

St. Charles Parish Recording Page

Lance Marino
Clerk of Court
St. Charles Parish Courthouse
PO Box 424
Hahnville, LA 70057
(985) 783-6632

Received From :
ST CHARLES PARISH - GENERAL FUND
PO BOX 302
HAHNVILLE, LA 70057

First VENDOR

HOGAN ENTERPRISES LLC

First VENDEE

DEPT OF PLANNING & ZONING PARISH OF ST CHARLES

Index Type : CONVEYANCE
Type of Document : RESUBDIVISION
Recording Pages : 3

Entry Number : 467076

Book : 917 Page : 429

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for St. Charles Parish, Louisiana.

Lance Marino
Clerk of Court

CLERK OF COURT
LANCE MARINO
Parish of St. Charles

I certify that this is a true copy of the attached
document that was filed for registry and
Recorded 03/30/2022 at 11:06:37
Recorded in Book 917 Page 429
File Number 467076



On (Recorded Date) : 03/30/2022

At (Recorded Time) : 11:06:37AM



Doc ID - 008149450003

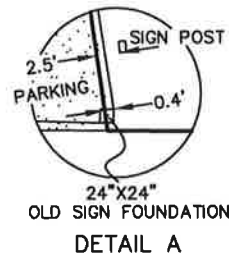
Shelley Duwall
Deputy Clerk

Return To : ST CHARLES PARISH - GENERAL FUND
PO BOX 302
HAHNVILLE, LA 70057

Do not Detach this Recording Page from Original Document

LEGEND

- 1/2" IRON ROD SET
- 1" IRON PIPE FOUND
- ⊙ 1/2" IRON ROD FOUND
- X— FENCE
- POWER POLE
- POWER LINE



AREA TABLE

4A	25,581 SQ. FT.
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CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD
C1	178.14'	2714.79'	N59°24'30"E 178.10'
C2	21.20'	2714.79'	N61°03'52"E 21.20'
C3	78.48'	2714.79'	N60°00'45"E 78.48'
C4	78.45'	2714.79'	N58°21'23"E 78.45'

TITLE: SURVEY PLAT AND RESUBDIVISION OF THE KAREN COMARDELLE ET. AL. LOTS PER COB 605 FOLIO 143, PARCEL 1 & PARCEL 2 PER COB 889 FOLIO 402 AND A PORTION OF PARCEL UR 15-14 PER COB 914 FOLIO 693 BEING PORTIONS OF LOT 4, LOT 5 & LOT 6 OF THE MAX TRAUTH PARTITION BEING A PORTION OF LOTS 17 & 19 OF THE RANSON TRACT OR COTEAU DE FRANCE INTO A LOT HEREIN DESIGNATED AS LOT 4A OF THE MAX TRAUTH PARTITION SITUATED IN SECTION 48, T-14-S, R-20-E, DES ALLEMANDS, ST. CHARLES PARISH, LOUISIANA.

DATE: MARCH 14, 2022

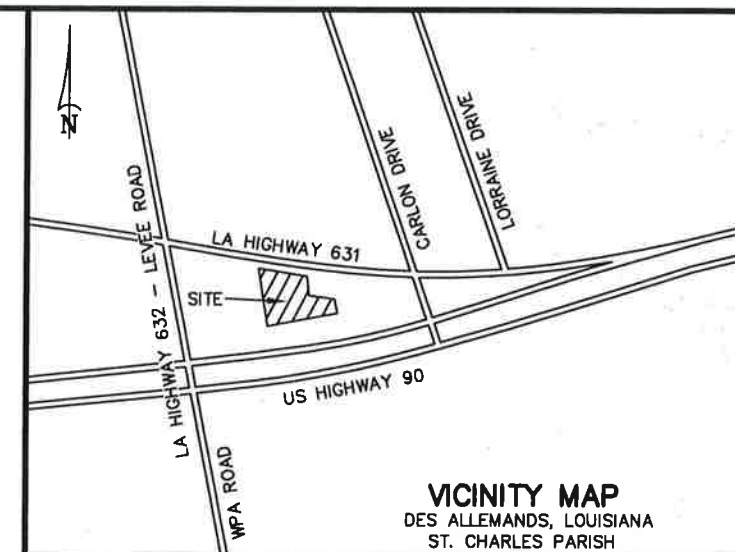
SURVEY REFERENCE: 1. LOUISIANA STATE RIGHT OF WAY MAP, SHEET 15 STATE PROJECT 5-08-21 BY FRANK B. CHACHERE DATED 2/9/1959.
2. SURVEY PLAT OF THE REMAINDER OF LUTIE LEBLANC VERDA ET. AL. LOT BEING A PORTION OF LOT 1 OF THE MAX TRAUTH PARTITION & BEING A PORTION OF LOT 15 OF THE RANSON TRACT OR COTEAU DE FRANCE BY STEPHEN P. FLYNN, P.L.S. DATED MAY 1, 2013.

BASIS OF BEARING: BEARINGS HEREON ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 1702, NAD 83, GEOID 12A USING LEICA SMARTNET SOLUTION DATED 5/1/2013.

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "X" PER FEDERAL INSURANCE RATE MAP NUMBER 220160-0175C 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.

DEVELOPER: PAUL HOGAN
HOGAN ENTERPRISES, LLC
P.O. BOX 250
DES ALLEMANDS, LA 70030
504-615-4862



VICINITY MAP
DES ALLEMANDS, LOUISIANA
ST. CHARLES PARISH

APPROVED:

Mark J. Jones
PARISH PRESIDENT

3-28-22

DATE

Michael J. Allen
DIRECTOR, DEPT. OF PLANNING AND ZONING

3-24-22

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.

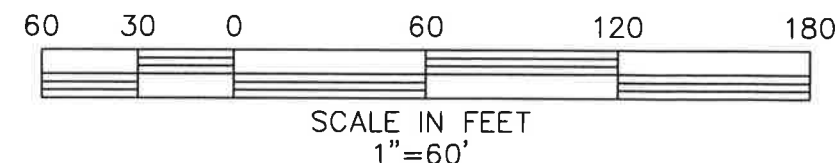
RECORDED IN THE CLERK OF COURT'S OFFICE

ST. CHARLES PARISH ON THE 30th

DAY OF March, IN BOOK 917

FOLIO 429, ENTRY # 461076

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



DRAWN BY: KPB

DRAWING NO. MM1992_W04419

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