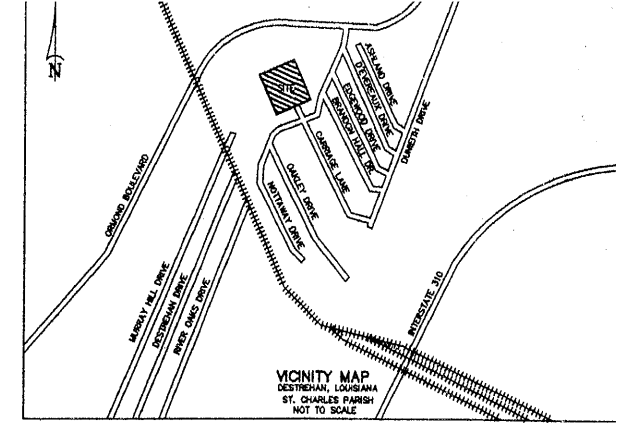
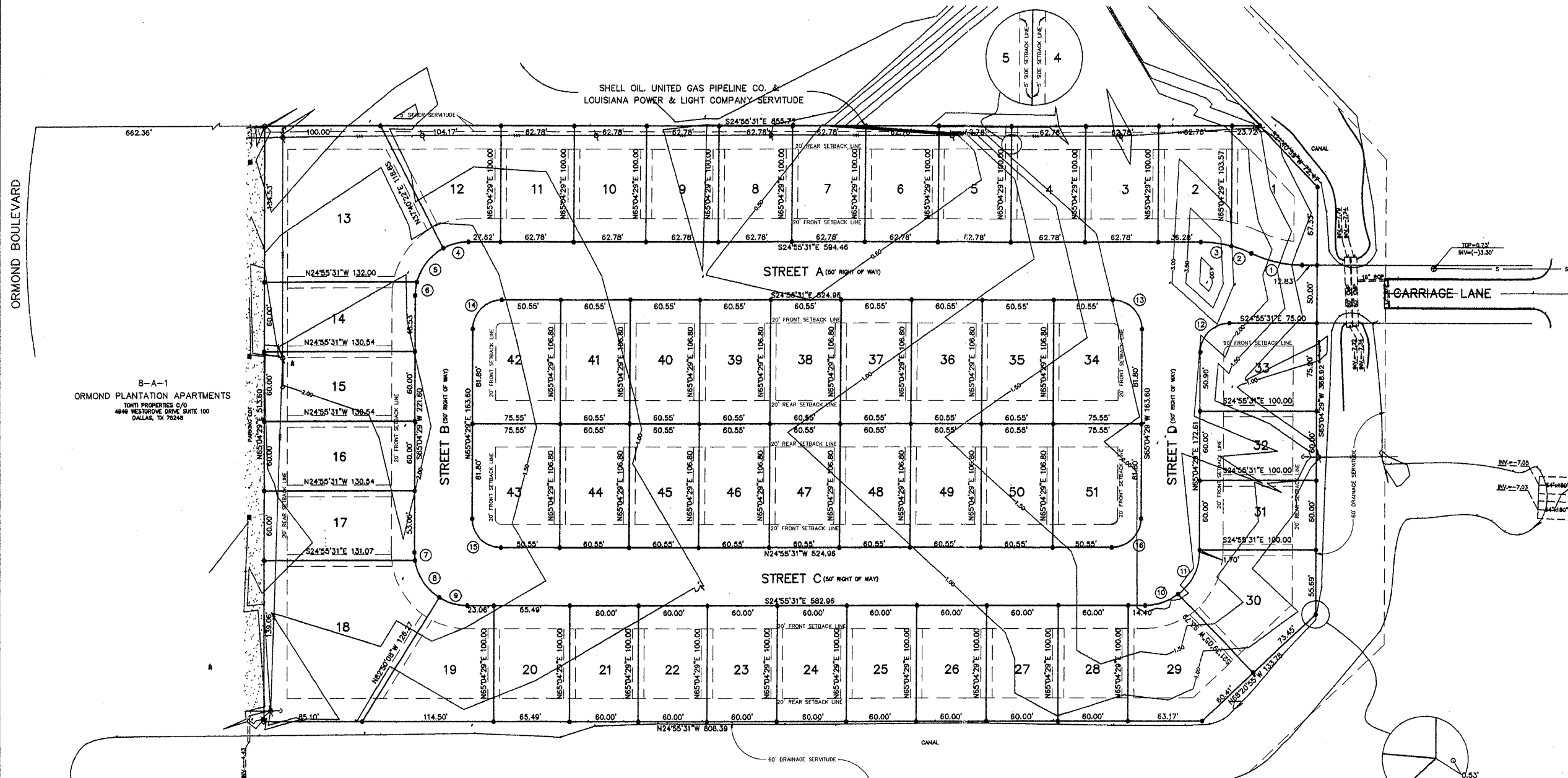


