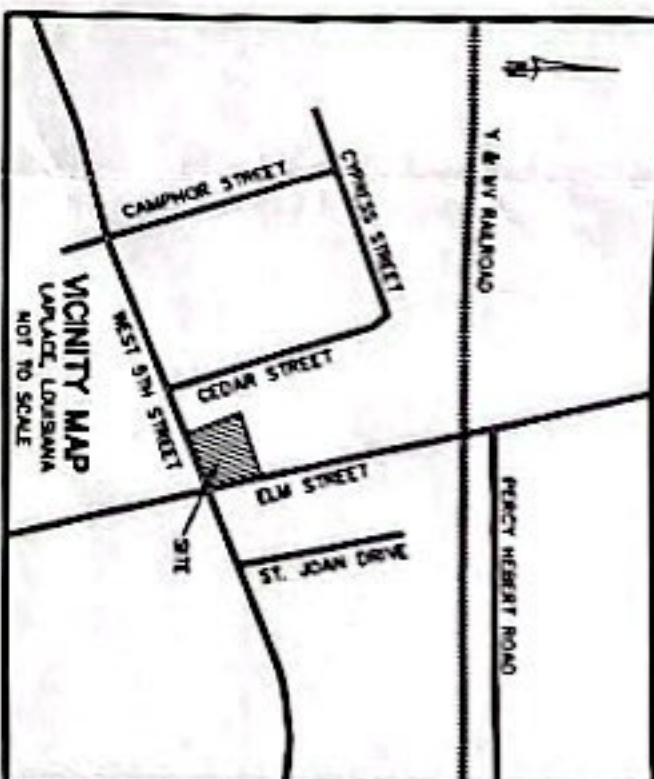
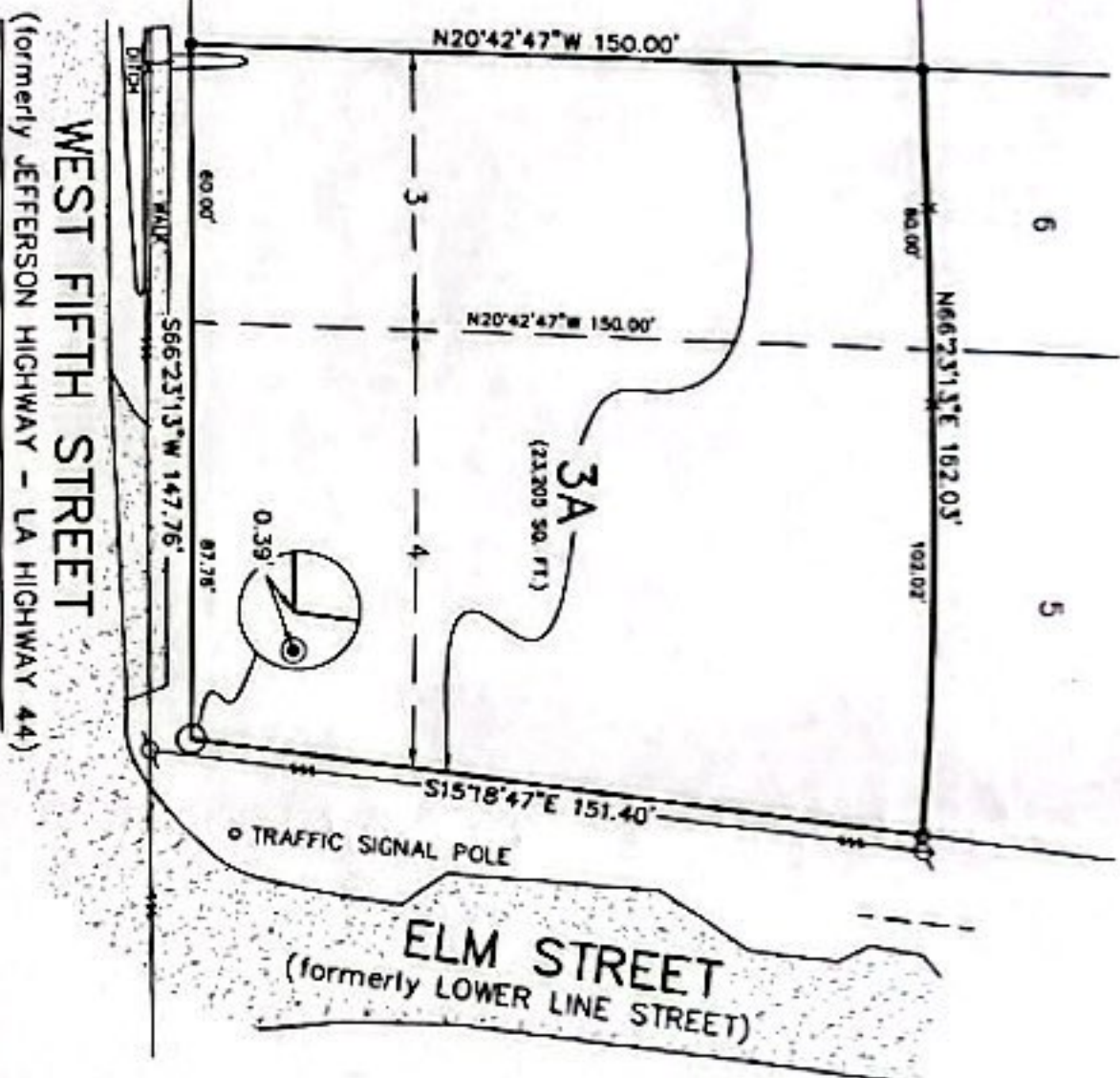


