

VICINITY MAP  
SCALE: 1" = 2000'

APPROVALS:  
*Lucien C. Gassen, PLS* 6/11/2021  
 St. Charles Parish Planning and Zoning  
 Commission Chairman Date

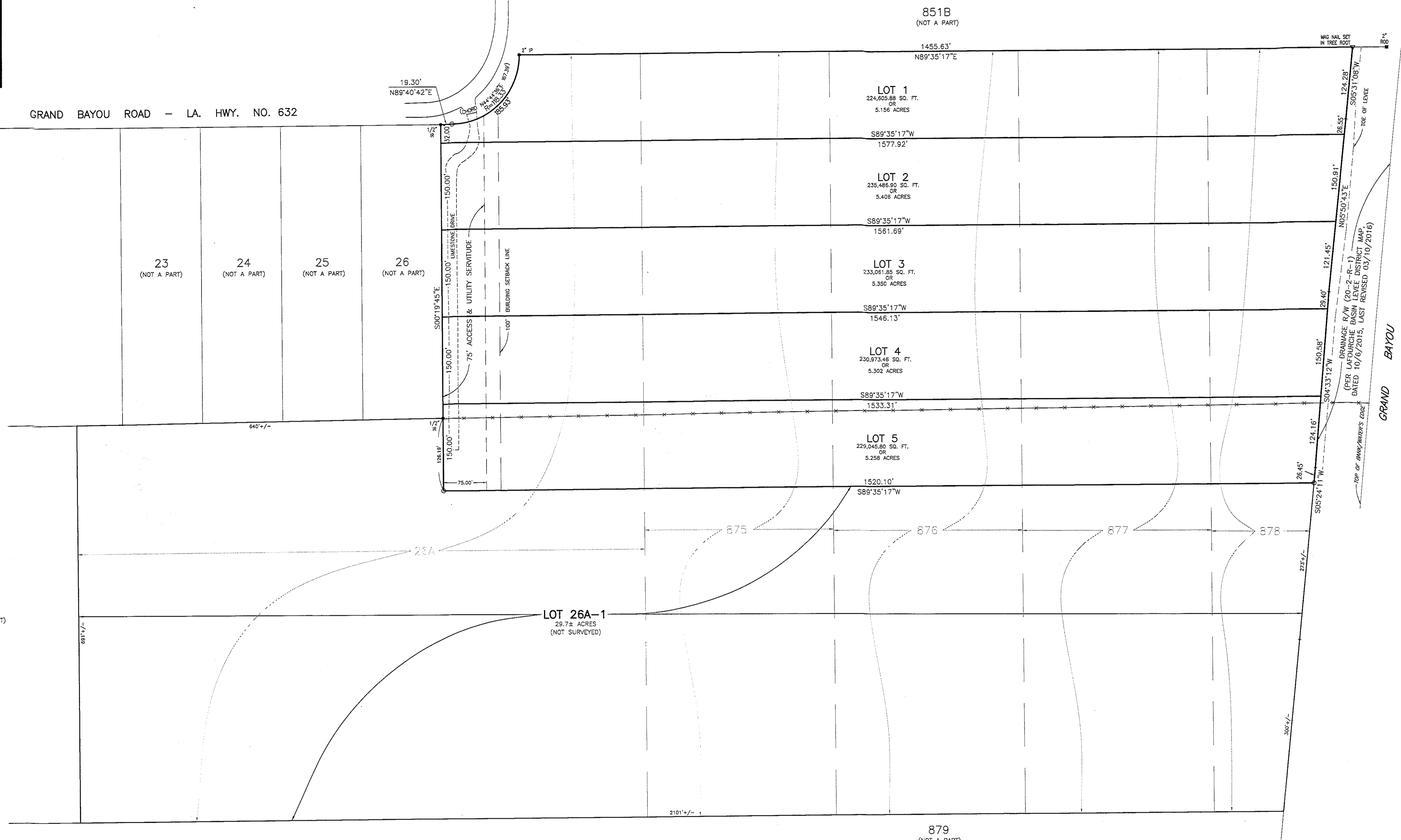
St. Charles Parish Council Chairman \_\_\_\_\_ Date \_\_\_\_\_

St. Charles Parish President \_\_\_\_\_ Date \_\_\_\_\_

Recorded in The Clerk of Court's office  
 St. Charles Parish on the \_\_\_\_\_ day of \_\_\_\_\_  
 in Book \_\_\_\_\_  
 Folio \_\_\_\_\_, Entry # \_\_\_\_\_  
 Signature \_\_\_\_\_ Title \_\_\_\_\_

NOTE:  
 NO LOT CREATED BY THIS ACT OF  
 SUBDIVISION SHALL BE DIVIDED IN  
 SUCH A WAY THAT ANOTHER NET  
 INCREASE IN THE NUMBER OF  
 LOTS OCCURS FOR A PERIOD OF  
 TWO YEARS.

GRAND BAYOU ROAD - LA. HWY. NO. 632



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

- REFERENCE PLAN:  
 1. SUNSET DRAINAGE DISTRICT BY JAMES S. WEBB, DATED DEC. 1, 1925  
 2. SUNSET RIDGE RESUBDIVISION OF LOTS 850 & 851 OF THE SUNSET DRAINAGE DISTRICT INTO LOTS 850A, 850B, 851A & 851B BY LUCIEN C. GASSEN, PLS, DATED SEPTEMBER 23, 2003  
 3. LAFOURCHE BASIN LEVEE DISTRICT AND PARISH OF ST. CHARLES RIGHT OF WAY MAP WEST BANK HURRICANE PROTECTION LEVEE SUNSET DRAINAGE DISTRICT LEVEE, BY RIVERLANDS SURVEYING COMPANY, STEPHEN P. FLYNN, DATED OCT. 5, 2015, REVISED FEB. 12, 2016 AND MARCH 10, 2016  
 4. RESUBDIVISION OF A PORTION OF LOTS 872, 873 & 874 OF THE SUNSET DRAINAGE DISTRICT INTO LOTS 23, 24, 25, 26 & 26A EXTENSION OF LOTS TO SUNSET RIDGE La Pature Ronchettes BY LUCIEN C. GASSEN SURVEYING SERVICES, LOUIS J GASSEN JR., PLS, DATED JULY 27, 2018

- LEGEND  
 ● = FOUND  
 ■ = ROD FOUND  
 ○ = 1/2" IRON ROD SET  
 ◻ = 1/2" IRON ROD SET  
 ▽ = IRON PIPE  
 | = IRON ROD  
 --- = FENCE

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

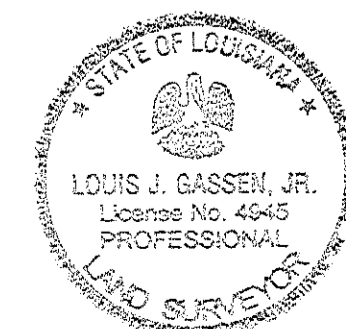
This is to certify that I have consulted the Flood Insurance Rate Maps and found that this property is in Zone X.

RESUBDIVISION OF LOTS 26A, 875, 876, 877 & 878  
 OF THE SUNSET DRAINAGE DISTRICT  
 INTO LOTS 1, 2, 3, 4 & 5  
 SUNSET RANCHES  
 AND LOT 26A-1  
 SUNSET DRAINAGE DISTRICT  
 IN SECTIONS 34 & 35, T14S - R20E  
 ST. CHARLES PARISH, LOUISIANA  
 SCALE: 1" = 100' MARCH 8, 2021

CERTIFIED TO SUNSET RIDGE DEVELOPMENT, LLC



I certify that this plot 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. The interior property corners to be set upon approval of this resubdivision.



LOUIS J. GASSEN, JR., PLS  
 Registration No. 4545  
 (855) 788-0745  
 1026 Gassen Street  
 Luling, Louisiana 70070

GASSEN SURVEYING, LLC