

West Feliciana Parish Recording Page

Stewart B Hughes
Clerk of Court
PO Box 1843
St. Francisville, LA 70775
(225) 635-3794

Received From :
WILSON LAND SURVEYING, LLC
POST OFFICE BOX 2535
ST. FRANCISVILLE, LA 70775

First VENDOR

ARD, BERNDA NETTERVILLE

First VENDEE

WILSON, CHARLES FRANK PROFESSIONAL LAND SURVEYOR

Index Type : CONVEYANCES

File Number : 132719

Type of Document : MAP

Book : 242 Page : 681

Recording Pages : 2

Recorded Information

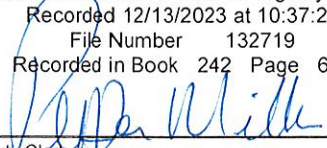
I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for West Feliciana Parish, Louisiana.

On (Recorded Date) : 12/13/2023

At (Recorded Time) : 10:37:27AM



Doc ID - 001355380002

CLERK OF COURT
STEWART B HUGHES
Parish of West Feliciana
I certify that this is a true copy of the attached
document that was filed for registry and
Recorded 12/13/2023 at 10:37:27
File Number 132719
Recorded in Book 242 Page 681

Deputy Clerk



Return To : WILSON LAND SURVEYING, LLC
POST OFFICE BOX 2535
ST. FRANCISVILLE, LA 70775

References: "Property of John Ard and G.W. Bookter".
W.B. Smith, April, 1951.

"Plat showing division of 16.51 acre Tract A,
G.W. Bookter Division, into 1.77 acre Lot A-1, 0.46 acre
Lot A-2, 7.06 acre Lot A-3, 7.22 acre Lot A-4, Sections
44 and 68, T3S-R3W, GLD, West Feliciana Parish, LA".
Walter C. Snyder, May 23, 1977.

All bearings shown are based on reference plat one.

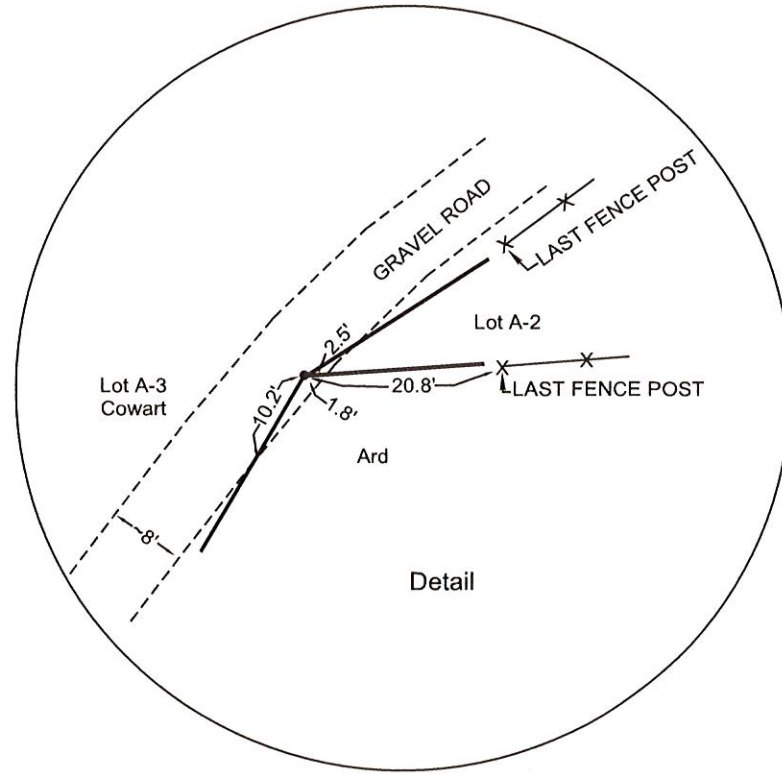
This property outside the town limits is located in
Flood Zone C and zoning district R/A.

All servitudes and utilities may not be shown.

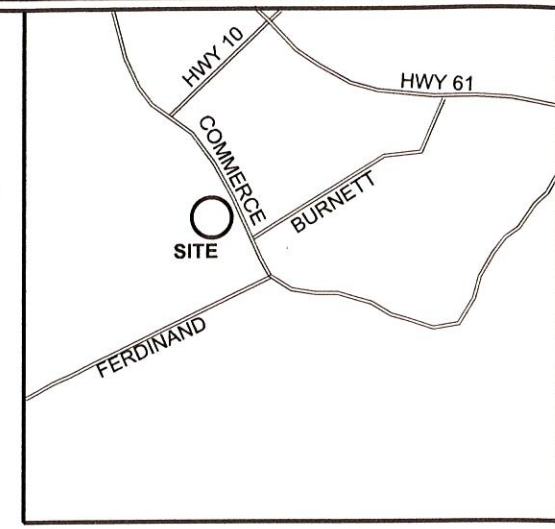
Bookter Street is a private road. This firm makes no
determination as to right of usage for the shown
surveyed lots.

No person shall provide a method a method of wastewater
disposal until that method has been approved by the West
Feliciana Parish Health Unit. The owner of the property
shall be informed that the effluent must be discharged into
an open ditch, perpetually maintained, and the building site
must be two feet above the ditch in which the effluent is
discharged.

The point of beginning (POB) is located 183.06' North and
129.59' West of the intersection of North Commerce Street
and Burnett Road.

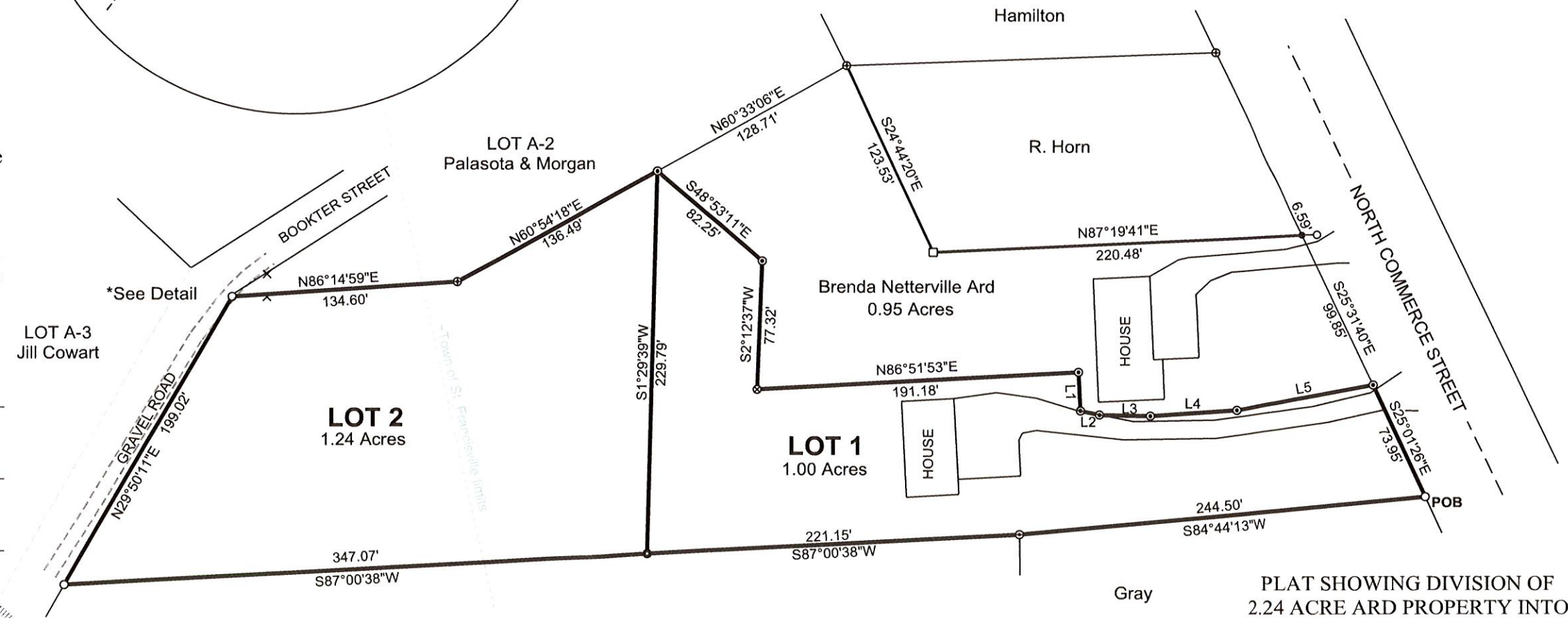


Mary H. Dixon Date 12/6/23
West Feliciana Parish Health Unit
[Signature] Date 10/11/23
West Feliciana Parish School Board
[Signature] Date 12/4/23
West Feliciana Parish Planning & Zoning Commission
[Signature] Date 1 Dec 23
West Feliciana Parish Planning & Zoning Administrator
Brenda Netterville Ard Date 9-26-23
Owner



VICINITY MAP

[Signature] Date 11/21/23
Town of St. Francisville - Mayor
[Signature] Date 11/24/23
Town of St. Francisville - Building Official
[Signature] Date 11/21/23
Town of St. Francisville - Town Clerk



WILSON
LAND SURVEYING, LLC

Charles F. Wilson
Charles F. Wilson, PLS #4897
P.O. Box 2535
St. Francisville, LA 70775
225-721-2661
Job #1059
September 26, 2023

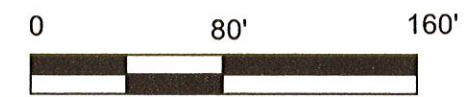


This survey was performed under my supervision and
is in accordance with the Louisiana Standards of Practice
For Property Boundary Surveys for a Class "C" survey.

LEGEND

- ✕ Fence
- ⊙ Axle found
- ⊙ 1/2" Iron Pipe found
- ⊙ 3/4" Iron Pipe found
- ⊙ 1" Iron Rod found
- ⊙ 5/8" Iron Rod found
- 5/8" Iron Rod set
- Fence post corner

| LINE | BEARING | HORIZ DIST |
|------|-------------|------------|
| L1 | S2°53'45"E | 23.18' |
| L2 | S77°43'18"E | 11.66' |
| L3 | S88°45'36"E | 30.53' |
| L4 | N86°03'42"E | 51.32' |
| L5 | N79°47'23"E | 84.20' |



PLAT SHOWING DIVISION OF
2.24 ACRE ARD PROPERTY INTO
1.00 ACRE LOT 1 AND
1.24 ACRE LOT 2
AND SHOWING ENCROACHMENT
OF GRAVEL ROAD ON LOT 2
LOCATED IN SECTION 44
TOWNSHIP 3 SOUTH, RANGE 3 WEST
GREENSBURG LAND DISTRICT
TOWN OF ST. FRANCISVILLE
WEST FELICIANA PARISH, LOUISIANA
FOR
BRENDA NETTERVILLE ARD

West Feliciana Parish Recording Page

Stewart B Hughes
Clerk of Court
PO Box 1843
St. Francisville, LA 70775
(225) 635-3794

Received From :
COACH'S CONSTRUCTION

First VENDOR

COACH'S CONSTRUCTION

First VENDEE

L & L LAND SURVEYING, INC.

Index Type : CONVEYANCES

File Number : 132892

Type of Document : MAP

Book : 243 Page : 147

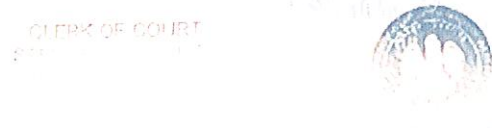
Recording Pages : 2

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for West Feliciana Parish, Louisiana

On (Recorded Date) : 01/17/2024

At (Recorded Time) : 11:31:20AM



Doc ID - 001357160002

Return To : COACH'S CONSTRUCTION

BASE BEARING: N 01°30'44" W (SPC SOUTH ZONE 1702)
 FLOOD ZONE: "C" BASE FLOOD ELEVATION: N/A
 F.E.M.A. F.I.R.M. MAP NO. 220245 0003B DATE: 02/13/79
 RECORD INUNDATION N/A

| | |
|------------|-----|
| DRAWN BY | JAB |
| CREW CHIEF | JAB |
| TECHNICIAN | SSL |
| CHECKED BY | SSL |
| CHECKED BY | FDL |

FLOOD ZONE SCALED FROM F.I.R.M.

REFERENCE:

- MAP SHOWING THE SURVEY OF LOTS 630,631,642,643, 644 OF ROSEMOUND CAMPSITES, DATED 08/23/1976, BY WILLIAM C. HORTON P.L.S. RECORDED AS FILE NO. 19293 ON 4/18/1979.
- FAMILY PARTITION MAP SHOWING SURVEY & RESUBDIVISION OF LOT 644 ROSEMOUND CAMPSITES INTO 644-A, 644-B, & 644-C BY F. DEWITT LADNER DATED 10/24/2022. RECORDED AS FILE NO. 130876.

GENERAL NOTES:

TOTAL AREA: 2.28 ACRES
 TOTAL NO. LOTS: 2
 ZONING: R4, RECREATIONAL-RESIDENTIAL DISTRICT
 BUILDING SETBACKS:
 FRONT: 75' FROM C/L ROAD
 SIDE: 10'
 REAR: 10'

A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

THIS SURVEY IS A FAMILY PARTITION AND EXEMPT FROM THE WEST FELICIANA PARISH SUBDIVISION ORDINANCE PER SECTION 130-2(5). NO ADDITIONAL LOTS HAVE BEEN CREATED.

SUBDIVISION NOTE:
 THE SIZE AND GRADE OF ALL DRIVEWAY CULVERTS SHOULD BE APPROVED BY THE WEST FELICIANA PARISH PLANNING AND ZONING COMMISSION OR THEIR REPRESENTATIVE FOR ALL PARISH ROADS AND BY THE STATE OF LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT FOR ALL STATE HIGHWAYS.

SEWER STATEMENT:
 NO PERSON SHALL PROVIDE A METHOD OF WASTE WATER DISPOSAL UNTIL THAT METHOD HAS BEEN APPROVED BY THE WEST FELICIANA PARISH HEALTH UNIT. THE OWNER OF THE PROPERTY WILL BE INFORMED THAT THE EFFLUENT MUST BE DISCHARGED INTO AN OPEN DITCH, PERPETUALLY MAINTAINED, AND THE BUILDING SITE MUST BE TWO FEET ABOVE THE DITCH IN WHICH THE EFFLUENT IS DISCHARGED.

DEDICATION:
 THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN HEREON.
 THE UTILITY SERVITUDE SHOWN HEREON AND IDENTIFIED AS PUBLIC UTILITY SERVITUDE IS CREATED AND ESTABLISHED FOR THE BENEFIT OF THE PUBLIC FOR THE LOCATION, REPAIR, INSTALLATION, REPLACEMENT, AND FULL UTILIZATION OF ALL PUBLIC UTILITIES.

