

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

B. THE STORM DRAINAGE RUN-OFF WILL BE HANDLED VIA A COMBINATION OF OPEN SWALE AND SUBSURFACE DRAINAGE PIPES AND DRAINED INTO THE WEST AND EAST DRAINAGE CANALS ULTIMATELY. THE STORM DRAINAGE RUN OFF IS PARTIALLY CONVEYED UNDER LA HIGHWAY 3127 VIA THE HYMEL CANAL AND PARTIALLY CONVEYED VIA THE SUBSURFACE DRAINAGE PIPE UNDER I-310 TO THE 80 ARPERT PUMP STATION AND THENCE INTO THE 80 ARPERT CANAL.

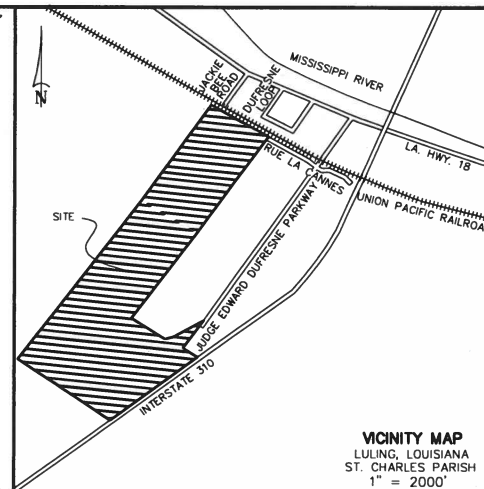
C. THE FINAL PLAT IS BASED UPON AN ACTUAL SURVEY MADE BY STEPHEN P. FLYNN, P.L.S., THE DISTANCES, COURSES, ALL ANGLES AND ALL SURVEY INFORMATION ARE SHOWN CORRECTLY. MONUMENTS HAVE BEEN SET AND THE LOT AND BLOCK CORNERS ARE STAKED CORRECTLY ON THE GROUND AND THE PROFESSIONAL LAND SURVEYOR HAS FULLY COMPLIED WITH THE PROVISIONS OF LOUISIANA REVISED STATUTES 33:501, ET SEQ., AND ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

D. MONUMENTS WERE NOT SET AT LOTS 20, 21, 22, 23, 24, 25, 26 & 27 AT THE CLIENTS REQUEST.

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 HAS BEEN APPROVED BY THE LOUISIANA DEPARTMENT OF HEALTH OR MODERN EQUIVALENT."

ESPERANZA PLANTATION
ESPERANZA LAND, LLC
14035 RIVER ROAD
LULING, LA 70070

SURVEY PLAT AND RESUBDIVISION OF A PORTION OF LOT 11A OF ESPERANZA BUSINESS PARK PHASE 1 &
A PORTION OF TRACT 14 OF ESPERANZA PLANTATION INTO LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19, 28, 29, 30, 31, 32, 33, 34, 35,
PARCEL A, PARCEL B & PARCEL C OF ESPERANZA BUSINESS PARK PHASE 2
SITUATED IN SECTIONS 1, 81, 99, 100, 101, 102 & 121, T-13-E, R-20-E
LULING, ST. CHARLES PARISH, LOUISIANA



