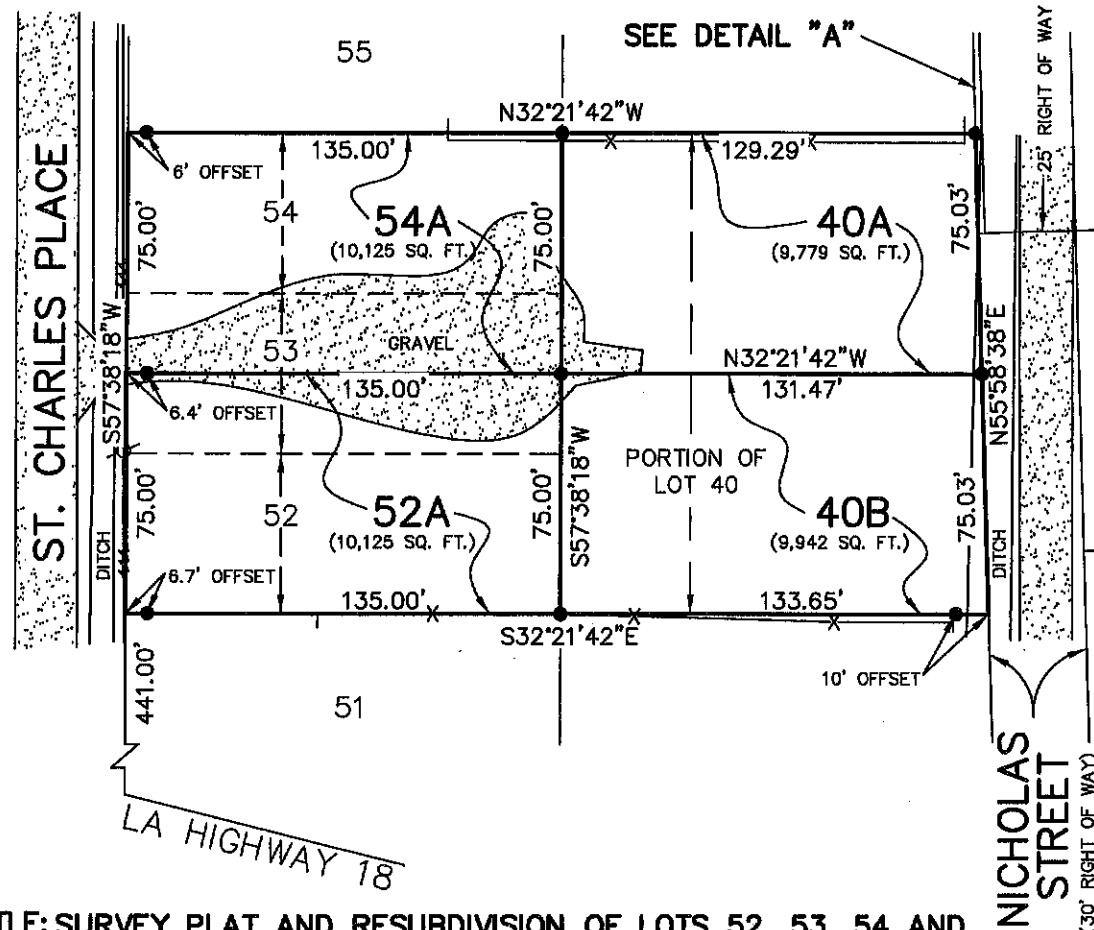




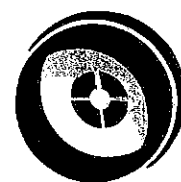
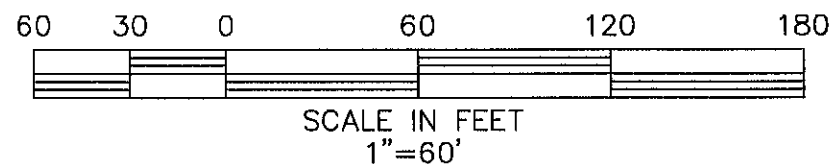
T & P RAILROAD (SIDE)



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

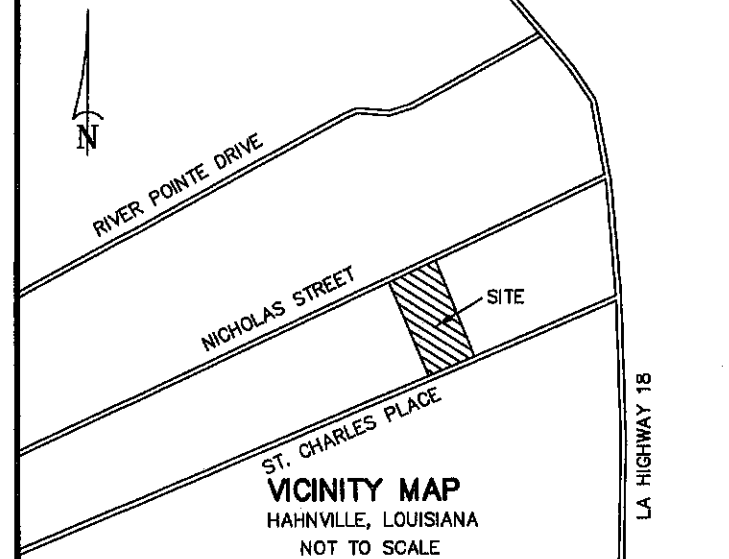


**RIVERLANDS**  
**SURVEYING CO.**

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



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

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

**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:**

- SUBDIVISION OF A PORTION OF THE U.J. KELLER TRACT BY FRANK T. PAYNE, C.E. DATED MARCH 14, 1925.
- 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.
- 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:**

- 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.
- 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.
- NO UNDERGROUND LINES OR CONDUITS SHOWN.
- 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.