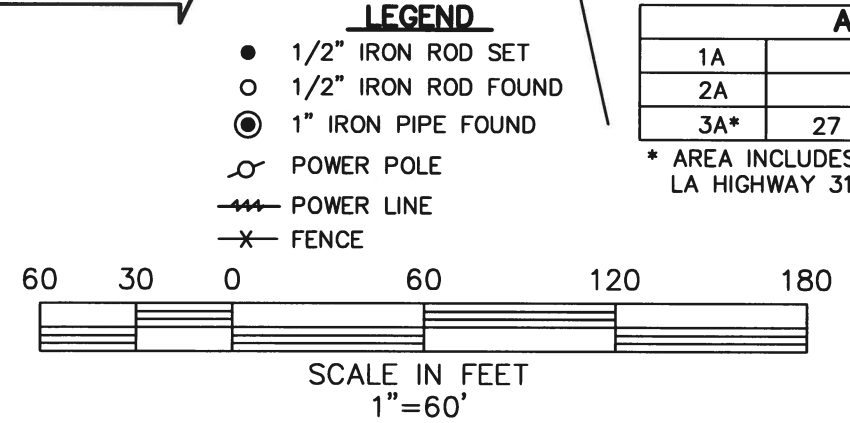
**FLOOD NOTE:** THE SURVEYED LOTS 1A & 2A ARE IN ZONE "X" PER FEDERAL INSURANCE RATE MAP NUMBER 220160-0125C DATED 6/16/1992.

**SURVEYOR'S NOTES:**

A. THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY.

B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.

C. MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.



DRAWN BY: KPB DRAWING NO. MM2329\_W03841

**RIVERLANDS SURVEYING COMPANY**

505 HEMLOCK STREET  
LAPLACE, LA. 70068  
1-800-248-6982  
985-652-6356

*Stephen P. Flynn*

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

STATE OF LOUISIANA  
STEPHEN P. FLYNN  
REG. No. 4668  
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR