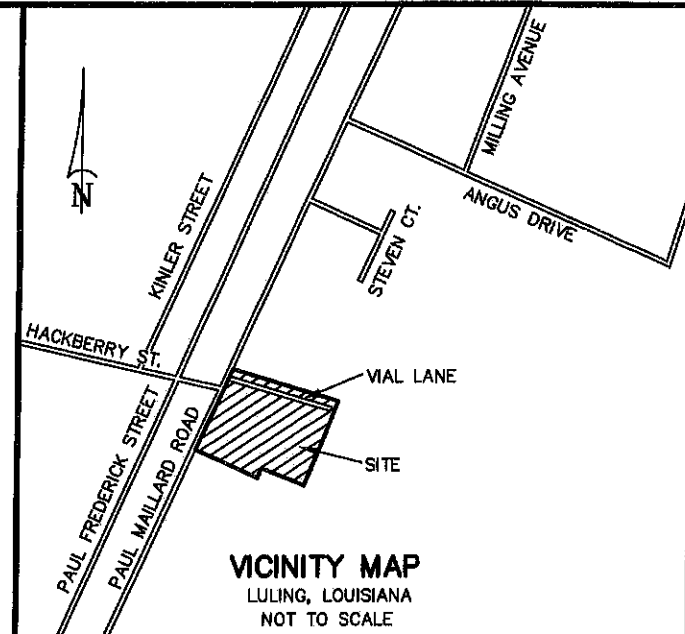


OWNER: RAVEN LAND, L.L.C.  
P.O. BOX 47  
LULING, LA 70070



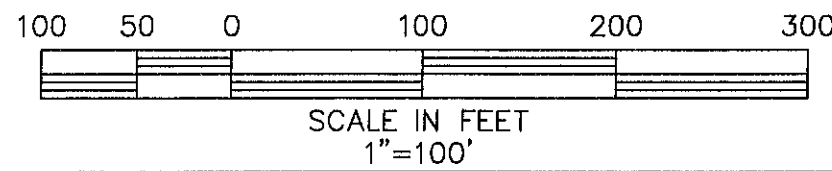
APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
PARISH PRESIDENT  
  
PARISH COUNCIL CHAIR \_\_\_\_\_ DATE \_\_\_\_\_  
  
PLANNING COMMISSION CHAIR \_\_\_\_\_ DATE \_\_\_\_\_

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

- LEGEND**
- 1/2" IRON ROD SET
  - POWER POLE
  - POWER LINE
  - ✕ FENCE



**TITLE: SURVEY PLAT AND RESUBDIVISION OF A PORTION OF ELLINGTON PLANTATION INTO LOTS HEREIN DESIGNATED AS LOT 1-A OF WINNWOOD CENTER AND PARCEL VL OF ELLINGTON PLANTATION**  
SITUATED IN SECTION 13, T-13-S, R-21-E,  
LULING, ST. CHARLES PARISH, LOUISIANA.

**DATE:** JANUARY 2, 2025, REVISED SIGNATURE LINE 2/13/2025

**SURVEY REFERENCE:** 1. SURVEY OF A PORTION OF PROPERTY IN SECTIONS 13, 14 & 15, T-13-S, R-21-E BY LUCIEN C. GASSEN, R.L.S. DATED JULY 25, 1984.  
2. A PORTION OF ELLINGTON PLANTATION BY R.P. BERNARD, R.L.S. DATED JULY 2, 1971.

**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 12/16/2024

**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 DITCHES, UNDERGROUND LINES OR CONDUITS SHOWN.
- ADJOINING PROPERTY OWNERS PROVIDED BY THE PARISH TAX ASSESSOR'S OFFICE.
- 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.
- NO LOT CREATED BY THIS ACT OF SUBDIVISION SHALL BE DIVIDED IN SUCH A WAY THAT ANOTHER NET INCREASE IN THE NUMBER OF LOTS OCCURS FOR A PERIOD OF TWO YEARS.



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

505 HEMLOCK STREET, LAPLACE, LA. 70068  
1-800-248-6982 / 985-652-6356  
office@riverlandssurveying.com / www.riverlandssurveying.com

DRAWING NO. MM3357  
DRAWN BY: KPB

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