

**TITLE:** SURVEY PLAT AND RESUBDIVISION OF LOT A OF LOT 21 AND LOT 20 OF THE ADDITION TO MOZELLA SUBDIVISION INTO A LOT HEREIN DESIGNATED AS LOT 20A OF THE ADDITION TO MOZELLA SUBDIVISION SITUATED IN SECTION 3, T-14-S, R-20-E, PARADIS, ST. CHARLES PARISH, LOUISIANA.

**DATE:** FEBRUARY 28, 2011

**SURVEY REFERENCE:** 1. ADDITION TO MOZELLA SUBDIVISION BY E.M. COLLIER, P.L.S. DATED JUNE 1, 1942.  
2. DIVISION OF LOT 21 OF ADDITION TO MOZELLA SUBDIVISION BY E.M. COLLIER, P.L.S. DATED MAY 24, 1961.

**BASIS OF BEARING:** CENTERLINE RAILROAD STRAIGHT OF WAY TO EAST BEING N73°30'16"E

**MUNICIPAL ADDRESS:** 14411 OLD SPANISH TRAIL

**FLOOD NOTE:** THE SURVEYED PARCEL IS IN ZONE "AE" PER FEDERAL INSURANCE RATE MAP NUMBER 220160-125C DATED 6/16/1992.

**SURVEYOR'S NOTES:**

A. I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME AND CONFORMS TO THE REQUIREMENTS FOR THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:LXI, CHAPTER 25 FOR A CLASS "C" SURVEY.

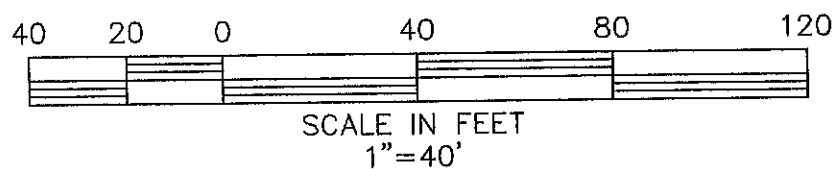
B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.

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.

D. THESE LINE ARE ON EXISTING FENCES AND ARE SUBJECT TO AGREEMENT BY THE ADJOINING LAND OWNERS.

**LEGEND**

- #4 IRON ROD SET
- ✕ FENCE
- ⊙ POWER POLE
- POWER LINE
- ⊗ FIRE HYDRANT



**DEVELOPER:** CRAIG CUCCIA  
23275 ELM STREET  
MANDVILLE, LA 70448  
504-430-9753

APPROVED:

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

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 # \_\_\_\_\_

DRAWN BY: KPB      DRAWING NO. M9976

**RIVERLANDS SURVEYING COMPANY**

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