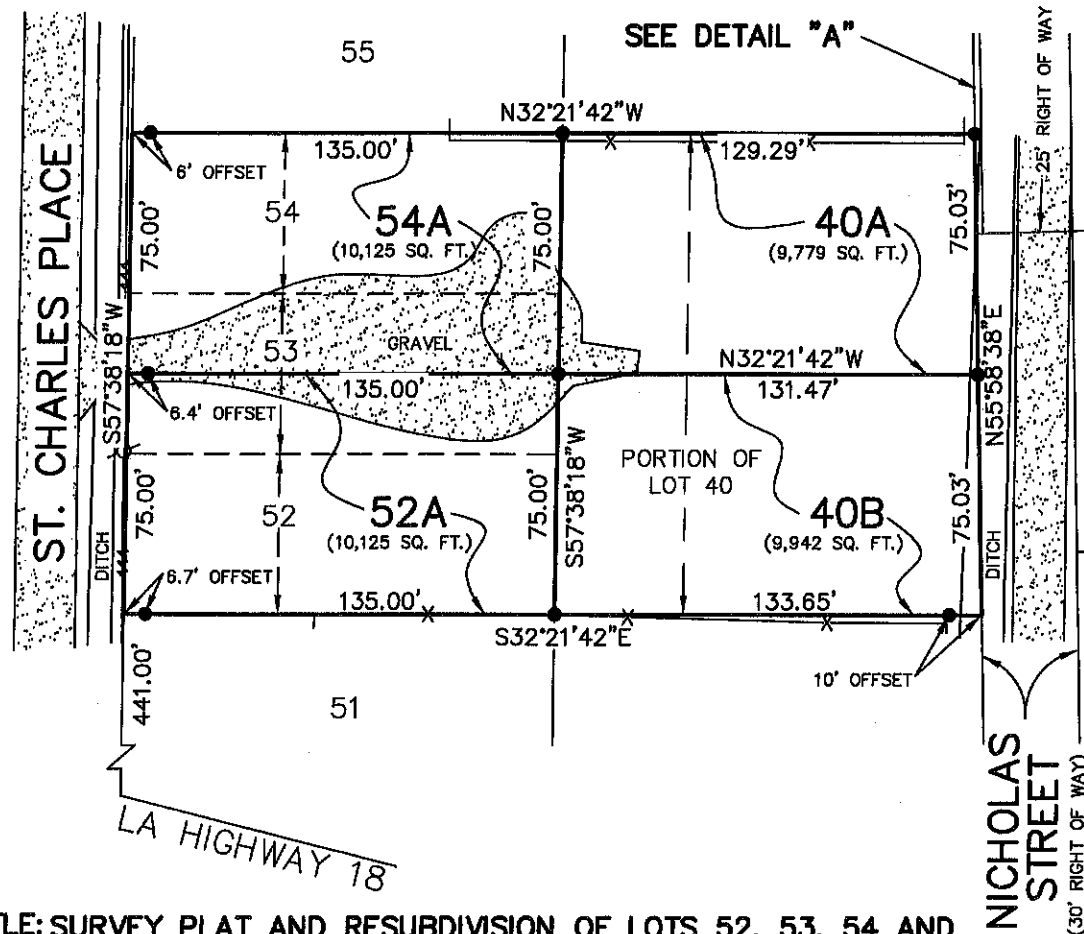




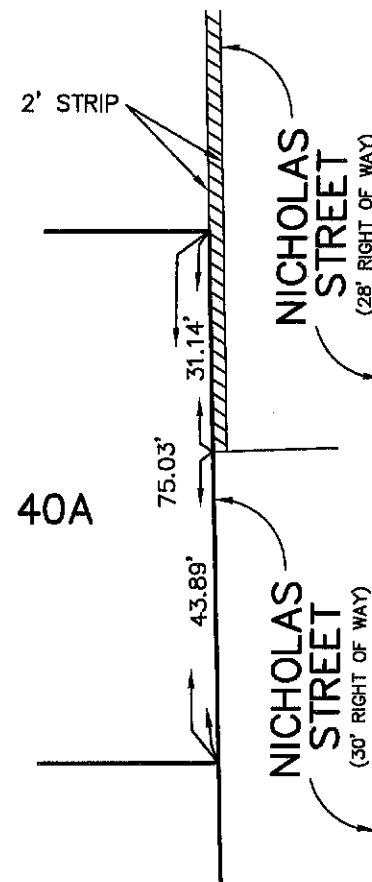
T & P RAILROAD (SIDE)