[Signature]
 COACH'S CONSTRUCTION, OWNER
 DATE: 11/5/23

APPROVED:
 WEST FELICIANA PARISH

[Signature]
 WEST FELICIANA PARISH HEALTH UNIT SANITARIAN
 DATE: 1/12/24

[Signature]
 WEST FELICIANA PARISH SCHOOL BOARD
 DATE: 11/21/24

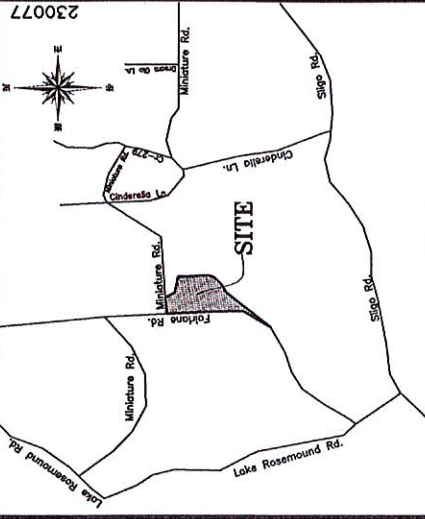
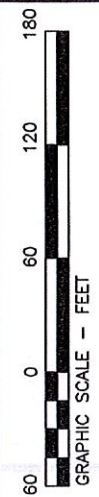
[Signature]
 WEST FELICIANA PARISH PLANNING & ZONING COMMISSION
 DATE: 11/21/24

[Signature]
 WEST FELICIANA PARISH PLANNING & ZONING ADMINISTRATOR
 DATE: 8 Jan 24

CERTIFICATION:

I HEREBY CERTIFY THAT THIS FIRM MADE A FIELD SURVEY OF THE PROPERTY SHOWN HEREON AND THAT THIS MAP IS MADE IN ACCORDANCE WITH FIELD NOTES OF SAID SURVEY, RECORD PLATS AND/OR DESCRIPTIONS. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, UNLESS OTHERWISE SHOWN. THIS SURVEY IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS ESTABLISHED BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD, LOUISIANA ADMINISTRATIVE CODE, TITLE 46, PART LXI.2907 & 2909 AND MEETS THE REQUIREMENTS FOR A CLASS C.

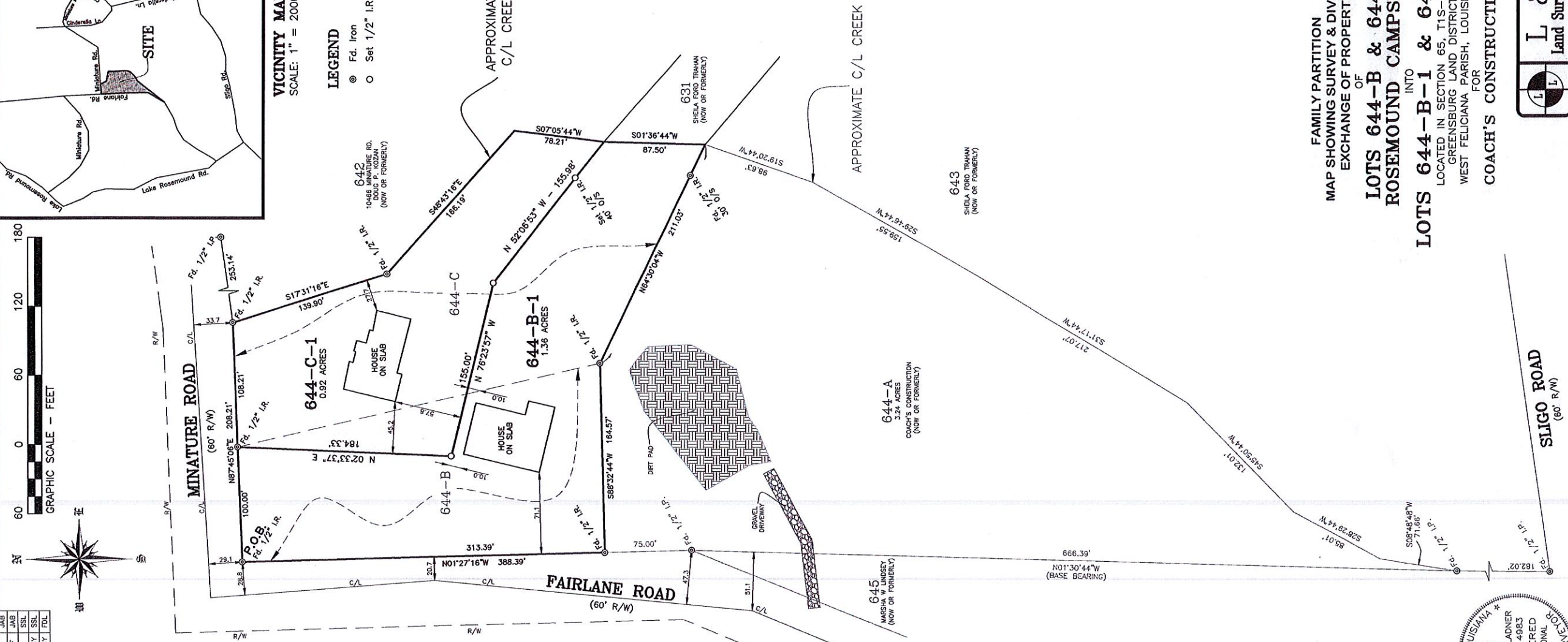
[Signature]
 F. DEWITT LADNER
 PROFESSIONAL LAND SURVEYOR
 REG. #4983
 DATE: 12/04/2023



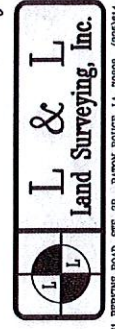
VICINITY MAP
 SCALE: 1" = 2000'

LEGEND

- Fd. Iron
- Set 1/2" I.R.



FAMILY PARTITION
 MAP SHOWING SURVEY & DIVISION
 EXCHANGE OF PROPERTY
 OF
**LOTS 644-B & 644-C
 ROSEMOUND CAMPSITES**
 INTO
LOTS 644-B-1 & 644-C-1
 LOCATED IN SECTION 65, T1S-R2W
 GREENSBURG LAND DISTRICT
 WEST FELICIANA PARISH, LOUISIANA
 FOR
COACH'S CONSTRUCTION



6141 PERDONS ROAD, STE. 20, DAVEN ROUTE, LA 70008 (504)814-1400
 230077

West Feliciana Parish Recording Page

Stewart B Hughes
Clerk of Court
PO Box 1843
St. Francisville, LA 70775
(225) 635-3794

Received From :
LEGACY SURVEYING

First VENDOR
NOLA, CONNIE

First VENDEE
DUPREE, MATTHEW R. PLS

Index Type : CONVEYANCES

File Number : 132829

Type of Document : MAP

Book : 242 Page : 949

Recording Pages : 2

Recorded Information

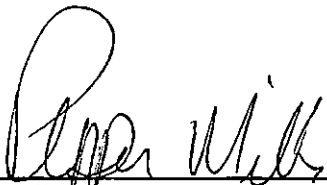
I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for West Feliciana Parish, Louisiana.

On (Recorded Date) : 01/04/2024

At (Recorded Time) : 10:26:13AM



Doc ID - 001356510002


Deputy Clerk



Return To : LEGACY SURVEYING

GENERAL NOTES

- PROPERTY RESTRICTIONS, SERVITUDES, RIGHTS-OF-WAY, EASEMENTS, IMPROVEMENTS AND/OR OTHER BURDENS, OTHER THAN THOSE NOTED, MAY EXIST ON THIS PROPERTY. OWNERS OR POTENTIAL BUYERS SHOULD BE AWARE THAT ABSTRACTING FOR VERIFICATION OF TITLE AND/OR ACTUAL OWNERSHIP WAS NOT IN THE SCOPE OF THIS SURVEY MADE BY LEGACY SURVEYING AND MAPPING, LLC.
- THE WORDS "CERTIFY," "CERTIFIES" OR "CERTIFICATION" AS USED HEREON IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
- LEGACY SURVEYING AND MAPPING, LLC HAS NOT AND DOES NOT PROVIDE WETLAND DELINEATION OR DETERMINATION AND WAS NOT REQUESTED NOR INCLUDED IN THIS SURVEY.
- THE LINES SHOWN ASSOCIATED WITH SECTIONS, TOWNSHIPS, RANGES AND FLOOD ZONES WERE DIGITIZED FROM AERIAL IMAGERY, F.E.M.A. FLOOD INSURANCE RATE MAPS AND U.S.C.S. QUADRANGLE MAPS. THESE LINES ARE SHOWN FOR REFERENCE ONLY AND WERE NOT FIELD VERIFIED AT THE TIME OF THIS SURVEY WAS PERFORMED.
- THE UTILITIES SHOWN HEREON WERE LOCATED FROM ABOVE GROUND, VISIBLE EVIDENCE ONLY. ONLY THOSE UTILITIES THAT WERE DEEMED PERTINENT TO THE PURPOSE OF THE SURVEY ARE SHOWN. OTHER UTILITIES ARE CONSIDERED TO EXIST EVEN IF NOT SHOWN HEREON.
- ADJACENT PROPERTY OWNER INFORMATION AS SHOWN HEREON WAS TAKEN FROM THE WEST FELICIANA PARISH TAX ASSESSORS GIS WEBSITE.

FLOOD ZONE NOTE

THIS PROPERTY IS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2202450003B WHICH BEARS AN EFFECTIVE DATE OF 02/13/1979. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAN ADMINISTRATOR BEFORE ANY DESIGN OR CONSTRUCTION.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1702), NAD 1983 (2011, EPOCH 2010.00) AS DETERMINED BY GPS OBSERVATIONS.

REFERENCE PLAT

*PLAT SHOWING DIVISION OF 12.71 ACRE LOT 2-C-A-4...BY CHARLES F. WILSON, P.L.S., DATED 08/05/2021, FILED AT THE WEST FELICIANA PARISH CLERK OF COURT ON 08/27/2021, BOOK 234, PAGE 526, INSTRUMENT #128334

UTILITY DEDICATION NOTE

THE UTILITY SERVITUDE SHOWN HEREON AND IDENTIFIED AS UTILITY SERVITUDE IS CREATED AND ESTABLISHED FOR THE BENEFIT OF THE PUBLIC FOR THE LOCATION, INSTALLATION, REPAIR, REPLACEMENT, AND FULL UTILIZATION OF ALL PUBLIC UTILITIES.

SEWER STATEMENT

NO PERSON SHALL PROVIDE A METHOD OF WASTEWATER DISPOSAL UNTIL THAT METHOD HAS BEEN APPROVED BY THE WEST FELICIANA PARISH HEALTH UNIT. THE OWNER OF THE PROPERTY WILL BE INFORMED THAT THE EFFLUENT MUST BE DISCHARGED INTO AN OPEN DITCH, PERPETUALLY MAINTAINED, AND THE BUILDING SITE MUST BE TWO FEET ABOVE THE DITCH IN WHICH THE EFFLUENT IS DISCHARGED.

LEGEND

- (R) RECORD BEARING/DISTANCE
- (S) SURVEYED BEARING/DISTANCE
- FOUND 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (UNLESS NOTED OTHERWISE)

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS PLAT IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS C SURVEY AND IT WAS THE INTENT TO SUBDIVIDE THIS SURVEYED TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR HIS REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT THE SAME.

Matthew R. Dupree
 MATTHEW R. DUPREE
 PROFESSIONAL LAND SURVEYOR NO. 5258

11/27/2023
 DATE



LOT 2-C-4-A-2
 ALLEN MICHAEL & JESSICA LYNN EVANS
 (NOW OR FORMERLY)

CHARLES L. GRIFFIN JR.
 AND JEAN GRIFFIN
 (NOW OR FORMERLY)

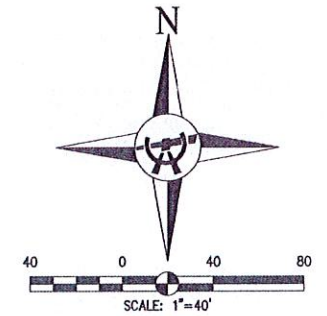
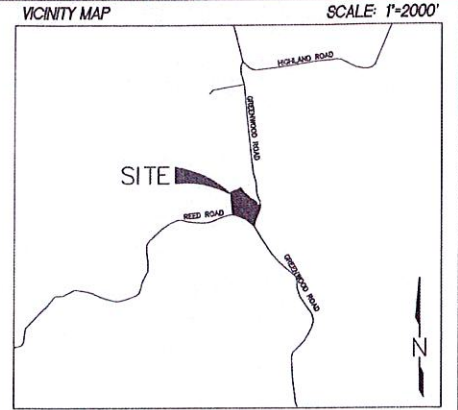
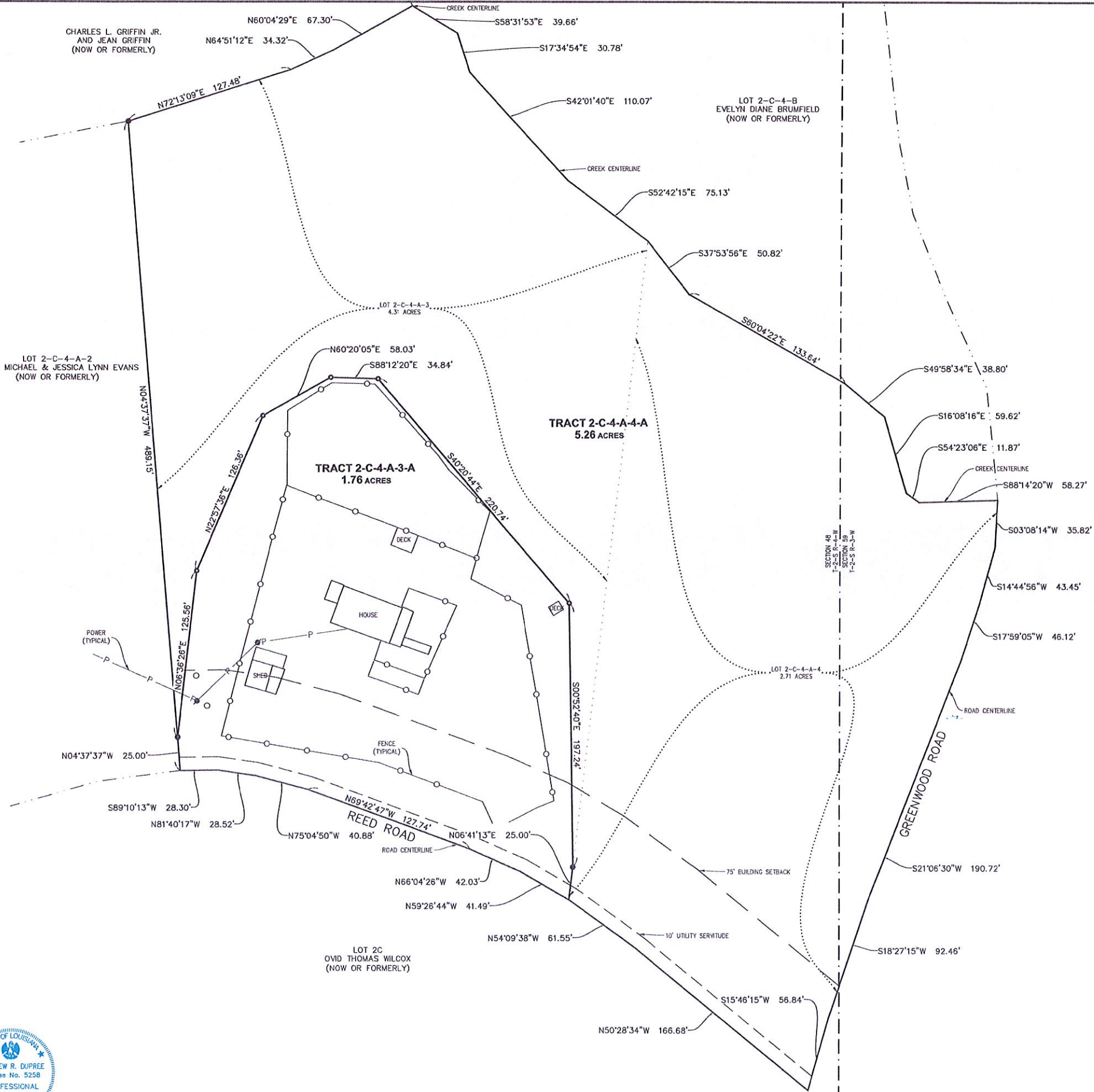
LOT 2-C-4-B
 EVELYN DIANE BRUMFIELD
 (NOW OR FORMERLY)