BELLE ORMOND SUBDIVISION
SITUATED IN SECTIONS 13 & 14, T-12-E, R-8-E
DESTREHAN, ST. CHARLES PARISH, LOUISIANA

SURVEY PLAT AND RESUBDIVISION OF PARCEL 8-A-2 OF ORMOND COUNTRY CLUB ESTATES INTO LOTS HEREIN DESIGNATED AS LOTS 1 THRU 51 OF ORMOND COUNTRY CLUB ESTATES



OWNER/DEVELOPER :
 JAMES PETTIGREW
 4132 BAYOU SAVAGE DRIVE
 KENNER, LA 70065

APPROVAL

DATE _____ CHAIRMAN, PLANNING COMMISSION

DATE _____ CHAIRMAN, PARISH COUNCIL

DATE _____ PARISH PRESIDENT

RECORDED IN THE CLERK OF COURTS OFFICE, ST. CHARLES PARISH ON THE _____ DAY OF _____ IN CONVEYANCE BOOK _____ FOLIO _____ ENTRY NO. _____

ST. CHARLES PARISH LAND USE REGULATIONS, INCLUDING SETBACK STANDARDS, SUPERSEDE SUBDIVISION CONVENANTS WHERE PARISH REGULATIONS ARE MORE RESTRICTIVE

DEDICATION STATEMENTS

- THE RIGHT-OF-WAY STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVICED 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 ON ANY SERVICED SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICED IS GRANTED.
- 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 LAWS HAVE BEEN APPROVED BY THE LOUISIANA DEPARTMENT OF HEALTH.

OWNER/SUBDIVIDER
 DATED 9/12/05

THIS PERIMETER PLAN 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 SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

THE SERVICED SHOWN ON THIS PLAN ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICED ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS PLAN.

UTILITIES SHOWN HEREON ARE BASED UPON FIELD SURVEY OBSERVATIONS UNLESS NOTED OTHERWISE. LOCATIONS OF UNDERGROUND UTILITIES THAT MAY BE SHOWN HEREON ARE APPROXIMATE AND ALL PARTIES INTERESTED IN ACTUAL LOCATIONS SHOULD CONTACT "LOUISIANA ONE CALL" @ 1-800-272-3000 BEFORE ANY EXCAVATION OR CONSTRUCTION. SURVEYOR MAKES NO WARRANTIES AS TO ACCURACY CORRECTNESS OR VARIETY OF UNDERGROUND UTILITY LOCATIONS. UTILITY COMPANIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION.

SUBJECT PROPERTY IS BEING REZONED TO R-1-A FROM R-3 TITLE: SURVEY PLAT OF PARCEL 8-A-2, ORMOND COUNTRY CLUB ESTATES TO SHOW THE CHANGE OF THE CURRENT ZONE OF ZONE R-3 TO ZONE R-1-A SITUATED IN SECTIONS 13 & 14, T-12-E, R-8-E, DESTREHAN, ST. CHARLES PARISH, LOUISIANA.

NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN 20 FEET TO THE FRONT LINE OR NEARER THAN 5 FEET TO ANY SIDE LINE. THERE SHALL BE A DISTANCE OF AT LEAST 10 FEET BETWEEN HOUSES. NO DWELLING SHALL BE LOCATED ON ANY LOT NEARER THAN 30 FEET TO THE REAR LOT LINE. NO DWELLING SHALL BE LOCATED ON ANY LOT NEARER THAN 30 FEET FROM ANY PERMITS. NO DETACHED BUILDINGS SHALL BE LOCATED NEARER THAN 5 FEET TO THE REAR LOT LINE. ALL MEASUREMENTS SHALL BE FROM THE BILL LINES.

NO IMPROVEMENT CAN BE CONSTRUCTED THAT BLOCKS THE STORM WATER RUNOFF FROM THE STREET OR THAT ALLOWS STORM WATER TO STAND ON THE STREET. LOTS MUST BE GRADED SO THAT STORM WATER DRAINS TO THE FRONT OF THE PROPERTY LINES. THE STORM DRAINAGE RUNOFF WILL BE HANDLED BY STREET COLLECTION INTO SUBSURFACE DRAINAGE AND ULTIMATELY DISCHARGED BY THE ORMOND PUMPING STATION.