Y & MV RAILROAD (SIDE)

DEVELOPER: CARL LANDRUE
125 WEST 8TH STREET
METairie, LA
985-207-1027

CEDAR STREET (SIDE)
(FORMERLY MONTEGUT AVENUE)



THIS SUBDIVISION BEING IN ACCORDANCE WITH THE STATUTES
OF THE STATE OF LOUISIANA AND THE ORDINANCES OF THIS
BODY IS HEREBY APPROVED.

APPROVED: ST. JOHN THE BAPTIST PARISH

Carla 8/19/22
PLANNING AND ZONING DIRECTOR
Jeffrey M. M. J. 8/19/22
PRESIDENT
DATE

NOTE: THE AVAILABILITY/INSTALLATION OF SEWER
AND/OR WATER CONNECTIONS IS THE RESPONSIBILITY
OF THE CURRENT OR FUTURE OWNER(S).

LEGEND

- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- ⊙ 3/4" IRON PIPE FOUND
- X- FENCE
- POWER POLE
- POWER LINE



DRAWN BY: KPB DRAWING NO. MW2375-W04651

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

TITLE: SURVEY PLAT AND ADMINISTRATIVE RESUBDIVISION OF LOTS 3 & 4, BLOCK C, NEW ERA SUBDIVISION

SITUATED IN LOT HEREIN DESIGNATED AS LOT 3A, BLOCK C, NEW ERA SUBDIVISION
LAPLACE, ST. JOHN THE BAPTIST PARISH, LOUISIANA.

SURVEY REFERENCE: MAP OF NEW ERA ADDITION BEING A PORTION OF NEW ERA PLANTATION BY M.E. LANDRY, C.E.
DATED JUNE 10, 1940.

BASIS OF BEARING: BEARINGS HEREON ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE 1702, NAD 83, GROUND IS USING LEICA SMARTNET SOLUTION DATED 8/17/2021

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 COMPLETES 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 STRADDLES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.
C. NO DITCHES, UNDERGROUND LINES OR CONDUITS SHOWN.
D. MINIMUM SETBACK LINES AND SETBACKS SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT
THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED
FOR FINAL DETERMINATION.
E. FIELD WORK PERFORMED 8/25/2021

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "X" PER FEDERAL INSURANCE RATE

MUNICIPAL ADDRESS: 301 ELM STREET
DATE: JULY 27, 2022