TRACT 2-C-4-A-3-A
 1.76 ACRES

TRACT 2-C-4-A-4-A
 5.26 ACRES

LOT 2-C-4-A-4
 2.71 ACRES

LOT 2C
 OVID THOMAS WILCOX
 (NOW OR FORMERLY)



| | |
|---|------------------|
| <i>Connie Nola</i> CONNIE NOLA 7257 REED ROAD, ST. FRANCISVILLE, LA 70775 | 11-29-23 DATE |
| <i>Marie Edouard, R.S.</i> HEALTH UNIT SANITARIAN | 12/10/23 DATE |
| <i>[Signature]</i> SCHOOL BOARD | 12/11/23 DATE |
| <i>[Signature]</i> PLANNING AND ZONING ADMINISTRATOR | 1 Dec 23 DATE |
| <i>[Signature]</i> PLANNING AND ZONING COMMISSION | 12/4/23 DATE |

MAP SHOWING THE SURVEY AND DIVISION OF
 LOT 2-C-4-A-3 AND LOT 2-C-4-A-4
 INTO
 LOT 2-C-4-A-3-A AND LOT 2-C-4-A-4-A
 BEING A PORTION OF LOT 2 GREENWOOD
 PLANTATION

LOCATED IN SECTION 48, TOWNSHIP 2 SOUTH, RANGE 4 WEST
 AND SECTION 59, TOWNSHIP 2 SOUTH, RANGE 3 WEST
 GREENSBORO LAND DISTRICT,
 WEST FELICIANA PARISH, LOUISIANA

CLIENT: CONNIE NOLA



West Feliciana Parish Recording Page

Stewart B Hughes
Clerk of Court
PO Box 1843
St. Francisville, LA 70775
(225) 635-3794

Received From :
CONNIE NOLA

First VENDOR

NOLA, CONNIE

First VENDEE

DUPREE, MATTHEW R. PLS

Index Type : CONVEYANCES

File Number : 133062

Type of Document : MAP

Book : 243

Page : 458

Recording Pages : 2

Recorded Information

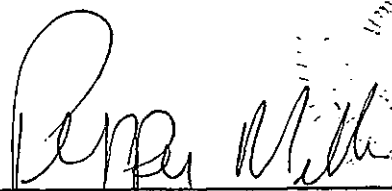
I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for West Feliciana Parish, Louisiana.

On (Recorded Date) : 02/22/2024

At (Recorded Time) : 9:03:03AM



Doc ID - 001358910002


Deputy Clerk



Return To : CONNIE NOLA

GENERAL NOTES

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- LEGACY SURVEYING AND MAPPING, LLC HAS NOT AND DOES NOT PROVIDE WETLAND DELINEATION OR DETERMINATION AND WAS NOT REQUESTED NOR INCLUDED IN THIS SURVEY.
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FLOOD ZONE NOTE

THIS PROPERTY IS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2202450003B WHICH BEARS AN EFFECTIVE DATE OF 02/13/1979. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAIN ADMINISTRATOR BEFORE ANY DESIGN OR CONSTRUCTION.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1702), NAD 1983 (2011, EPOCH 2010.00) AS DETERMINED BY GPS OBSERVATIONS.

REFERENCE PLATS

- "MAP SHOWING THE SURVEY AND DIVISION OF LOT 2-C-4-A-3 AND LOT 2-C-4-A-4 INTO LOT 2-C-4-A-3-A AND LOT 2-C-4-A-4-A..." BY MATTHEW R. DUPREE, P.L.S., DATED 11/27/2023, FILED AT THE WEST FELICIANA PARISH CLERK OF COURT ON 01/04/2024, BOOK 242, PAGE 949, INSTRUMENT #132829.
- "PLAT SHOWING DIVISION OF 12.71 ACRE LOT 2-C-4-A-4..." BY CHARLES F. WILSON, P.L.S., DATED 08/05/2021, FILED AT THE WEST FELICIANA PARISH CLERK OF COURT ON 08/27/2021, BOOK 234, PAGE 526, INSTRUMENT #128334.

UTILITY DEDICATION NOTE

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LEGEND

- (R) RECORD BEARING/DISTANCE
- (S) SURVEYED BEARING/DISTANCE
- FOUND 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (UNLESS NOTED OTHERWISE)

CERTIFICATION

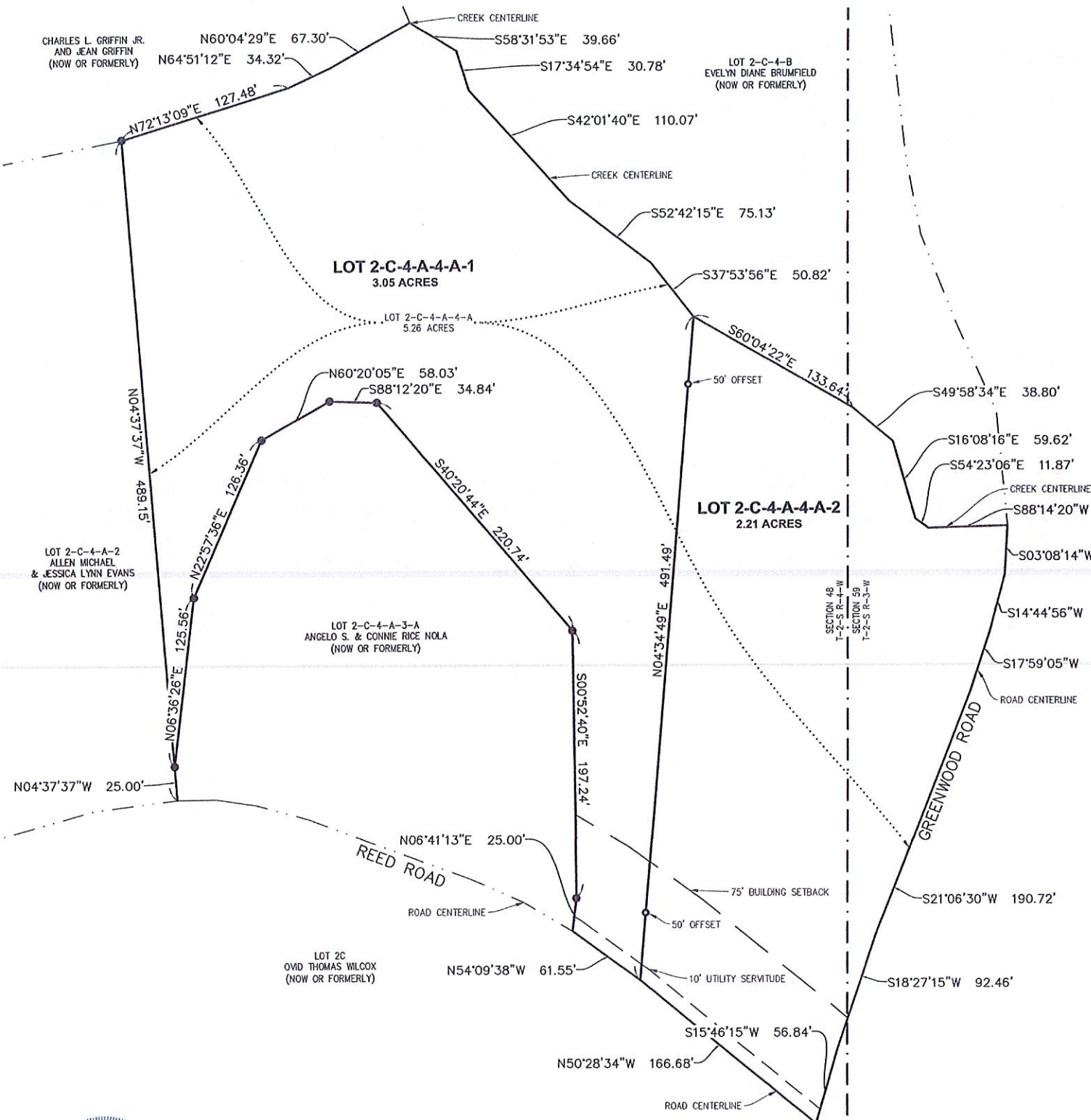
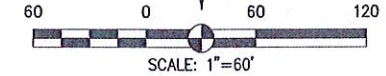
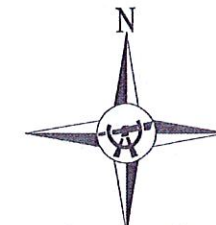
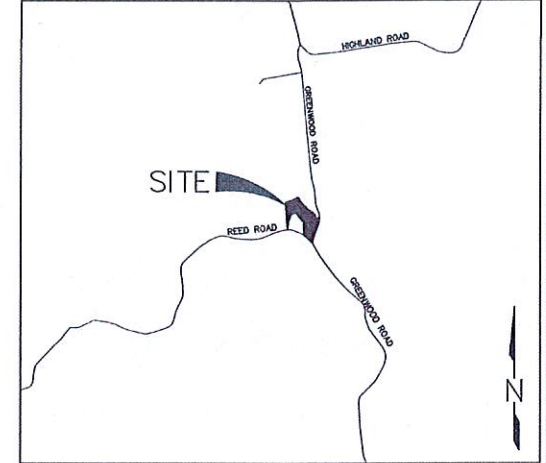
THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS PLAT IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS C SURVEY AND IT WAS THE INTENT TO SUBDIVIDE THIS SURVEYED TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR HIS REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT THE SAME.

Matthew R. Dupree
MATTHEW R. DUPREE
PROFESSIONAL LAND SURVEYOR NO. 5258

1/24/2024
DATE



VICINITY MAP SCALE: 1"=2000'



Connie Nola 01-25-2024
CONNIE NOLA
7257 REED ROAD, ST. FRANCISVILLE, LA 70775
DATE

Matthew Dupree 2/14/24
HEALTH UNIT SANITARIAN
DATE

[Signature] 2/14/24
SCHOOL BOARD
DATE

[Signature] 2/15/24
PLANNING AND ZONING ADMINISTRATOR
DATE

[Signature] 6 Feb 24
PLANNING AND ZONING COMMISSION
DATE

MAP SHOWING THE SURVEY AND DIVISION
OF
LOT 2-C-4-A-4-A
INTO
LOT 2-C-4-A-4-A-1 AND LOT 2-C-4-A-4-A-2
BEING A PORTION
OF
LOT 2 GREENWOOD PLANTATION
LOCATED IN SECTION 48, TOWNSHIP 2 SOUTH, RANGE 4 WEST
AND SECTION 59, TOWNSHIP 2 SOUTH, RANGE 3 WEST
GREENSBURG LAND DISTRICT,
WEST FELICIANA PARISH, LOUISIANA
CLIENT: CONNIE NOLA



West Feliciana Parish Recording Page

Stewart B Hughes
Clerk of Court
PO Box 1843
St. Francisville, LA 70775
(225) 635-3794

Received From :
BRADLEY ROBERTS

First VENDOR

JBF REALTY

First VENDEE

ROBERTS, BRADLEY J. PLS

Index Type : CONVEYANCES

File Number : 132404

Type of Document : MAP

Book : 242

Page : 106

Recording Pages : 2

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for West Feliciana Parish, Louisiana.

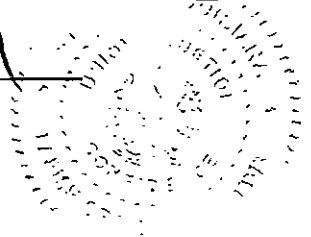
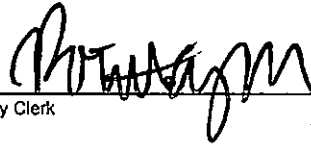
On (Recorded Date) : 10/03/2023

At (Recorded Time) : 2:03:02PM



Doc ID - 001351990002

Deputy Clerk



Return To : BRADLEY ROBERTS

NO ATTEMPT HAS BEEN MADE BY GULF COAST SURVEY SOLUTIONS, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT SHOWN ON REFERENCE MAP(S) OR FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE. BE AWARE THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.



SUBSURFACE UTILITY LOCATES WERE NOT REQUESTED AND ARE NOT PROVIDED AS PART OF THIS SURVEY. UTILITY LOCATES SHOWN HEREON WERE LOCATED BY VISIBLE EVIDENCE ONLY. GULF COAST SURVEY SOLUTIONS L.L.C. STRONGLY ADVISES OWNERS AND CONTRACTORS TO CONTACT LA ONECALL BEFORE DIGGING.

BASIS OF BEARINGS DERIVED FROM RTN GPS OBSERVATIONS MADE AT THE PROJECT SITE. THESE OBSERVATIONS WERE MADE UTILIZING LEICA SMARTNET NORTH AMERICA.

CONTROLLING STATION: CLINTON LA (LACN)

CLINTON LOUISIANA (#2282)

LAT: 30°51'02.33419" N

LONG: 91°00'22.94872" W

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE GRID AND REFERENCED TO LA SOUTH ZONE 1702 (NAD83) (2011) (EPOCH: 2010.00) (ELLIPSOID: GR580).

TO CONVERT TO GEODETIC BEARINGS USE:
G = 00°02'30"

TO CONVERT DISTANCES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES USE SCALE FACTOR: 1.000043505

NOTES:
ACCORDING TO F.A.R.M. 2202450007B, DATED 2-13-79, THIS PROPERTY LIES IN FLOOD ZONE "A" AND "C".

