SURVEY PLAT AND RESUBDIVISION OF LOT 1, LOT 2, THE NORTH 32' OF LOT 3, THE SOUTH 68' OF LOT 3, LOT 4, LOT 5, LOT 6, THE 18' LANE AND THE REMAINDER OF LOT 4 LYING SOUTH OF LOT 6 AND THE 18' LANE & THE LOWER HALF OF LOT 4 LYING SOUTH OF LA HIGHWAY 18 INTO LOTS HEREIN DESIGNATED AS LOT 4A & LOT 4B OF THE CHAMPAGNE TRACT

SITUATED IN SECTION 7, T-12-S, R-20-E AND SECTION 33, T-13-S, R-20-E
SOUTHEASTERN LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER
HAHNVILLE, ST. CHARLES PARISH, LOUISIANA

APPROVED:

PARISH PRESIDENT DATE

DIRECTOR, DEPT. OF PLANNING AND ZONING 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

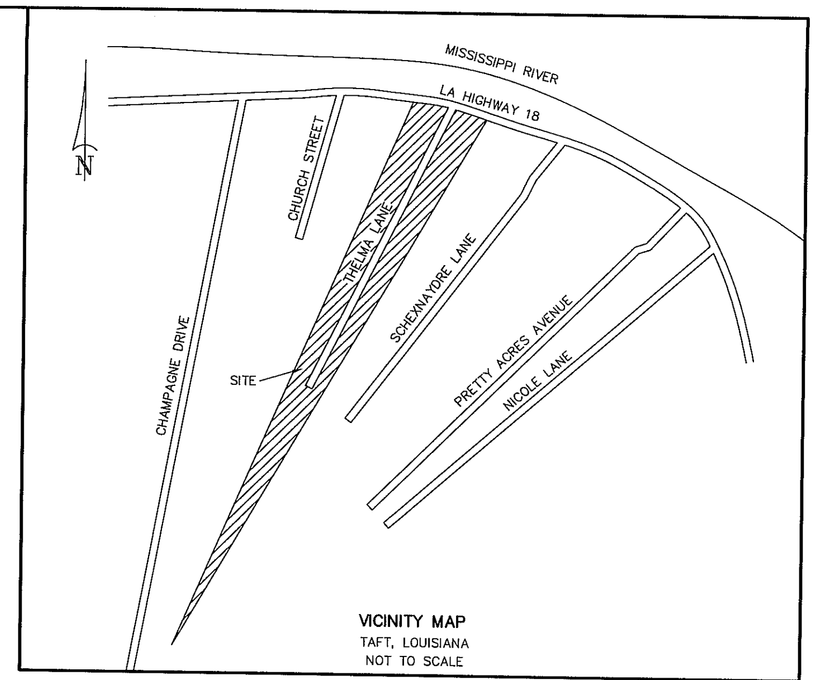
ON THE _____, DAY OF 20_____.

INSTRUMENT NUMBER _____

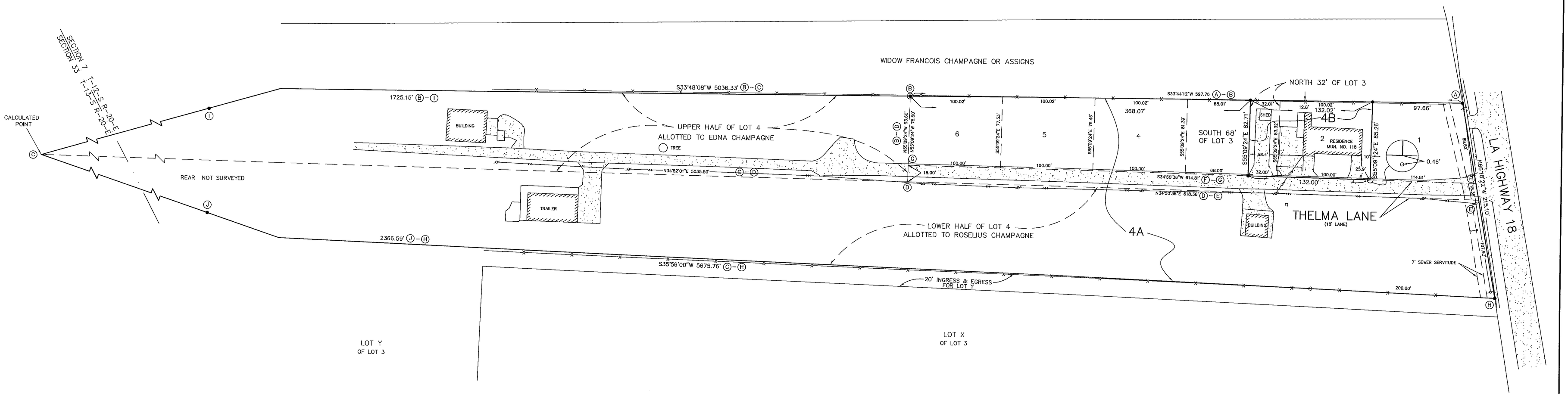
ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS, RELOCATION'S OR MODIFICATIONS SHALL BE MADE BY AND SOLELY AT THE LOT OWNER'S EXPENSE

OWNERS: LOTS 1, 3, 5, 6, UPPER & LOWER HALF OF LOT 4 & THELMA LANE
DAVIS J. NICHOLAS, JR.
16139 RIVER ROAD
HAHNVILLE, LA 70057

LOTS 2 & 4
DONNA A. NICHOLAS
P.O. BOX 363
HAHNVILLE, LA 70057



VICINITY MAP
TAFT, LOUISIANA
NOT TO SCALE



AREA TABLE	
4A	13 +/- ACRES (REAR NOT SURVEYED)
4B	0.25 ACRES

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

DOTTIE 1-800-272-3020

SURVEY REFERENCE: 1. SURVEY OF UPPER HALF OF LOT 4 OF PARTITION OF A PORTION OF SECTION 7, T-12-S, R-20-E BY E.M. COLLIER, R.L.S. DATED MAY 8, 1959.
2. RESUBDIVISION OF A PORTION OF LOT 3 LYING SOUTH OF RIVER ROAD (LA. HWY. 18) AS PER A PARTITION OF A PORTION OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 20 EAST BY R.P. BERNARD, P.L.S. DATED 2/15/2000.
3. SURVEY PLAT OF LOT 1, LOT 2, THE NORTH 32' OF LOT 3, THE SOUTH 68' OF LOT 3, LOT 4, LOT 5, LOT 6, THE 18' LANE AND THE REMAINDER OF LOT 4 LYING SOUTH OF LOT 6 AND THE 18' LANE & THE LOWER HALF OF LOT 4 LYING SOUTH OF LA HIGHWAY 18 BY STEPHEN P. FLYNN, P.L.S. DATED OCTOBER 30, 2024

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 11/4/2024.

CERTIFIED TO: NICHOLAS DECOSUE

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.

50 25 0 50 100 150
SCALE IN FEET
1"=50'

- ● 1/2" IRON ROD SET
- ○ 1/2" IRON ROD FOUND
- -x- FENCE
- POWER POLE
- POWER LINE
- ◉ CALCULATED POINT

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

DATE: NOVEMBER 14, 2024
SHEET NO. 1 OF 1
DRAWING NO. MM3341A
DRAWN BY: KPB

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