ADDITION TO LOT 4 PARTITION  
OF PLACIDE BAUDOUIN PROPERTY

LOT 4 PARTITION  
OF PLACIDE BAUDOUIN PROPERTY

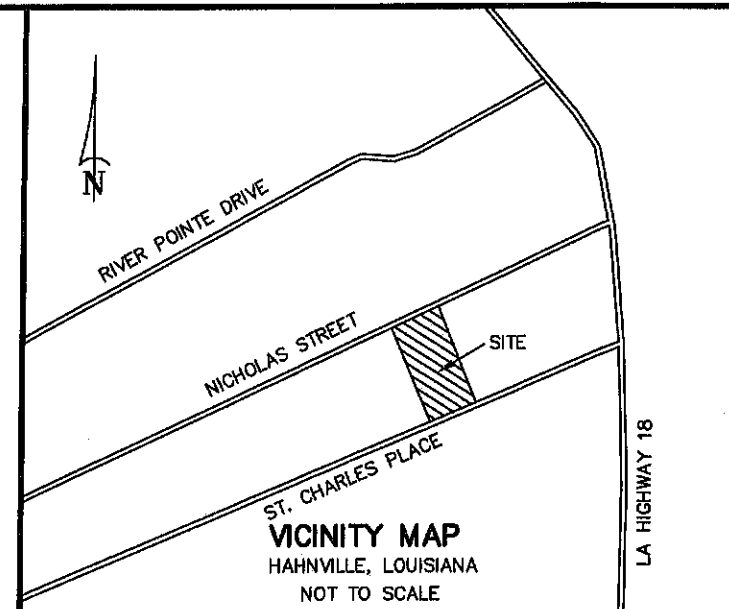
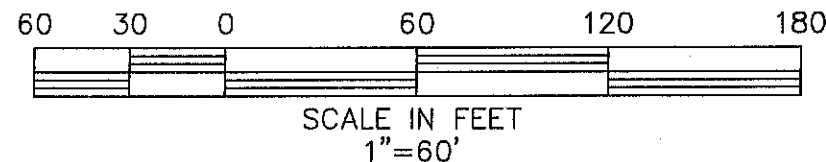
OWNER: JOHN DAVID WINTERS  
323 MADEWOOD DRIVE  
DESTREHAN, LA 70047  
504-957-7446



DETAIL "A"  
(NOT TO SCALE)

LEGEND

- 1/2" IRON ROD SET
- FENCE
- ⊗ POWER POLE
- POWER LINE



APPROVED:

PARISH PRESIDENT

DATE

COMMISSION CHAIR

DATE

COUNCIL CHAIR

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, LOUISIANA

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_

INSTRUMENT NUMBER \_\_\_\_\_

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

TITLE: SURVEY PLAT AND RESUBDIVISION OF LOTS 52, 53, 54 AND  
A PORTION OF LOT 40 OF ST. CHARLES PLACE SUBDIVISION  
INTO LOTS HEREIN DESIGNATED AS LOT 40A, 40B, 52A & 54A  
OF ST. CHARLES PLACE SUBDIVISION

SITUATED IN SECTION 2, T-12-S, R-20-E & SECTION 28, T-13-S, R-20-E  
SOUTHEASTERN LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER  
HAHNVILLE, ST. CHARLES PARISH, LOUISIANA.

DATE: SEPTEMBER 30, 2025, REVISED SIGNATURE BLOCK 11/10/2025

SURVEY REFERENCE: 1. SUBDIVISION OF A PORTION OF THE U.J. KELLER TRACT BY FRANK T. PAYNE, C.E. DATED MARCH 14, 1925.  
2. SUBDIVISION OF A PORTION OF LOT 4 OF THE PARTITION OF PROPERTY OF PLACIDE BAUDOUIN ET AL.  
BY E.M. COLLIER, R.L.S. DATED AUGUST 25, 1959.  
3. ADDITION TO SUBDIVISION OF PORTION OF LOT 4 OF THE PARTITION OF PROPERTY OF PLACIDE BAUDOUIN ET AL.

BASIS OF BEARING: BEARINGS HEREON ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 1702,  
NORTH AMERICAN DATUM OF 1983 (NA2011), USING A LEICA SMARTNET GNSS SOLUTION DATED 9/30/2025.

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 UNDERGROUND LINES OR CONDUITS SHOWN.  
E. 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.



**RIVERLANDS**  
SURVEYING CO.

505 HEMLOCK STREET, LAPLACE, LA. 70068

1-800-248-6982 / 985-652-6356

office@riverlandssurveying.com / www.riverlandssurveying.com

DRAWING NO. MM3495

DRAWN BY: KPB

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