BASE FLOOD ELEVATION(S) ARE SUBJECT TO CHANGE. CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.

A WETLANDS DETERMINATION WAS NOT REQUESTED AND WAS NOT PROVIDED AS PART OF THIS SURVEY.

PUBLIC DEDICATION:
THE STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS PUBLIC SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT OF WAY IS GRANTED.

SEWAGE DISPOSAL:
NO PERSON SHALL PROVIDE A METHOD OF WASTEWATER DISPOSAL UNTIL THAT METHOD HAS BEEN APPROVED BY THE WEST FELICIANA PARISH HEALTH UNIT. THE OWNER OF THE PROPERTY WILL BE INFORMED THAT THE EFFLUENT MUST BE DISCHARGED INTO AN OPEN DITCH, PERPETUALLY MAINTAINED, AND THE BUILDING SITE MUST BE TWO FEET ABOVE THE DITCH IN WHICH THE EFFLUENT IS DISCHARGED.

BY: *John Fabre* DATE: 9-29-23
APPROVED: JOHN FABRE OWNER
BY: *Millard Callicut* DATE: 9-29-23
APPROVED: MILLARD CALLICUT OWNER
BY: *West Feliciana Parish Planning and Zoning Comm.* DATE: 10/2/23
APPROVED: WEST FELICIANA PARISH PLANNING AND ZONING COMM.
BY: *West Feliciana Parish Health Unit* DATE: 10-2-23
APPROVED: WEST FELICIANA PARISH HEALTH UNIT
BY: *West Feliciana Parish School Board* DATE: 10/2/23
APPROVED: WEST FELICIANA PARISH SCHOOL BOARD
BY: *West Feliciana Parish Planning and Zoning Administrator* DATE: 7 Oct 23
APPROVED: WEST FELICIANA PARISH PLANNING AND ZONING ADMINISTRATOR

REFERENCE MAPS:
1) "PLAT SHOWING DIVISION OF 5.57 ACRE LOT 15, 1.50 ACRE LOT MB-1, AND PORTIONS OF TRACT C-2 AND THE T.D. BICKHAM TRACT..." BY CHARLES WILSON, P.L.S., DATED 2/28/23.

o DENOTES POINT OF INTERSECTION (NO CORNER SET).
▲ DENOTES SET 1/2" L.R. UNLESS NOTED OTHERWISE.
● DENOTES FD 5/8" L.R. UNLESS NOTED OTHERWISE.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS ACTUALLY MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION AND THAT THIS MAP AND THE "FIELD SURVEY" ON WHICH IT IS BASED CONFORMS TO THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "M" SURVEY AS ESTABLISHED BY THE LOUISIANA PROFESSIONAL BOARD OF ENGINEERS AND LAND SURVEYORS, AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. R.S. 33:5051, ET SEQ., AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT SHOWN HEREON AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THIS PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

BRADLEY J. ROBERTS, P.L.S.
REG. NO. 5101
DATE: 9/28/23

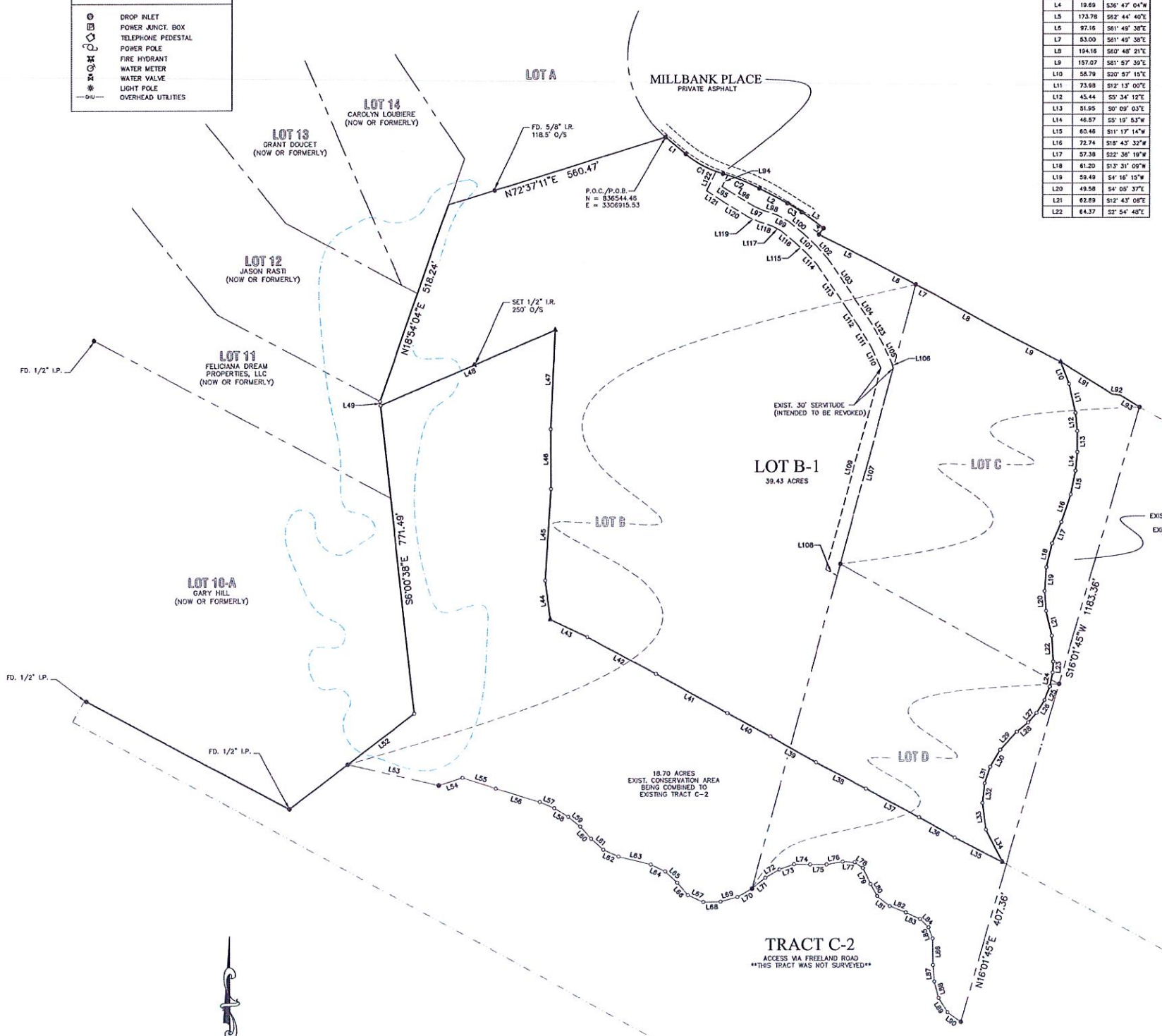


SURVEYING CONSULTANTS
17535 GEORGE ONEAL ROAD
BATON ROUGE, LA 70817
(225) 485-2419
V.P. NO. 636

TOTAL ACREAGE: 60.57
TRACTS: 2
ZONING: R-A
OWNERS AND DEVELOPERS SHALL VERIFY SETBACKS AND RESTRICTIONS WITH THE PARISH.
MILLBANK PLACE IS A PRIVATE ROAD, SUBDIVISION RESTRICTIONS MAY APPLY.

--- DENOTES LINE NOT SURVEYED. THESE LINES ARE FOR APPROXIMATE REPRESENTATION PURPOSES ONLY AND SHOULD BE CONSIDERED APPROXIMATE.

LEGEND table with symbols for Drop Inlet, Power Junct. Box, Telephone Pedestal, Power Pole, Fire Hydrant, Water Meter, Water Valve, Light Pole, Overhead Utilities.



Curve Table with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length.

Line Table with columns: Line #, Length, Direction.

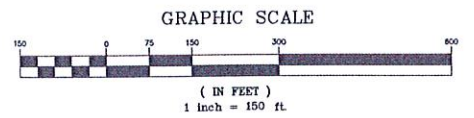
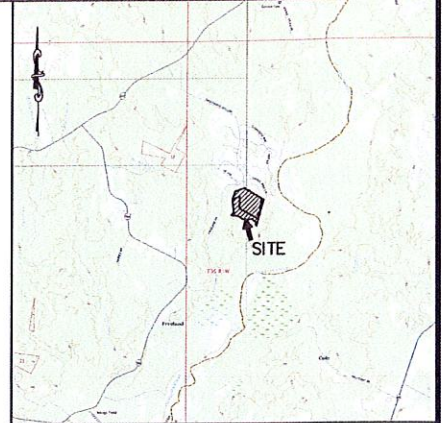
Line Table with columns: Line #, Length, Direction.

Line Table with columns: Line #, Length, Direction.

Line Table with columns: Line #, Length, Direction.

Line Table with columns: Line #, Length, Direction.

Line Table with columns: Line #, Length, Direction.



PORTION OF THE T.D. BICKHAM TRACT
ACCESS VIA LAUREL HILL LANE
THIS TRACT WAS NOT SURVEYED

MAP SHOWING SUBDIVISION OF LOTS B, C, AND D OF THE BLUFFS INTO LOTS B-1 AND COMBINATION OF 2.44 ACRES OF EXIST. CONSERVATION AREA INTO THE T.D. BICKHAM TRACT AND 18.70 ACRES OF EXIST. CONSERVATION AREA INTO EXIST. TRACT C-2
LOCATED IN SECTIONS 69, 70, & 71, T-3-S, R-1-W, ST. HELENA MERIDIAN GREENSBURG LAND DISTRICT OF LOUISIANA, WEST FELICIANA PARISH, LOUISIANA
FOR JBF REALTY

West Feliciana Parish Recording Page

Stewart B Hughes
Clerk of Court
PO Box 1843
St. Francisville, LA 70775
(225) 635-3794

Received From :
BRITTANY MORGAN

First VENDOR

TUCKER, JOHN

First VENDEE

ROBERTS, BRADLEY J. PLS

Index Type : CONVEYANCES

File Number : 132493

Type of Document : MAP

Book : 242

Page : 241

Recording Pages : 2

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for West Feliciana Parish, Louisiana.

On (Recorded Date) : 10/23/2023

At (Recorded Time) : 2:50:12PM



Doc ID - 001352970002

Deputy Clerk



Return To : BRITTANY MORGAN

NO ATTEMPT HAS BEEN MADE BY GULF COAST SURVEY SOLUTIONS, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT SHOWN ON REFERENCE MAP(S) OR FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE. BE AWARE THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.



SUBSURFACE UTILITY LOCATES WERE NOT REQUESTED AND ARE NOT INCLUDED IN THIS SURVEY. GULF COAST SURVEY SOLUTIONS L.L.C. STRONGLY ADVISES OWNERS AND CONTRACTORS TO CONTACT LA ONECALL BEFORE DIGGING.

REFERENCE DOCUMENTS:

1. "PLAT SHOWING DIVISION OF A 5.26 ACRE TRACT INTO LOT E-1 AND LOT E-2..." BY CHARLES WILSON, P.L.S., DATED 5/17/04.

BASIS OF BEARINGS DERIVED FROM RTN GPS OBSERVATIONS MADE AT THE PROJECT SITE. THESE OBSERVATIONS WERE MADE UTILIZING LEICA SMARTNET NORTH AMERICA.

CONTROLLING STATION: CLINTON LA (LACH)

CLINTON LOUISIANA (#2282)

LAT: 30°51'02.33419" N
LON: 91°00'22.94872" W

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE GRID AND REFERENCED TO LA SOUTH ZONE 1702 (NAD83) (2011) (EPOCH: 2010.00) (ELLIPSOID: GRS80).

TO CONVERT TO GEODETIC BEARINGS USE:

$\phi = -00^{\circ}01'32''$

TO CONVERT DISTANCES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES USE SCALE FACTOR: 1.000024405

- DENOTES FD. 1/2" I.P. UNLESS OTHERWISE NOTED
- DENOTES SET 1/2" I.R. UNLESS OTHERWISE NOTED

| LEGEND | |
|--------|--------------------|
| | DROP INLET |
| | POWER JUNCT. BOX |
| | TELEPHONE PEDESTAL |
| | POWER POLE |
| | FIRE HYDRANT |
| | WATER METER |
| | WATER VALVE |
| | LIGHT POLE |
| | OVERHEAD UTILITIES |
| | WIRE FENCE |

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS ACTUALLY MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION AND THAT THIS MAP AND THE "FIELD SURVEY" ON WHICH IT IS BASED CONFORMS TO THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "D" SURVEY AS ESTABLISHED BY THE LOUISIANA PROFESSIONAL BOARD OF ENGINEERS AND LAND SURVEYORS, AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. R.S. 33:5051, ET SEQ., AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

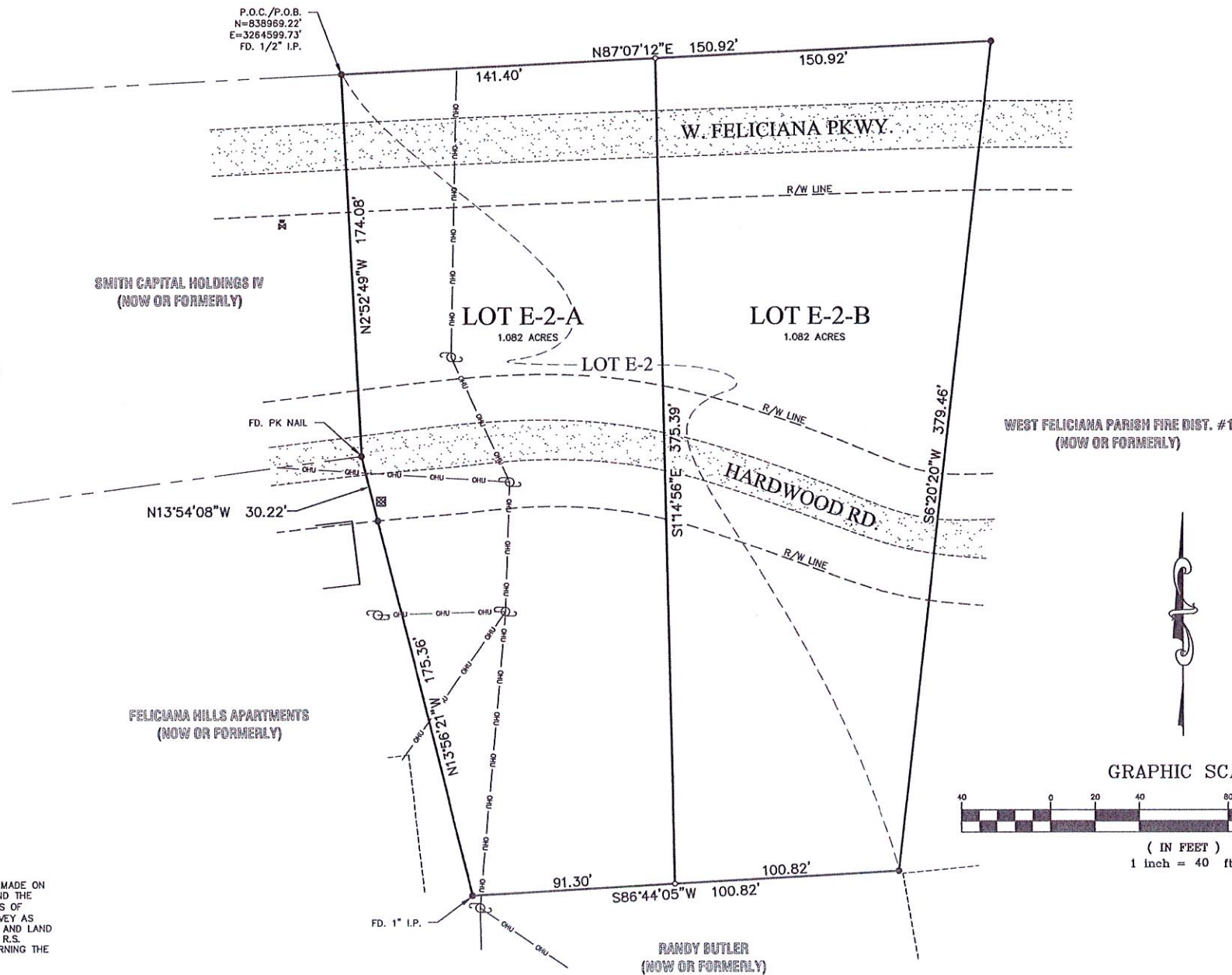
THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT SHOWN HEREON AND DOES NOT EXTEND TO THIRD PARTIES, UNLESS THIS PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