SEWAGE WILL BE HANDLED BY GRAVITY FLOW INTO ADJACENT SITE LIFT STATION AND INTO THE ST. CHARLES PARISH SYSTEM AND ON TO A SEWAGE TREATMENT PLANT OPERATED BY ST. CHARLES PARISH DEPARTMENT OF WASTEWATER.

ST. CHARLES PARISH LAND USE REGULATIONS INCLUDING SETBACK STANDARDS, SUPERSEDE PRIVATE SUBDIVISION CONVENANTS WHERE PARISH REGULATIONS ARE MORE RESTRICTIVE.

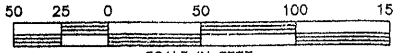
THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DRIVING.

SURVEY REFERENCE: 1. RESUBDIVISION OF PARCEL 8-A & LOT F-2-B ORMOND COUNTRY CLUB ESTATES INTO PARCELS 8-A-1 AND 8-A-2 & LOTS F-2-B-1 AND F-2-B-2 BY LUCIEN G. GASSIN L.S. DATED 5/7/1988.
 2. SURVEY OF PARCEL 8-A-2, ORMOND COUNTRY CLUB ESTATES BY R.P. FONTAUBERTA, JR. DATED 11/6/1983.

BASIS OF BEARING: BEARINGS HEREON ARE REFERENCED TO GRID NORTH AS ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE.

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "A" per FEDERAL INSURANCE RATE MAP NUMBER 220180-01000 DATED 5/2/2003. BASE FLOOD ELEVATION = 4.82' (N.A.T.D. 88)

SURVEYOR'S NOTES: A. I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME AND CO-OPERATORS TO THE REQUIREMENTS FOR THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:151, CHAPTER 305 FOR A CLASS "S" SURVEY. B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVICED OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN. C. NO DITCHES, UNDERGROUND LINES OR CONDUITS SHOWN. D. MINIMAL SETBACK LINES AND SERVICED SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.



SCALE IN FEET
 1" = 50'

- #4 IRON ROD SET
- #4 IRON ROD FOUND
- POWER POLE
- POWER LINE
- CUIV ANCHOR
- ▲ FIRE HYDRANT

AREA TABLE					
LOT	AREA S.F.	LOT	AREA S.F.	LOT	AREA S.F.
1	7,136	19	8,355	37	6,466
2	6,309	20	6,540	38	6,466
3	6,278	21	6,000	39	6,466
4	6,278	22	6,000	40	6,466
5	6,278	23	6,000	41	6,466
6	6,278	24	6,000	42	7,935
7	6,278	25	6,000	43	7,935
8	6,278	26	6,000	44	6,466
9	6,278	27	6,000	45	6,466
10	6,278	28	6,000	46	6,466
11	6,278	29	8,308	47	6,466
12	7,872	30	8,485	48	6,466
13	17,502	31	6,000	49	6,466
14	7,835	32	6,000	50	6,466
15	7,832	33	7,405	51	7,935
16	7,832	34	7,935		
17	7,833	35	6,466		
18	17,127	36	6,466		

CURVE DATA TABLE				
CURVE	LENGTH	RADIUS	BEARING	DISTANCE
1	48.06'	100.00'	N12°00'24"W	44.71'
2	18.28'	100.00'	N04°19'30"W	18.25'
3	28.61'	100.00'	N17°14'38"W	26.73'
4	22.76'	46.00'	N39°06'04"W	22.83'
5	37.91'	46.00'	N76°55'15"W	36.84'
6	11.58'	46.00'	N72°17'17"W	11.55'
7	6.98'	46.00'	N60°44'11"W	6.93'
8	39.61'	46.00'	N31°43'33"E	38.40'
9	25.87'	46.00'	S05°58'09"E	25.34'
10	30.33'	46.00'	S43°48'55"E	29.78'
11	41.92'	46.00'	N88°48'55"W	40.48'
12	39.27'	25.00'	N69°55'30"W	35.35'
13	39.27'	25.00'	S20°04'29"W	35.35'
14	39.27'	25.00'	N69°55'30"W	35.35'
15	39.27'	25.00'	S20°04'29"W	35.35'
16	39.27'	25.00'	S69°55'30"W	35.35'

TOTAL LOTS	366,227
TOTAL STREET	24,035
TOTAL	409,262

NO.	DATE	DESCRIPTION	BY
REVISIONS			

DRAWN BY: KPB SHEET NO. 1 OF 1
 DATE: SEPTEMBER 12, 2005 DRAWING NO. L1539EO

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

RIVERLANDS SURVEYING COMPANY
 505 HEMLOCK STREET
 LAPLACE, LA 70068
 1-800-248-6992
 986-652-6366