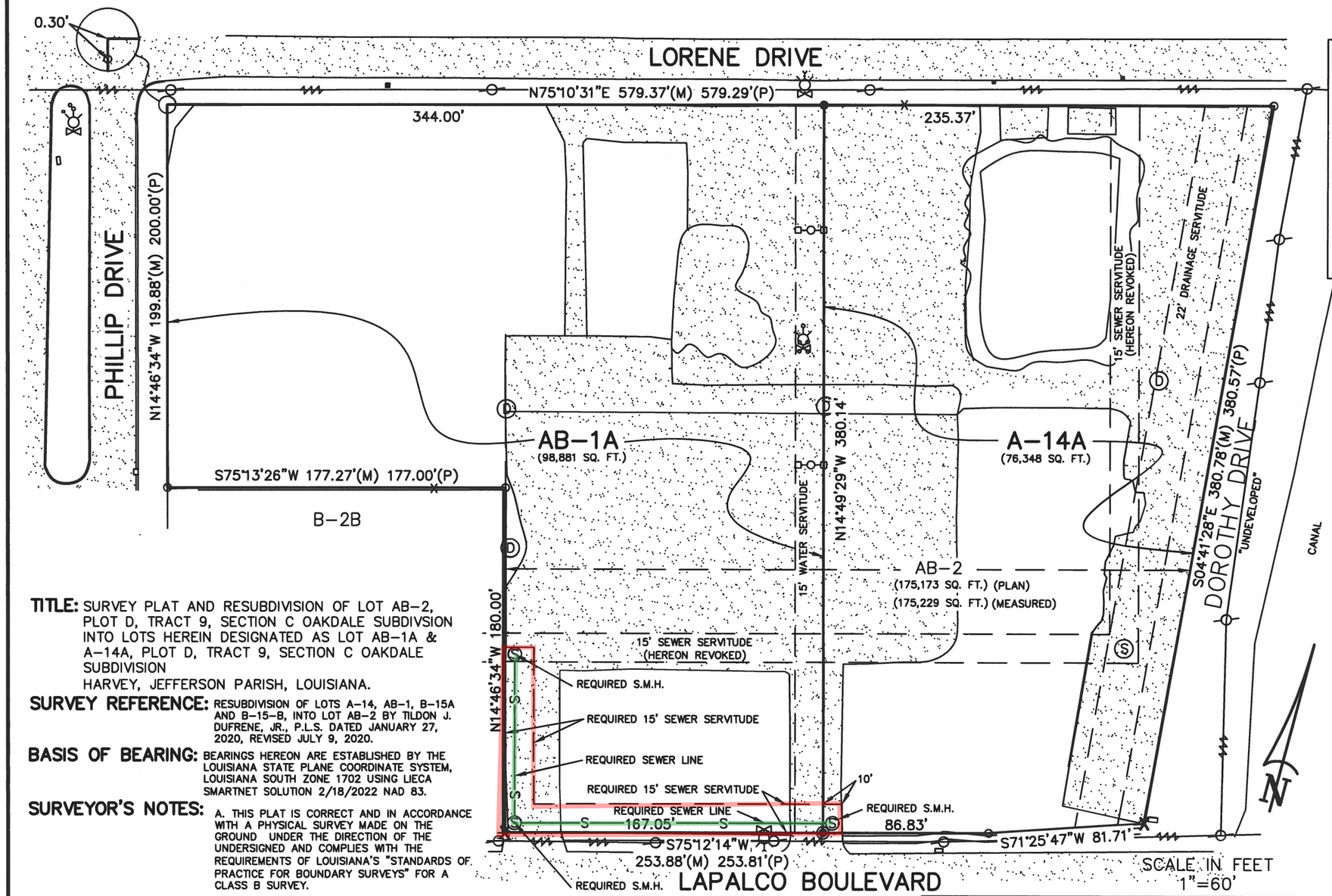

COUNCIL APPROVAL
PRELIMINARY/FINAL PLAT APPROVAL

DOCKET NO. _____ ORDINANCE NO. _____ HAS BEEN APPROVED BY THE JEFFERSON PARISH COUNCIL ON

_____
DATE

_____ _____
PLANNING DIRECTOR DATE

OWNER: FAJ L.L.C.

Jefferson Parish has not examined or reviewed the title of any portion of land shown, or any restrictive covenants or restrictions placed on said property, and that the action of the Parish in this matter does not imply (1) that the applicant's or owner's title or ownership is valid, (2) that there are or are not any restrictive covenants or other restrictions on said property, or (3) that any restrictive covenants or restrictions that may be on said property are enforceable are not enforceable.

The Parish of Jefferson assumes no responsibility for the relocation of sewer connections, fire hydrants, utility poles, catch basins as a result of the subdivision.

All trees on the site shall be protected at this time and no construction activity shall occur on site without compliance with Article X.5 of the Jefferson Parish Code of Ordinances.

LEGEND

- (S) SEWER MANHOLE
- (D) DRAIN MANHOLE
- FIRE HYDRANT
- RAILROAD SPIKE SET
- (P) PLAN DISTANCE PER REF. MAP
- X CROSS CUT FOUND
- o 1/2" IRON ROD FOUND
- -x- FENCE
- ● 1/2" IRON ROD SET
- -O- POWER POLE
- POWER LINE

TITLE: SURVEY PLAT AND RESUBDIVISION OF LOT AB-2, PLOT D, TRACT 9, SECTION C OAKDALE SUBDIVSION INTO LOTS HEREIN DESIGNATED AS LOT AB-1A & A-14A, PLOT D, TRACT 9, SECTION C OAKDALE SUBDIVISION
HARVEY, JEFFERSON PARISH, LOUISIANA.

SURVEY REFERENCE: RESUBDIVISION OF LOTS A-14, AB-1, B-15A AND B-15-B, INTO LOT AB-2 BY TILDON J. DUFRENE, JR., P.L.S. DATED JANUARY 27, 2020, REVISED JULY 9, 2020.

BASIS OF BEARING: BEARINGS HEREON ARE ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE 1702 USING LIECA SMARTNET SOLUTION 2/18/2022 NAD 83.

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. NO DITCHES, UNDERGROUND LINES OR CONDUITS SHOWN.
D. 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.

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "AE" & "X" PER FEDERAL INSURANCE RATE MAP NUMBER 22051C-0220F DATED 2/2/2018.

CERTIFIED TO: BUSINESS PROPERTIES, LLC

MUNICIPAL ADDRESS: LAPALCO BOULEVARD

REVISED TO SHOW SEWER SERVITUDE 5/31/2022

DATE: FEBRUARY 18, 2022, REVISED SIGNATURE BLOCK 3/16/2022, REVISED SURVEY REFERENCE MAP 5/17/2022,

OWNER:
FAJ L.L.C.
P.O. BOX 1938
GRETNA, LA 70054

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

STATE OF LOUISIANA
STEPHEN P. FLYNN
REG. No. 4668
REGISTERED PROFESSIONAL LAND SURVEYOR

DRAWN BY: KPB | DRAWING NO. MM2819_WO4422_RESUB

RIVERLANDS SURVEYING COMPANY
505 HEMLOCK DRIVE
LAPLACE, LA. 70068
1-800-248-6982
985-652-6356