Bradley J. Roberts
BRADLEY J. ROBERTS, P.L.S.
REG. NO. 5101
9/26/23
DATE

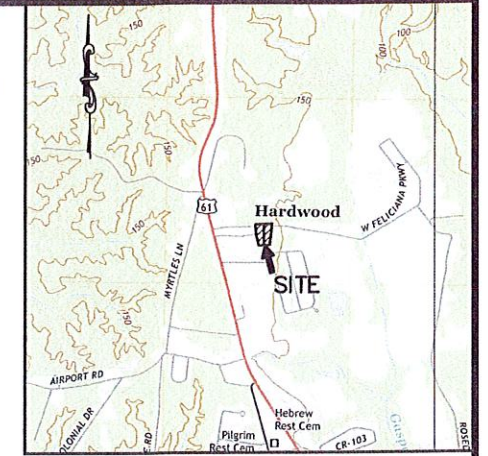


SURVEYING CONSULTANTS
17535 George Oneal Road
Baton Rouge, Louisiana 70817
(225) 485-2419 V.F. NO. 838

MAGNOLIA FULL GOSPEL BAPTIST CHURCH
(NOW OR FORMERLY)



TOTAL ACREAGE: 2.164
TRACTS: 1 LOT INTO 2
CURRENT ZONING: C-2 (GEN. COMMERCIAL)
STREETS: W. FELICIANA PKWY.
HARDWOOD RD.
MIN. FRONT SETBACK: VERIFY W/ PARISH
MIN. REAR SETBACK: VERIFY W/ PARISH
MIN. SIDE SETBACK: VERIFY W/ PARISH



VICINITY MAP
1" = 2000'

NOTES:

ACCORDING TO F.I.R.M. 2202450006B, DATED 2-13-79, THIS PROPERTY LIES IN FLOOD ZONE "C".

BASE FLOOD ELEVATION(S) ARE SUBJECT TO CHANGE. CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.

A WETLANDS DETERMINATION WAS NOT REQUESTED AND WAS NOT PROVIDED AS PART OF THIS SURVEY.

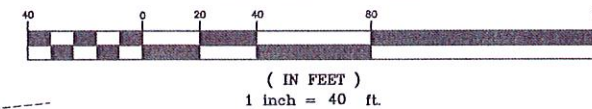
PUBLIC DEDICATION:

THE STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS PUBLIC SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT OF WAY IS GRANTED.

SEWAGE DISPOSAL:

NO PERSON SHALL PROVIDE A METHOD OF WASTEWATER DISPOSAL UNTIL THAT METHOD HAS BEEN APPROVED BY THE WEST FELICIANA PARISH HEALTH UNIT. THE OWNER OF THE PROPERTY WILL BE INFORMED THAT THE EFFLUENT MUST BE DISCHARGED INTO AN OPEN DITCH, PERPETUALLY MAINTAINED, AND THE BUILDING SITE MUST BE TWO FEET ABOVE THE DITCH IN WHICH THE EFFLUENT IS DISCHARGED.

GRAPHIC SCALE



MAP SHOWING SURVEY AND DIVISION OF
LOT E-2 OF THE FORMER GORDON DIPPEL TRACT
INTO
LOT E-2-A AND LOT E-2-B
LOCATED IN SECTION 67, T-3-S, R-3-W, ST. HELENA MERIDIAN,
GREENSBURG LAND DISTRICT
WEST FELICIANA PARISH, LOUISIANA
FOR
JOHN TUCKER

BY: *John Tucker* DATE: 10/5/2023
APPROVED: JOHN TUCKER
OWNER
BY: *Mary H. Dixon* DATE: 10/19/23
APPROVED: MARY H. DIXON
WEST FELICIANA PARISH
PLANNING AND ZONING COMM.
BY: *Mary H. Dixon* DATE: 10-18-23
APPROVED: MARY H. DIXON
WEST FELICIANA PARISH
HEALTH UNIT
BY: *Mary H. Dixon* DATE: 10/23/23
APPROVED: MARY H. DIXON
WEST FELICIANA PARISH
SCHOOL BOARD
BY: *John Tucker* DATE: 10/23/23
APPROVED: JOHN TUCKER
WEST FELICIANA PARISH
PLANNING AND ZONING ADMINISTRATOR

West Feliciana Parish Recording Page

Stewart B Hughes
Clerk of Court
PO Box 1843
St. Francisville, LA 70775
(225) 635-3794

Received From :
OLTON SCOTT

First VENDOR
SCOTT, OLTON A

First VENDEE
MOSBY, SETH J.

Index Type : CONVEYANCES

File Number : 132713

Type of Document : MAP

Book : 242

Page : 671

Recording Pages : 2

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for West Feliciana Parish, Louisiana.

On (Recorded Date) : 12/12/2023

At (Recorded Time) : 12:08:10PM



S. Beasley
Deputy Clerk

Doc ID - 001355320002

Return To : OLTON SCOTT

GENERAL NOTES:

1. THIS SURVEY WAS BASED ON INFORMATION PROVIDED BY THE CLIENT, AND/OR CURRENT TITLE INFORMATION FROM PUBLIC RECORDS SOURCES, AND IS SUBJECT TO THOSE FACTS AND PRE-EXISTING ENCUMBRANCES SUCH AS SERVITUDES, RIGHTS OF WAY, BUILDING SETBACKS, AND OTHER COVENANTS AND/OR RESTRICTIONS, WHICH COULD BE DISCLOSED BY A COMPLETE TITLE SEARCH. A COMPREHENSIVE TITLE ABSTRACT WAS NOT REQUESTED BY THE CLIENT NOR WAS WITHIN THE SCOPE OF THIS SURVEY.
2. WETLAND DELINEATION OR ENVIRONMENTAL ASSESSMENTS WERE NOT PERFORMED NOR WERE WITHIN THE SCOPE OF THIS SURVEY.
3. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
4. ADJACENT PROPERTY OWNER INFORMATION WAS TAKEN FROM THE LIVINGSTON PARISH TAX ASSESSOR'S WEB SITE.
5. THE LINES SHOWN ASSOCIATED WITH SECTIONS, TOWNSHIPS, RANGES AND FLOOD ZONES WERE DIGITIZED FROM AERIAL IMAGERY, F.E.M.A. FLOOD INSURANCE RATE MAPS AND U.S.G.S. QUADRANGLE MAPS. THESE LINES ARE SHOWN FOR REFERENCE ONLY AND WERE NOT FIELD VERIFIED AT THE TIME THIS SURVEY WAS PERFORMED.

BASIS OF BEARINGS:

THE BEARINGS & COORDINATES SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1702), NAD 1983 (2011, EPOCH 2010.00) AS DETERMINED BY GPS OBSERVATIONS.

FLOOD CERTIFICATION:

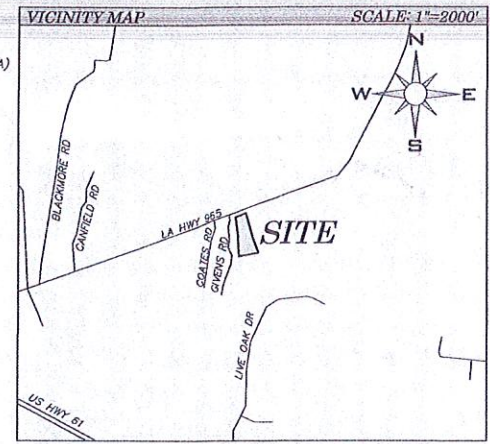
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN FLOOD ZONE "X" OF THE FLOOD INSURANCE RATE MAP NO. 2202450007 B, WHICH BEARS AN EFFECTIVE DATE OF 02/13/1979.

REFERENCE(S):

1. "MAP SHOWING THE RESUBDIVISION OF THE MELNOR SCOTT PROPERTY, 20.294 ACRES, INTO LOTS 1, 2, 3, 4, 5, 6, 7, 8 & 9...", DATED MARCH 14, 2003, BY R.D. HODGES, P.L.S.; RECORDED AT THE WEST FELICIANA PARISH CLERK OF COURT AT INSTRUMENT NO. 85902.

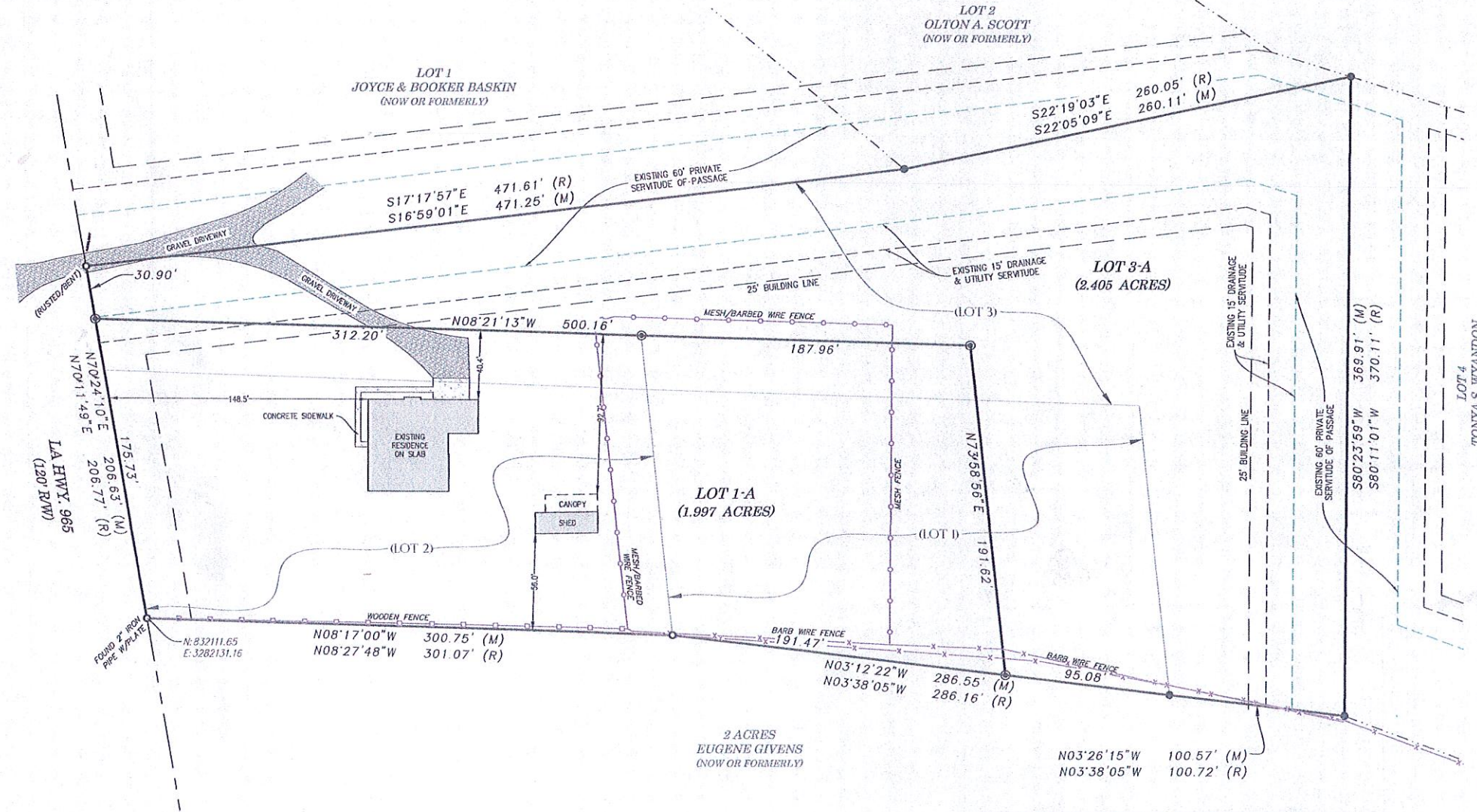
PROPERTY INFO:

TOTAL ACREAGE: 4.402 ACRES
TRACTS: 3
CURRENT ZONING: RURAL AGRICULTURAL RESIDENTIAL (RA)
STREETS: LA HIGHWAY 965
MIN. FRONT SETBACK: VERIFY W/PARISH
MIN. REAR SETBACK: VERIFY W/PARISH
MIN. SIDE SETBACK: VERIFY W/PARISH



LEGEND

- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- FOUND 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- ⊙ SET 1/2" IRON ROD
- R/W APPARENT RIGHT-OF-WAY
- (R) RECORD BEARING/DISTANCE
- (S) SURVEYED BEARING/DISTANCE
- ▨ GRAVEL
- ▩ CONCRETE

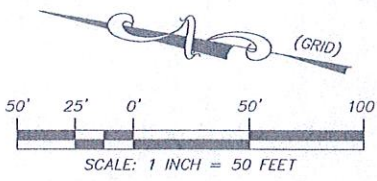


DWG Path: E:\BEI\Surveying\2023\23-128 Scott Olton - Hwy 966(St. Francisville) WP\23-128 Exchange Lots 1, 2 & 3 - Hwy 966(St. Francisville).dwg

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PLAT IS BASED UPON AN ACTUAL GROUND SURVEY MADE BY ME, OR UNDER MY DIRECTION AND IS IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 ET SEQ. THIS PLAT IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS C SURVEY AND IT WAS THE INTENT TO SUBDIVIDE THIS SURVEYED TRACT INTO THE PLATTED SUBDIVISION. THIS PLAT CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR HIS REQUIRED SUBDIVISION OF PROPERTY ONLY. IT DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT THE SAME.