DEVELOPER: ESPERANZA LAND, LLC
14035 RIVER ROAD
LULING, LA 70070

OWNER: ESPERANZA LAND, LLC
14035 RIVER ROAD
LULING, LA 70070

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	70.71	42.00	S08°57'11"E 62.65
C2	61.24	42.00	N81°02'49"E 55.96
C3	65.97	42.00	S84°16'39"W 59.40
C4	65.97	42.00	N50°43'21"W 59.40
C5	70.71	42.00	S08°57'11"E 62.65
C6	65.71	330.00	S55°33'32"E 55.64
C7	95.71	330.00	S66°11'32"E 55.64
C8	166.60	330.00	S74°25'29"E 55.64
C9	147.36	330.00	N77°53'09"E 146.14
C10	145.91	270.00	S80°34'28"W 144.14
C11	209.56	80.00	N35°50'50"W 154.54
C12	65.97	42.00	S08°43'21"E 59.40
C13	65.97	42.00	S82°48'53"E 286.88
C14	52.07	42.00	S86°11'32"E 286.88
C15	253.85	17238.89	S58°02'41"E 253.84
C16	316.60	17298.93	N58°31'08"E 316.60
C17	120.05	270.00	N71°12'18"W 110.07
C18	369.68	330.00	N82°48'53"W 359.67
C19	265.97	270.00	N86°11'31"W 265.95
C20	39.68	42.00	S59°31'57"E 39.68
C21	293.60	7238.89	S58°02'41"E 293.59
C22	61.24	42.00	N81°02'49"E 55.95
C23	729.01	17238.89	N63°05'16"W 728.95

AREA TABLE						
11	150,804	SQ. FT.	29		67,256	SQ. FT.
12	49,019	SQ. FT.	30		63,859	SQ. FT.
13	42,726	SQ. FT.	31		66,979	SQ. FT.
14	72,052	SQ. FT.	32		78,721	SQ. FT.
15	72,430	SQ. FT.	33		82,425	SQ. FT.
16	72,052	SQ. FT.	34		3,555,511	SQ. FT.
17	78,147	SQ. FT.	35		4,095,715	SQ. FT.
18	93,680	SQ. FT.	PARCEL A		223,450	SQ. FT.
19	99,481	SQ. FT.	PARCEL B		206,127	SQ. FT.
28	63,112	SQ. FT.	PARCEL C		1,889,103	SQ. FT.
			STREET		270,716	SQ. FT.

LEGEND:



STREET DEDICATION: "THE RIGHT-OF-WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES 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 OF ANY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE IS GRANTED."

CURRENT ZONING: M-1 LIGHT MANUFACTURING AND INDUSTRY DISTRICT
FRONT SETBACK 25'
SIDE SETBACK 15'
REAR SETBACK 25'

M-2 HEAVY MANUFACTURING AND INDUSTRY
FRONT SETBACK 20'
SIDE SETBACK 35'
REAR SETBACK 50'

RESTRICTIVE COVENANTS RECORDED AT:

SURVEY REFERENCE: 1. ESPERANZA BUSINESS PARK PHASE 1 BY STEPHEN P. FLYNN, P.L.S. DATED 1/17/2006 LAST REVISED 9/7/2006.
2. SURVEY PLAT AND RESUBDIVISION OF LOTS 4 & 11 ESPERANZA BUSINESS PARK, PHASE 1 INTO LOTS HEREIN DESIGNATED 4A & 11A, ESPERANZA BUSINESS PARK, PHASE 1 BY STEPHEN P. FLYNN, P.L.S. DATED 8/15/2007.
3. ZONING REQUEST MAP OF TRACTS 1 THRU 13 OF ASHTON PLANTATION BY DON RAY SCHMIEDER, P.L.S. DATED 1/19/1987.

BASIS OF BEARING: PER REFERENCE MAP NO. 1.
FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "X" & "AE" PER FEDERAL INSURANCE RATE MAP NUMBER 220160-0125C DATED 6/16/1992.

APPROVED:

PARISH PRESIDENT

PLANNING & ZONING COMMISSION CHAIRMAN

NOTE: SIDE LINES BETWEEN LOTS 11, 12, 13, 18, 19 AND 20 ARE APPROVED AS SHOWN WITH A VARIATION FROM GEOMETRIC STANDARDS C.2.

CHAIRMAN OF THE PARISH COUNCIL

DEVELOPER

RECORDED IN THE CLERK OF COURT'S OFFICE

ST. CHARLES PARISH ON THE

DAY OF _____ IN BOOK _____

FOLIO _____, ENTRY # _____

PRELIMINARY

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

NOT TO BE USED FOR CONSTRUCTION
BIDDING, RECORDATION, CONVEYANCE,
SALES OR AS THE BASIS FOR THE
ISSUANCE OF A PERMIT



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