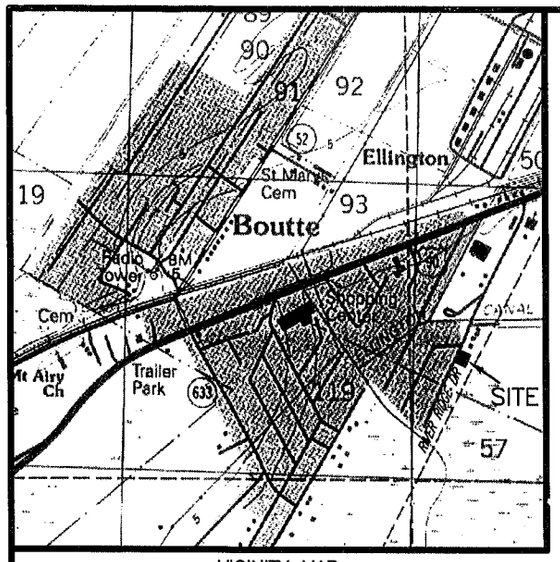
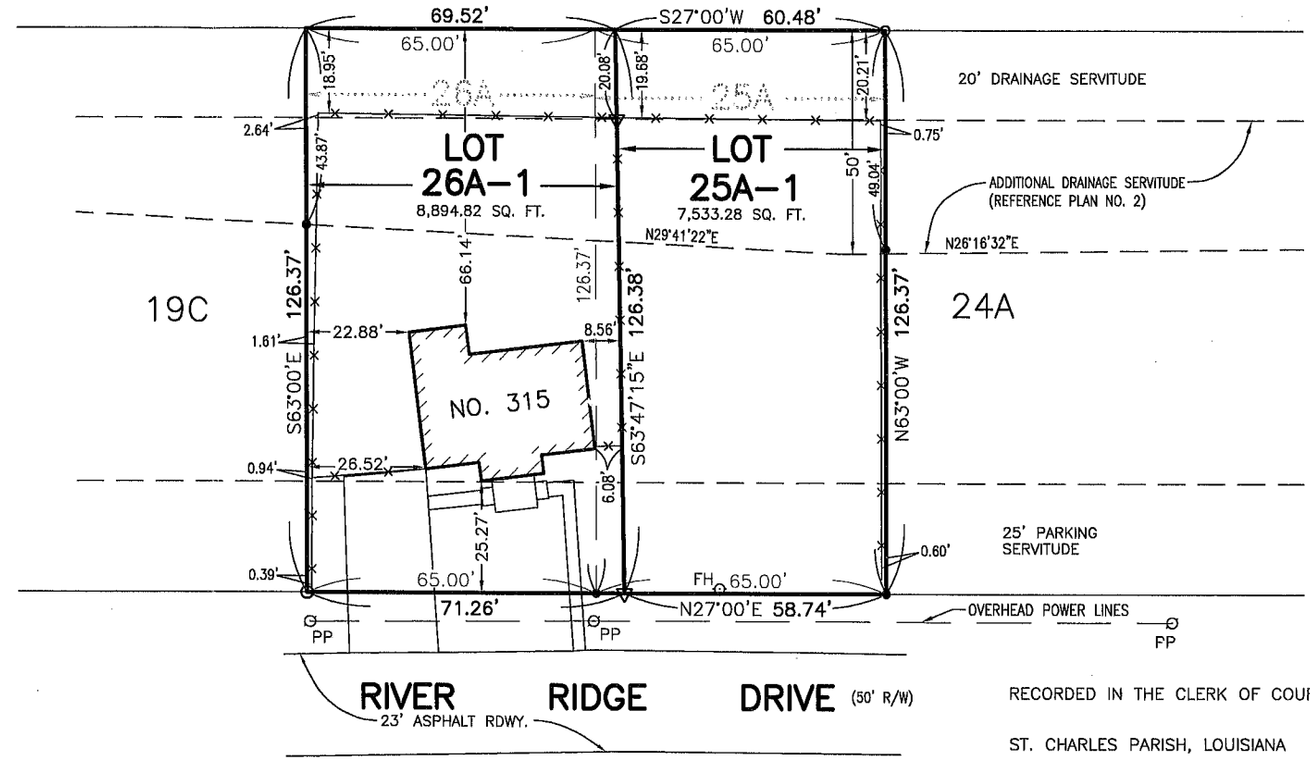


VICINITY MAP
SCALE: 1" = 2000'



APPROVALS:

St. Charles Parish Planning and Zoning Commission Chairman — Date: 5-FEB-2026

St. Charles Parish Council Chairman — Date: 3/2/26

St. Charles Parish President — Date: 3/2/26

NOTE:
ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS, RELOCATIONS OR MODIFICATIONS SHALL BE MADE SOLELY AT THE LOT OWNER'S EXPENSE.

RECORDED IN THE CLERK OF COURT'S OFFICE,

ST. CHARLES PARISH, LOUISIANA

ON THE ____ DAY OF _____ 20____,

INSTRUMENT NUMBER _____

REFERENCE PLANS:
1. RESUBDIVISION OF LOTS 201A THROUGH 219D ADDITION TO HOLDER ESTATES PHASE I INTO LOTS 1A THROUGH 26A, RIVER RIDGE WEST PHASE III BY LUCIEN C. GASSEN, DATED AUGUST 5, 1991
2. HOLDER ESTATES ADDITION PHASE I NEW DRAINAGE SERVITUDE BY J. MICHAEL DIXON, DATED OCTOBER 28, 1991

The servitudes shown on this survey are limited to those set forth per reference plans and there is no representation that all applicable servitudes are shown hereon. No title search or public record search was made in compiling data for this survey.

This is to certify that I have consulted the Flood Insurance Rate Maps and found that this property is in Zone AE.

40 30 20 10 0 40
GRAPHIC SCALE

LEGEND
● = 1/2" IRON ROD FOUND
O = 1/2" IRON ROD SET
▽ = 60d NAIL SET
FH = FIRE HYDRANT
PP = POWER POLE
—×— FENCE

BEARINGS ARE BASED ON REFERENCE PLANS

RESUBDIVISION OF LOTS 25A & 26A
RIVER RIDGE WEST
PHASE III
INTO LOTS 25A-1 & 26A-1
ST. CHARLES PARISH, LOUISIANA

SCALE: 1" = 40' OCTOBER 22, 2025

CERTIFIED TO ICG INVESTING, LLC & BLAKE A. LORIO

STATE OF LOUISIANA
LOUIS J. GASSEN JR.
REGISTERED
PROFESSIONAL
LAND SURVEYOR

I certify that this plat represents an actual ground survey performed by myself or under my supervision and is in accordance with the Louisiana standards of practice for a Class C survey.

LOUIS J GASSEN JR, PLS
Registration No. 4945
(985) 785-0745
1026 Gassen Street
Luling, Louisiana 70070

GASSEN SURVEYING, LLC