Seth J. Mosby
SETH J. MOSBY, P.L.S., P.S.
LA PROFESSIONAL LAND SURVEYOR #5073
DATE: SEPTEMBER 29, 2023
FILE: "SCOTT EXCHANGE OF PROPERTY"



THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER(S) OR LEGAL OFFICER(S) OF THE PROPERTY PLATTED HEREON, ON THE DATE SIGNED.

SEWAGE DISPOSAL NOTE

NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE WEST FELICIANA PARISH HEALTH UNIT. THE OWNER OF THE PROPERTY WILL BE INFORMED THAT THE EFFLUENT MUST BE DISCHARGED INTO AN OPEN DITCH, PERPETUALLY MAINTAINED, AND THE BUILDING SITE MUST BE TWO FEET ABOVE THE DITCH IN WHICH THE EFFLUENT IS DISCHARGED.

SERVITUDE DEDICATION

THE PUBLIC STREETS AND RIGHTS-OF-WAY OF STREETS SHOWN HEREON, UNLESS SPECIFICALLY DESIGNATED AS PRIVATE, AND IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS PUBLIC SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, AND OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED, WITHIN THE LIMITS OF ANY PUBLIC SERVITUDE OR PUBLIC RIGHTS OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH SERVITUDE OR RIGHT OF WAY IS GRANTED.

Olton A. Scott
OLTON A. SCOTT
OWNER OF LOTS 1 & 2
DATE: 11-13-2023

Delores S. Hamlin
DELORES S. HAMLIN
OWNER OF LOT 3
DATE: 11/23/23

APPROVED:
WEST FELICIANA PARISH
[Signature]
PLANNING AND ZONING COMMISSION
DATE: 12/4/23

APPROVED:
WEST FELICIANA PARISH
Mary S. Dixon, R.S.
HEALTH UNIT
DATE: 12/6/23

APPROVED:
WEST FELICIANA PARISH
[Signature]
SCHOOL BOARD
DATE: 12/11/23

APPROVED:
WEST FELICIANA PARISH
[Signature]
PLANNING AND ZONING ADMINISTRATOR
DATE: 1 Dec 23

TITLE:
MAP SHOWING THE EXCHANGE OF PROPERTY BETWEEN LOTS 1, 2 & 3 MELNOR SCOTT HEIRS PROPERTY INTO LOTS 1-A & 3-A
LOCATED IN SECTION 102, TOWNSHIP 3 SOUTH - RANGE 2 WEST, ST. HELENA MERIDIAN, WEST FELICIANA PARISH, LOUISIANA FOR
OLTON A. SCOTT

| | | | |
|----------------|------------|--------------|------------|
| PARTY CHECKED: | SM | PROJECT NO.: | 23-128 |
| FIELD BOOK: | SEE FOLDER | PAGE(S): | SEE FOLDER |
| DRAWN BY: | SM | CALC BY: | SM |
| CHECKED BY: | SM | | |
| SHEET: | 18 x 24 | | |

BEI
SURVEYING, LLC
PHONE: 225-715-8307
EMAIL: belsurveys@gmail.com
ADDRESS: 16708 AMY LANE
FRENCH SETTLEMENT, LA 70733

West Feliciana Parish Recording Page

Stewart B Hughes
Clerk of Court
PO Box 1843
St. Francisville, LA 70775
(225) 635-3794

Received From :
L&L SURVEYING

First VENDOR
LAAKSO, PAUL

First VENDEE
LADNER, F. DEWITT PLS

Index Type : CONVEYANCES

File Number : 132913

Type of Document : MAP

Book : 243 Page : 183

Recording Pages : 2

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for West Feliciana Parish, Louisiana.

On (Recorded Date) : 01/22/2024

At (Recorded Time) : 3:00:03PM



Doc ID - 001357380002

CLERK OF COURT
STEWART B HUGHES
Parish of West Feliciana
I certify that this is a true copy of the attached
document that was filed for registry and
Recorded 01/22/2024 at 3:00:03
File Number 132913
Recorded in Book 243 Page 183



Stewart B Hughes
Deputy Clerk

Return To : L&L SURVEYING

BASE BEARING: N71°49'30"W (SPC S ZONE 1702)
 FLOOD ZONE: "C" BASE FLOOD ELEVATION: N/A
 F.E.M.A. F.I.R.M. MAP NO. 2202450007B DATE: 02/13/1979
 RECORD INUNDATION N/A

DRAWN BY: JMH
 CREW CHIEF: JAB
 TECHNICIAN: SSL
 CHECKED BY: SSL
 CHECKED BY: FDL

FLOOD ZONE SCALED FROM F.I.R.M.

REFERENCE:

1. PLAT SHOWING DIVISION OF 5.69 ACRE TRACT 12 GROVEHILL PLANTATION ESTATES INTO 4.69 ACRE TRACT 12-A-1 AND 1.00 ACRE TRACT 1-B-1, BY CHARLES F. WILSON, P.L.S., DATED:04/16/2016. FILE #:115666.
2. PLAT SHOWING DIVISION OF 2.51 ACRE TRACT 11-C AND 1.00 ACRE TRACT 12-B-1 GROVEHILL PLANTATION ESTATES INTO 2.37 ACRE TRACT 11-C-1 AND 1.14 ACRE TRACT 12-B-1-A, BY CHARLES F. WILSON, P.L.S., DATED:12/07/2020. FILE #:126699

SUBDIVISION NOTE:

THE SIZE AND GRADE OF ALL DRIVEWAY CULVERTS SHOULD BE APPROVED BY THE WEST FELICIANA PARISH PLANNING AND ZONING COMMISSION OR THEIR REPRESENTATIVE FOR ALL PARISH ROADS AND BY THE STATE OF LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT FOR ALL STATE HIGHWAYS.

SEWER STATEMENT:

NO PERSON SHALL PROVIDE A METHOD OF WASTE WATER DISPOSAL UNTIL THAT METHOD HAS BEEN APPROVED BY THE WEST FELICIANA PARISH HEALTH UNIT. THE OWNER OF THE PROPERTY WILL BE INFORMED THAT THE EFFLUENT MUST BE DISCHARGED INTO AN OPEN DITCH, PERPETUALLY MAINTAINED, AND THE BUILDING SITE MUST BE TWO FEET ABOVE THE DITCH IN WHICH THE EFFLUENT IS DISCHARGED.

DEDICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN HEREON. THE UTILITY SERVITUDE SHOWN HEREON AND IDENTIFIED AS PUBLIC UTILITY SERVITUDE IS CREATED AND ESTABLISHED FOR THE BENEFIT OF THE PUBLIC FOR THE LOCATION, REPAIR, INSTALLATION, REPLACEMENT, AND FULL UTILIZATION OF ALL PUBLIC UTILITIES.

Paul Laakso 12/20/23
 PAUL LAAKSO, OWNER DATE

APPROVED:

WEST FELICIANA PARISH

Mary H. Dixon, R.S. 1/12/24
 WEST FELICIANA PARISH HEALTH UNIT SANITARIAN DATE

[Signature] 1/10/24
 WEST FELICIANA PARISH SCHOOL BOARD DATE

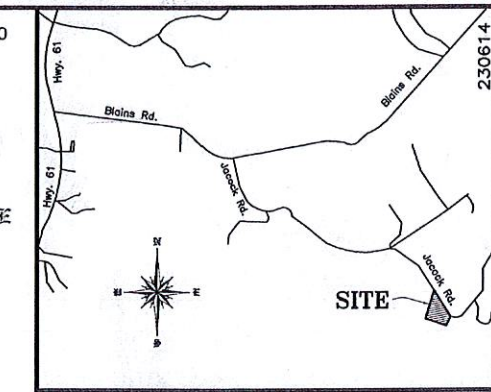
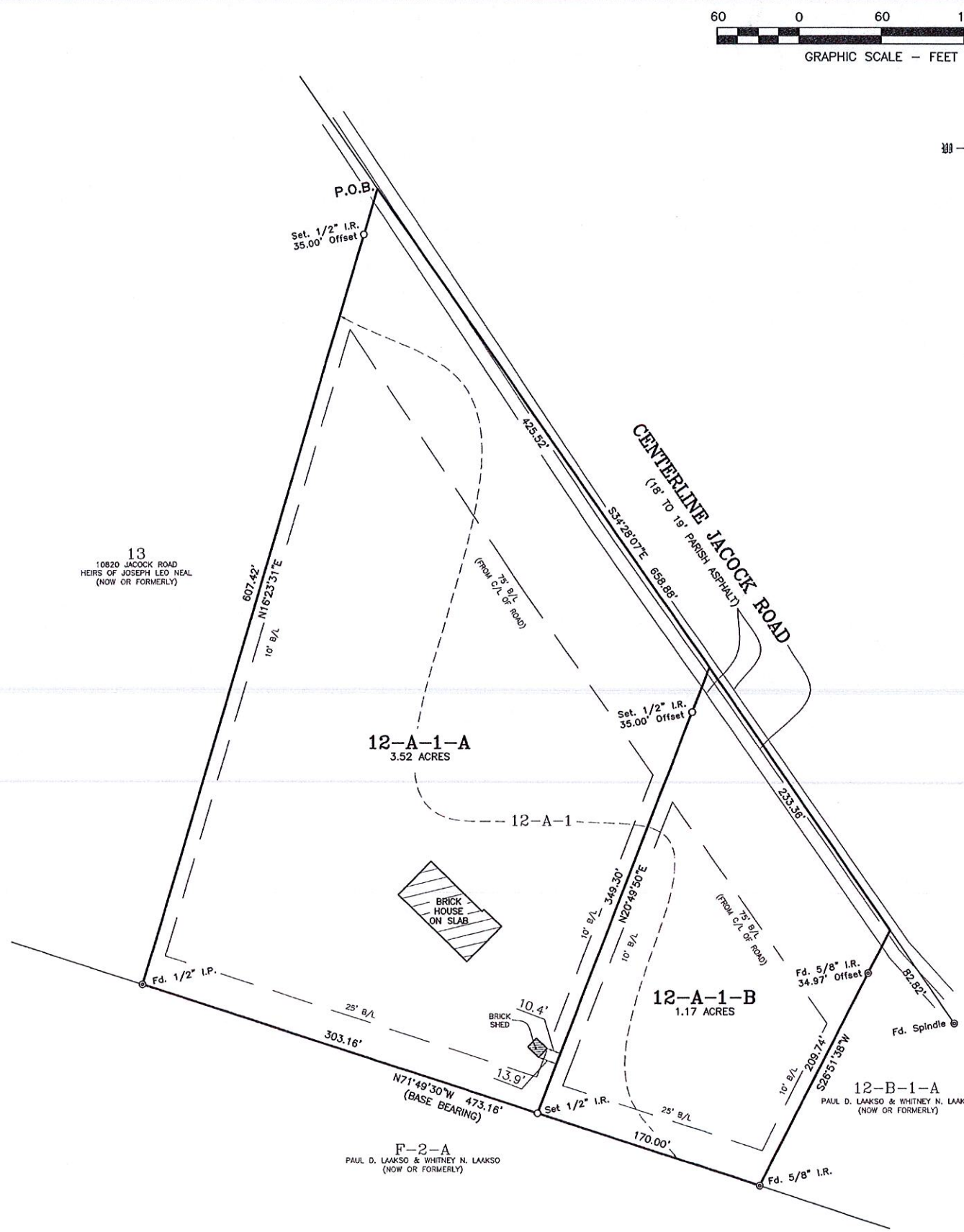
[Signature] 1/12/24
 WEST FELICIANA PARISH PLANNING & ZONING COMMISSION DATE

[Signature] 8 Jan 24
 WEST FELICIANA PARISH PLANNING & ZONING ADMINISTRATOR DATE

CERTIFICATION:

I HEREBY CERTIFY THAT THIS FIRM MADE A FIELD SURVEY OF THE PROPERTY SHOWN HEREON AND THAT THIS MAP IS MADE IN ACCORDANCE WITH FIELD NOTES OF SAID SURVEY, RECORD PLATS AND/OR DESCRIPTIONS. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, UNLESS OTHERWISE SHOWN. THIS SURVEY IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS ESTABLISHED BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD, LOUISIANA ADMINISTRATIVE CODE, TITLE 46, PART LXI.2907 & 2909 AND MEETS THE REQUIREMENTS FOR A CLASS C.

F. Dewitt Ladner 12/15/2023
 F. DEWITT LADNER PROFESSIONAL LAND SURVEYOR REG. #4983 DATE



VICINITY MAP
 SCALE: 1" = 2000'

LEGEND

- ⊙ Fd. Iron
- Set 1/2" I.R.

P.O.B. NOTE

THE POINT OF BEGINNING (P.O.B.) IS LOCATED S43°57'56"E A DISTANCE OF 1256.65' FROM THE INTERSECTION OF OAK GROVE ROAD AND JACOCK ROAD. PER REFERENCE #1.

GENERAL NOTES:

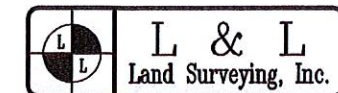
- TOTAL AREA: 4.69 ACRES
- TOTAL NO. LOTS: 2
- ZONING: R-A,
- RESIDENTIAL-AGRICULTURAL DISTRICT
- BUILDING SETBACKS:
 FRONT: 75' FROM C/L ROAD
 SIDE: 10'
 REAR: 25'

A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

THIS SURVEY IS A FAMILY PARTITION AND EXEMPT FROM THE WEST FELICIANA PARISH SUBDIVISION ORDINANCE PER SECTION 130-2(5).

**FAMILY PARTITION
 MAP SHOWING SURVEY & RESUBDIVISION
 OF
 12-A-1
 GROVEHILL PLANTATION ESTATES
 INTO
 12-A-1-A & 12-A-1-B**
 LOCATED IN SECTION 78, T3S-R2W
 GREENSBURG LAND DISTRICT
 WEST FELICIANA PARISH, LOUISIANA
 FOR
PAUL LAAKSO



West Feliciana Parish Recording Page

Stewart B Hughes
Clerk of Court
PO Box 1843
St. Francisville, LA 70775
(225) 635-3794

Received From :
PEGGY GUYON

First VENDOR
GUYON, PEGGY

First VENDEE
ROMAIN, CHARLES R. PLS.

Index Type : CONVEYANCES

File Number : 132546

Type of Document : MAP

Book : 242 Page : 354

Recording Pages : 2

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for West Feliciana Parish, Louisiana.

On (Recorded Date) : 11/06/2023

At (Recorded Time) : 10:07:48AM



Doc ID - 001363520002

Deputy Clerk



Return To : PEGGY GUYON

APPROVED

WEST FELICIANA PARISH PLANNING AND ZONING COMMISSION

DATE

HEALTH UNIT SANITARIAN WEST FELICIANA PARISH

DATE

PLANNING AND ZONING ADMINISTRATOR

DATE

WEST FELICIANA PARISH SCHOOL BOARD

DATE

RONNIE GUYON, OWNER

DATE

PEGGY GUYON, OWNER

DATE

10/19/23

10-18-23

17 Oct 23

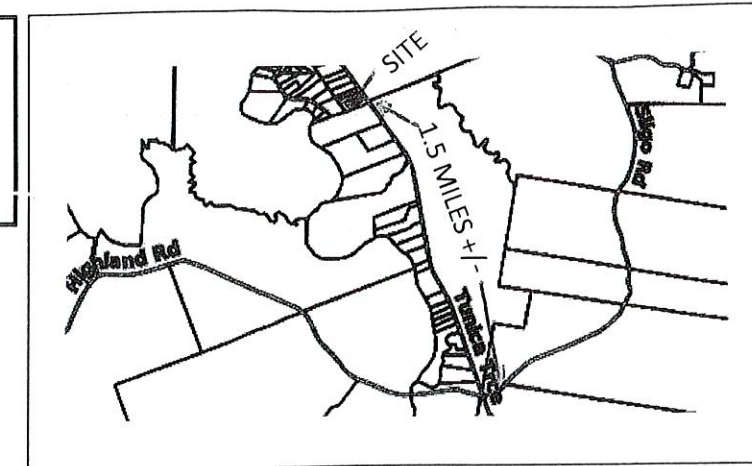
10/23/23

10/3/23

10/3/23

LEGEND

- ⊙ MARKER FOUND
- 1/2" REBAR SET
- () RECORD BEARING & DISTANCE
- △ CALCULATED POINT
- ⊗ SPRINKLER HEAD



VICINITY DRAWING

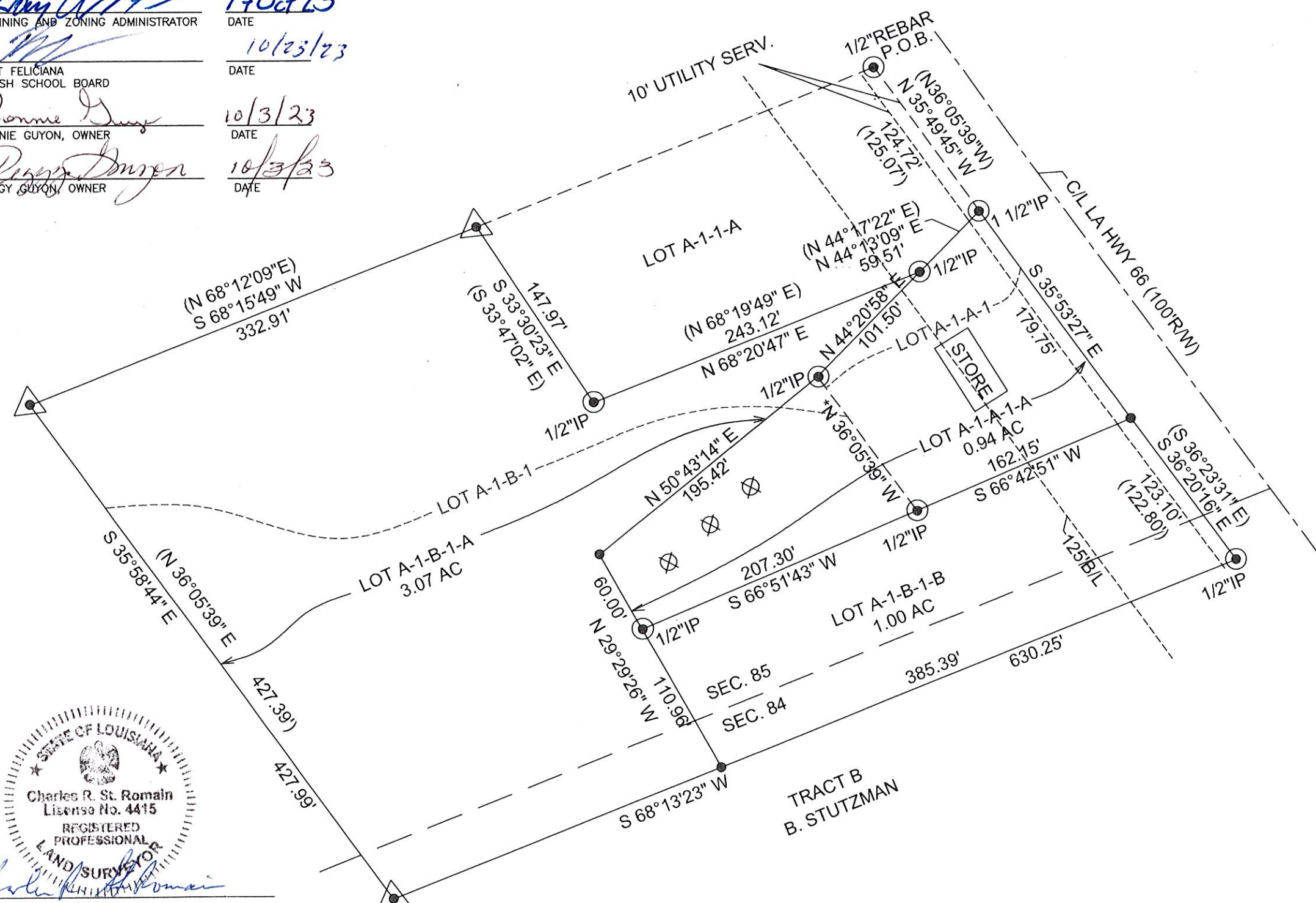
NTS

REFERENCE DRAWING:

"PLAT SHOWING RESUBDIVISION OF 0.35 ACRE LOT A-1-A, 4.65 ACRE LOT A-1-B, AND 1.00 ACRE LOT A-1-1 OF THE CARVER TRACT INTO 0.54 ACRE LOT A-1-A-1, 4.47 ACRE LOT A-1-B-A AND 0.98 ACRE LOT A-1-1-A" BY CHARLES WILSON, DATED JULY 2014.

NOTES:

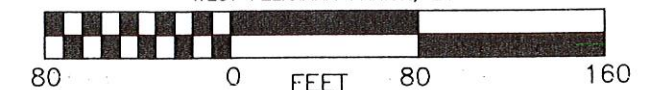
- 1) *BASE BEARING (N36°05'39"W) FROM REFERENCE DRAWING BEING THE WESTERLY LINE OF LOT A-1-A-1.
- 2) THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED AND IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY.
- 3) NO ATTEMPT HAS BEEN MADE BY THIS SURVEYOR TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHT-OF-WAYS OR OTHER BURDENS ON THE PROPERTY SHOWN ON THIS SURVEY OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE. NO REPRESENTATION IS MADE THAT ALL BURDENS ON THIS PROPERTY ARE SHOWN HEREON.
- 4) NO WETLANDS DETERMINATION WAS REQUESTED NOR MADE FOR THE PROPERTY SHOWN ON THIS PLAT.
- 5) SEWAGE DISPOSAL: NO PERSON SHALL PROVIDE A METHOD OF WASTEWATER DISPOSAL UNTIL THAT METHOD HAS BEEN APPROVED BY THE WEST FELICIANA PARISH HEALTH UNIT.
- 6) THE POINT OF BEGINNING IS A 1/2 INCH REBAR LOCATED AT THE NORTHEAST CORNER OF LOT A-1-1-A ON THE WESTERLY RIGHT OF WAY LINE OF LA HWY 66.
- 7) ZONING: R-A
- 8) SECTION LINE LOCATION IS APPROXIMATE.



MAP SHOWING THE EXCHANGE OF PROPERTY BETWEEN LOT A-1-A-1 AND LOT A-1-B-1 TO CREATE LOT A-1-A-1-A, LOT A-1-B-1-A AND LOT A-1-B-1-B (CARVER TRACT)

FOR
RONNIE & PEGGY GUYON

SEC. 84 & 85 T2S R3W, GLD
WEST FELICIANA PARISH, LA



CHARLES R. ST. ROMAIN
PROFESSIONAL LAND SURVEYOR REG. NO. 4415
6988 ISLAND ROAD, JARREAU, LA.
225-627-4030

DRAWING DATE: SEPTEMBER 30, 2023

West Feliciana Parish Recording Page

Stewart B Hughes
Clerk of Court
PO Box 1843
St. Francisville, LA 70775
(225) 635-3794

Received From :
RONALD MENARD

First VENDOR
MENARD, RONALD

First VENDEE
ST ROMAIN, CHARLES R. PLS

Index Type : CONVEYANCES

File Number : 132544

Type of Document : MAP

Book : 242 **Page :** 352

Recording Pages : 2

Recorded Information


I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for West Feliciana Parish, Louisiana.

On (Recorded Date) : 11/03/2023

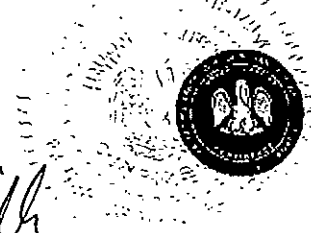
At (Recorded Time) : 12:35:40PM



Doc ID - 001353490002



Deputy Clerk

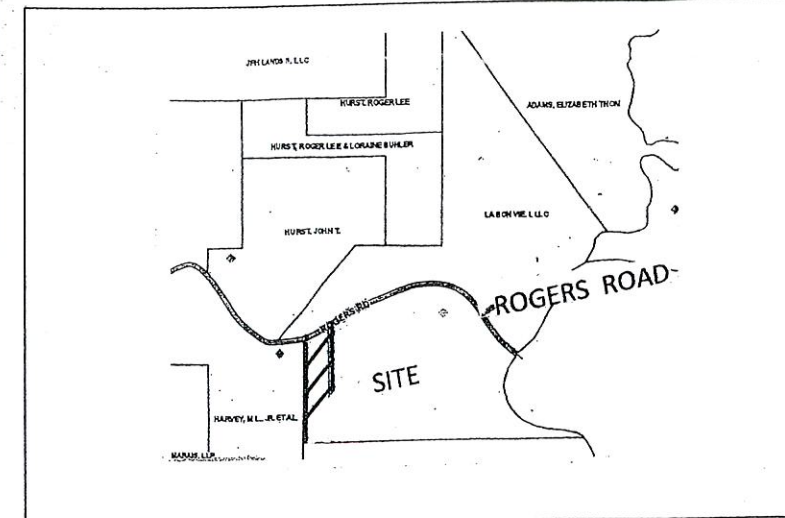
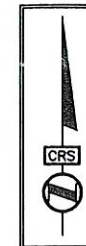


Return To : RONALD MENARD

- LEGEND**
- ⊙ MARKER FOUND
 - 1/2" REBAR SET
 - ◁ CALCULATED POINT
 - () CALCULATED BEARING & DISTANCE

REFERENCE DRAWINGS:

- 1) "SURVEY MAP OF THE DIVISION OF THE T. G. ROGERS PROPERTY LOCATED IN S₁ OF SEC. 10 & SEC. 70 T1S R1W W. FELICIANA PARISH, LA" BY JAMES R. JOFFRION AND JOHN D. ADAMS, DATED FEBRUARY 17, 1965.
- 2) "MAP SHOWING THE REMOVAL OF TRACT "D-1" FROM TRACT "D" FOR CHRIS HIGGINS" BY CHARLES R. ST.ROMAIN, DATED NOV. 16, 2021.

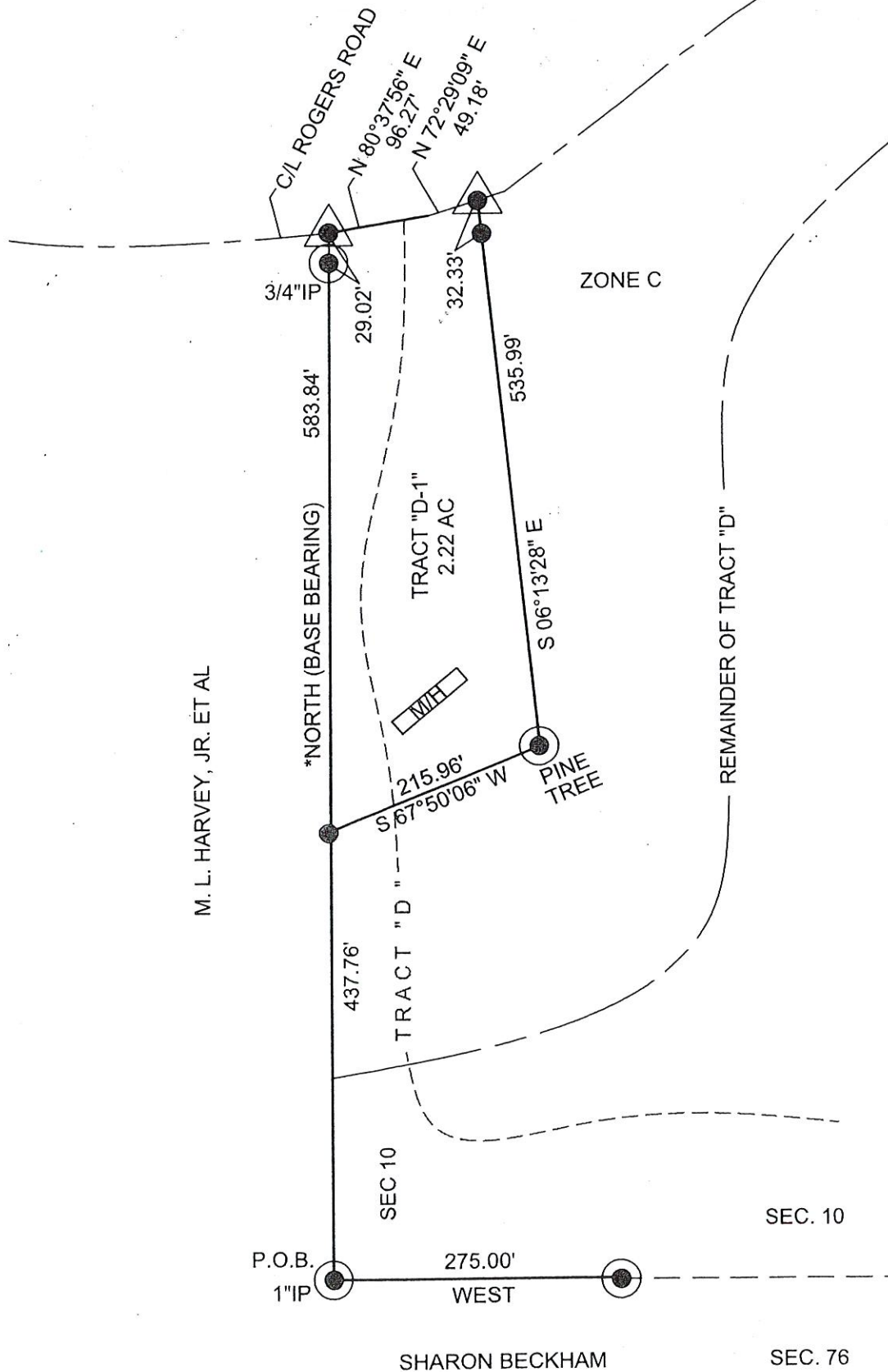


VICINITY DRAWING

1 IN. = 2000 FT.

NOTE:

- 1) BASE BEARING (NORTH) FROM REFERENCE DRAWING 1, BEING THE WEST LINE OF SECTION 76.
- 2) THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED AND IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS D SURVEY.
- 3) NO ATTEMPT HAS BEEN MADE BY THIS SURVEYOR TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHT-OF-WAYS OR OTHER BURDENS ON THE PROPERTY SHOWN ON THIS SURVEY OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE. NO REPRESENTATION IS MADE THAT ALL BURDENS ON THIS PROPERTY ARE SHOWN HEREON.
- 4) NO WETLANDS DETERMINATION WAS REQUESTED NOR MADE FOR THE PROPERTY SHOWN ON THIS PLAT.
- 5) SEWAGE DISPOSAL: NO PERSON SHALL PROVIDE A METHOD OF WASTEWATER DISPOSAL UNTIL THAT METHOD HAS BEEN APPROVED BY THE WEST FELICIANA PARISH HEALTH UNIT.
- 6) ZONING: R-A
- 7) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.2202450004B DATED 2/13/1979. THIS PROPERTY IS LOCATED IN FLOOD ZONES A & C.
- 8) NO PERSON SHALL PROVIDE A METHOD OF WASTEWATER DISPOSAL UNTIL THAT METHOD HAS BEEN APPROVED BY THE WEST FELICIANA PARISH HEALTH UNIT. THE OWNER OF THE PROPERTY SHALL BE INFORMED THAT THE EFFLUENT MUST BE DISCHARGED INTO AN OPEN DITCH, PERPETUALLY MAINTAINED, AND THE BUILDING SITE MUST BE TWO FEET ABOVE THE DITCH IN WHICH THE EFFLUENT IS DISCHARGED.
- 9) THE POINT OF BEGINNING (P.O.B.) IS A 1 INCH IRON PIPE LOCATED AT THE SOUTHWEST CORNER OF THE SUBJECT TRACT.



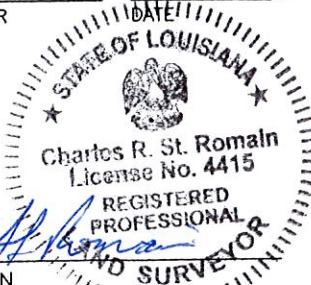
APPROVED *[Signature]* 10/19/23
 WEST FELICIANA PARISH PLANNING AND ZONING COMMISSION DATE

Mary H. Dixon 10-18-23
 HEALTH UNIT SANITARIAN WEST FELICIANA PARISH DATE

[Signature] 10/23/23
 PLANNING AND ZONING ADMINISTRATOR DATE

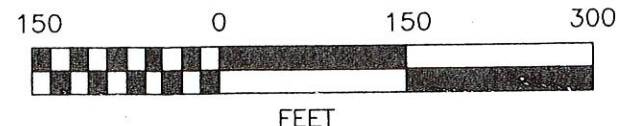
[Signature] 10/23/23
 WEST FELICIANA PARISH SCHOOL BOARD DATE

Ronald Menard 10/13/2023
 LA BON VIE, LLC, OWNER RONALD MENARD



Charles R. St. Romain
 CHARLES R. ST. ROMAIN
 PROFESSIONAL LAND SURVEYOR REG. NO. 4415
 6988 ISLAND ROAD, JARREAU, LA.
 225-627-4030

MAP SHOWING THE REMOVAL OF TRACT "D-1" FROM TRACT "D" FOR RON MENARD
 SECTION 10, T-1-S R-1-W, G.L.D. WEST FELICIANA PARISH, LA.



West Feliciana Parish Recording Page

Stewart B Hughes
Clerk of Court
PO Box 1843
St. Francisville, LA 70775
(225) 635-3794

Received From :

WILSON LAND SURVEYING, LLC
POST OFFICE BOX 2535
ST. FRANCISVILLE, LA 70775

First VENDOR

WESTPHAL, WILLIAM DEAN

First VENDEE

WILSON, CHARLES FRANK PROFESSIONAL LAND SURVEYOR

Index Type : CONVEYANCES

File Number : 133074

Type of Document : MAP

Book : 243 **Page :** 476

Recording Pages : 2

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for West Feliciana Parish, Louisiana.

On (Recorded Date) : 02/28/2024

At (Recorded Time) : 9:20:53AM



Doc ID - 001359030002

CLERK OF COURT
STEWART B HUGHES
Parish of West Feliciana
I certify that this is a true copy of the attached
document that was filed for registry and
Recorded 02/28/2024 at 9:20:53
File Number 133074
Recorded in Book 243 Page 476



Deputy Clerk

Return To : WILSON LAND SURVEYING, LLC
POST OFFICE BOX 2535
ST. FRANCISVILLE, LA 70775

Reference: "Plat showing subdivision of the A.V. & Bernice B. Osterberger 5.00 acre Lot 1-C, the Fred C. & Pauline B. Westphal 5.00 acre Lot B, teh Myron A. & June B. Walker 5.00 acre Lot C, and 1.18 ac of Pauline Plantation into... for B. Osterberger, J. Walker, & P. Westphal". Walter C. Snyder, January 10, 1989.

"Plat showing resubdivision of 3.00 acre Lot 3-A-1, 3.00 acre Lot 3-B-2, 8.00 acre Lot 3-B-3-A-1, and portions of Lot 3-A and Lot 3-B into 10 acre Lot 3-A-2, 10.00 acre Lot 3-A-3, 10.00 acre Lot 3-B-3-A-1, and 8.06 acre Lot 3-B-5 Pauline Plantation, located in Sec 86, T3S, R2W, GLD, WFP, LA, for Westphal Family, LLC". Charles F. Wilson, October 26, 2017.

"Plat showing division of the remaining 87.88 acre Lot 3-B and 3.00 acre Lot 3-B-4 into 33.99 acre Lot 3-B-6 and 56.89 acre Lot 3-B-7 Pauline Plantation, located in Secs 47, 49, 86, and 105, T3S, R2W, GLD, WFP, La, for Westphal Family, LLC". Charles F. Wilson, October 24, 2019.

All bearings shown are based on reference plat one.

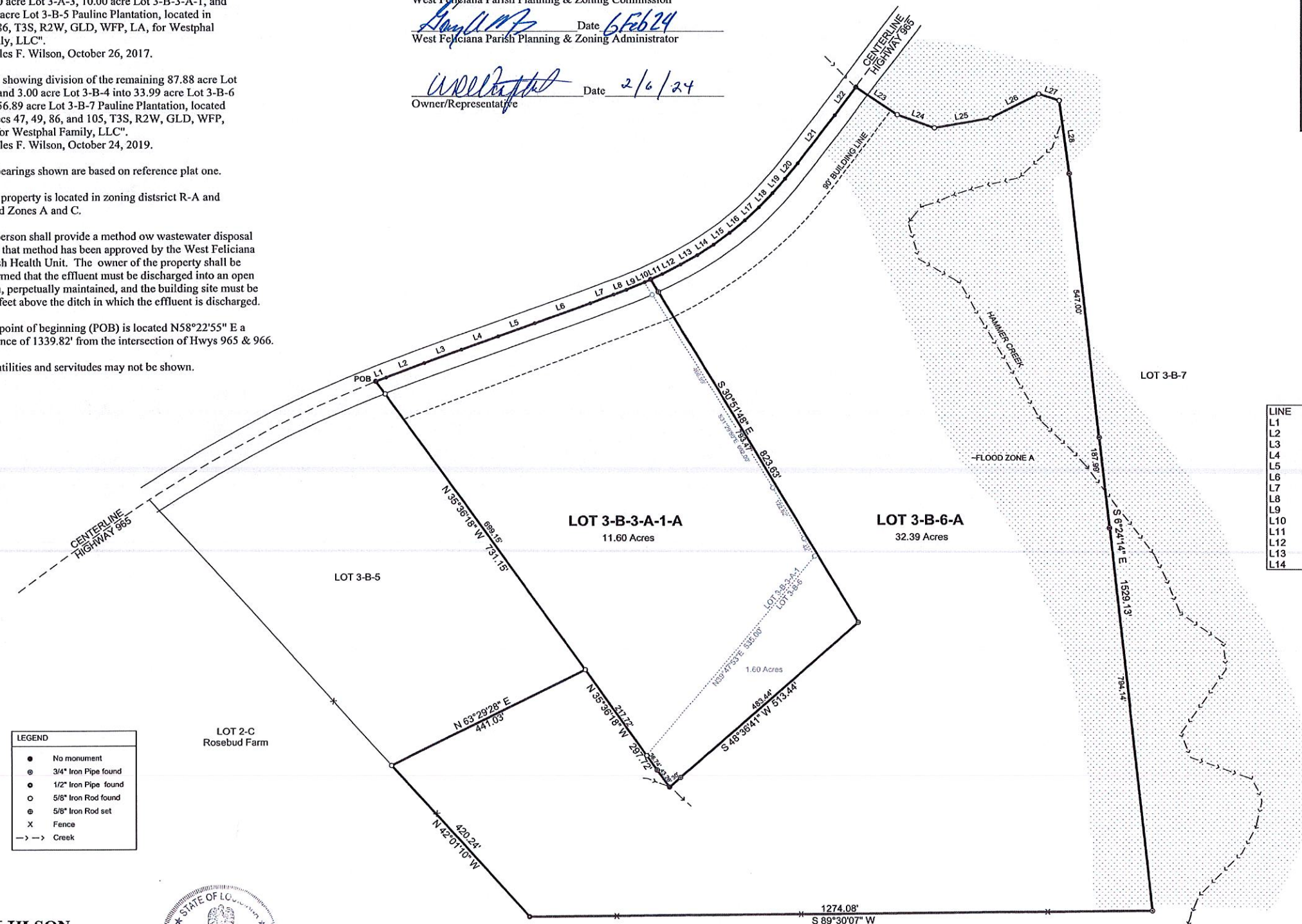
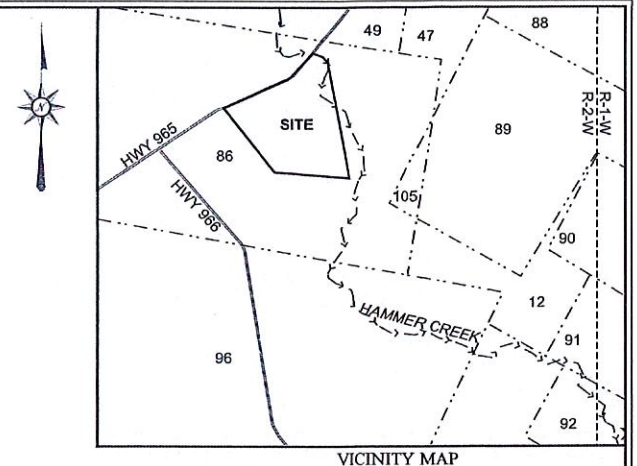
This property is located in zoning district R-A and Flood Zones A and C.

No person shall provide a method ow wastewater disposal until that method has been approved by the West Feliciana Parish Health Unit. The owner of the property shall be informed that the effluent must be discharged into an open ditch, perpetually maintained, and the building site must be two feet above the ditch in which the effluent is discharged.

The point of beginning (POB) is located N58°22'55" E a distance of 1339.82' from the intersection of Hwys 965 & 966.

All utilities and servitudes may not be shown.

Walter C. Snyder Date 2/14/2024
West Feliciana Parish Health Unit
Myron A. Walker Date 2/15/2024
West Feliciana Parish School Board
Pauline Westphal Date 2/15/2024
West Feliciana Parish Planning & Zoning Commission
William D. Westphal Date 6 Feb 24
West Feliciana Parish Planning & Zoning Administrator
William D. Westphal Date 2/6/24
Owner/Representative



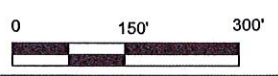
| LINE | BEARING | HORIZ DIST | LINE | BEARING | HORIZ DIST |
|------|-------------|------------|------|-------------|------------|
| L1 | N69°09'22"E | 22.64' | L15 | N53°38'45"E | 40.98' |
| L2 | N69°06'41"E | 82.36' | L16 | N50°25'47"E | 40.37' |
| L3 | N69°56'47"E | 80.20' | L17 | N46°54'14"E | 39.59' |
| L4 | N70°07'00"E | 80.31' | L18 | N43°53'49"E | 40.65' |
| L5 | N69°59'03"E | 79.84' | L19 | N41°17'44"E | 39.40' |
| L6 | N70°13'08"E | 120.61' | L20 | N39°12'08"E | 40.52' |
| L7 | N69°19'06"E | 51.35' | L21 | N37°27'10"E | 124.84' |
| L8 | N69°19'06"E | 27.50' | L22 | N36°47'14"E | 72.94' |
| L9 | N67°18'02"E | 40.93' | L23 | S55°40'14"E | 101.16' |
| L10 | N65°00'16"E | 14.00' | L24 | S70°03'40"E | 79.74' |
| L11 | N65°00'16"E | 25.82' | L25 | N80°01'53"E | 116.09' |
| L12 | N62°20'32"E | 41.76' | L26 | N63°31'08"E | 111.56' |
| L13 | N59°52'13"E | 38.74' | L27 | S71°55'24"E | 44.33' |
| L14 | N56°43'41"E | 39.50' | L28 | S7°31'10"E | 152.22' |

- LEGEND
- No monument
 - 3/4" Iron Pipe found
 - 1/2" Iron Pipe found
 - 5/8" Iron Rod found
 - 5/8" Iron Rod set
 - X Fence
 - - - - - Creek

WILSON
LAND SURVEYING, LLC
Charles F. Wilson
Charles F. Wilson, PLS #4897
P.O. Box 2535
St. Francisville, LA 70775
225-721-2661
Job #1068
February 6, 2024



This survey was performed under my supervision and is in accordance with the Louisiana Standards of Practice For Property Boundary Surveys for a Class "D" survey.



PLAT SHOWING DIVISION OF
33.99 ACRE LOT 3-B-6 AND
10.00 ACRE LOT 3-B-3-A-1
INTO
32.39 ACRE LOT 3-B-6-A AND
11.60 ACRE LOT 3-B-3-A-1-A
PAULINE PLANTATION
LOCATED IN SECTION 86
TOWNSHIP 3 SOUTH, RANGE 2 WEST
GREENSBURG LAND DISTRICT
WEST FELICIANA PARISH, LOUISIANA
FOR
WILLIAM DEAN WESTPHAL