

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

SPILLMAN, DONALD W

First VENDEE

WILSON, CHARLES F PLS

Index Type : CONVEYANCES

File Number : 132242

Type of Document : MAP (UP TO 24 X 24) -
CONVEYANCE BOOK

Book : 241

Page : 669

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) : 09/06/2023


At (Recorded Time) : 8:42:50AM



Doc ID - 001350240002

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 09/06/2023 at 8:42:50
File Number 132242
Recorded in Book 241 Page 669




Deputy Clerk

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

Reference: "Plat showing survey of the 281.66 ac Llewellyn Spillman Tract in Sec 47, T1S, R2W, GLD, West Feliciana Parish, LA". Walter C. Snyder, June 29, 1981.

"Plat showing removal of 2.00 acre Lot 3-A from 180.61 acre Tract 3 of the Llewellyn Spillman Tract Section 47, T1S, R2W, GLD, WFP, LA, for W.D. Spillman". Charles F. Wilson, October 4, 2005.

"Plat showing division of the remaining 178.59 acres East of the centerline of Hwy 967 of the Llewellyn Spillman Tract into 4.99 acre Lot 1, 53.60 acre Lot 2, 60.00 acre Lot 5, and 60.00 acre Lot 6 located in Section 47, T1S, R2W, GLD, WFP, LA, for W.D. Spillman". Charles F. Wilson, November 9, 2017.

"Plat shows removal of 3-C, a 22.24 acre tract, from Lot C of W.D. Spillmans Lot 3 in Sec 47, T1S, R2W, West Feliciana Parish, LA". Richard T. Tolbert, May 24, 2019.

"Plat shows removal of 3-A 1.54 acre tract in Section 47, T1S, R2W, West Feliciana Parish, LA". Richard T. Tolbert, May 24, 2019.

All bearings shown are based on reference plat one.

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

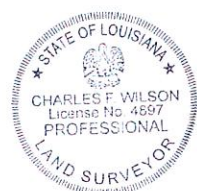
No person shall provide a method of wastewater disposal until that method has been approved by the West Feliciana Parish Health Unit. The owner of the property shall be informed that the effluent must be discharged into an open ditch, perpetually maintained, and the building site must be two feet above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

The point of beginning (POB) is located S89°58'52"E a distance of 768.49' from a gear shaft at the northwest corner of Section 48.

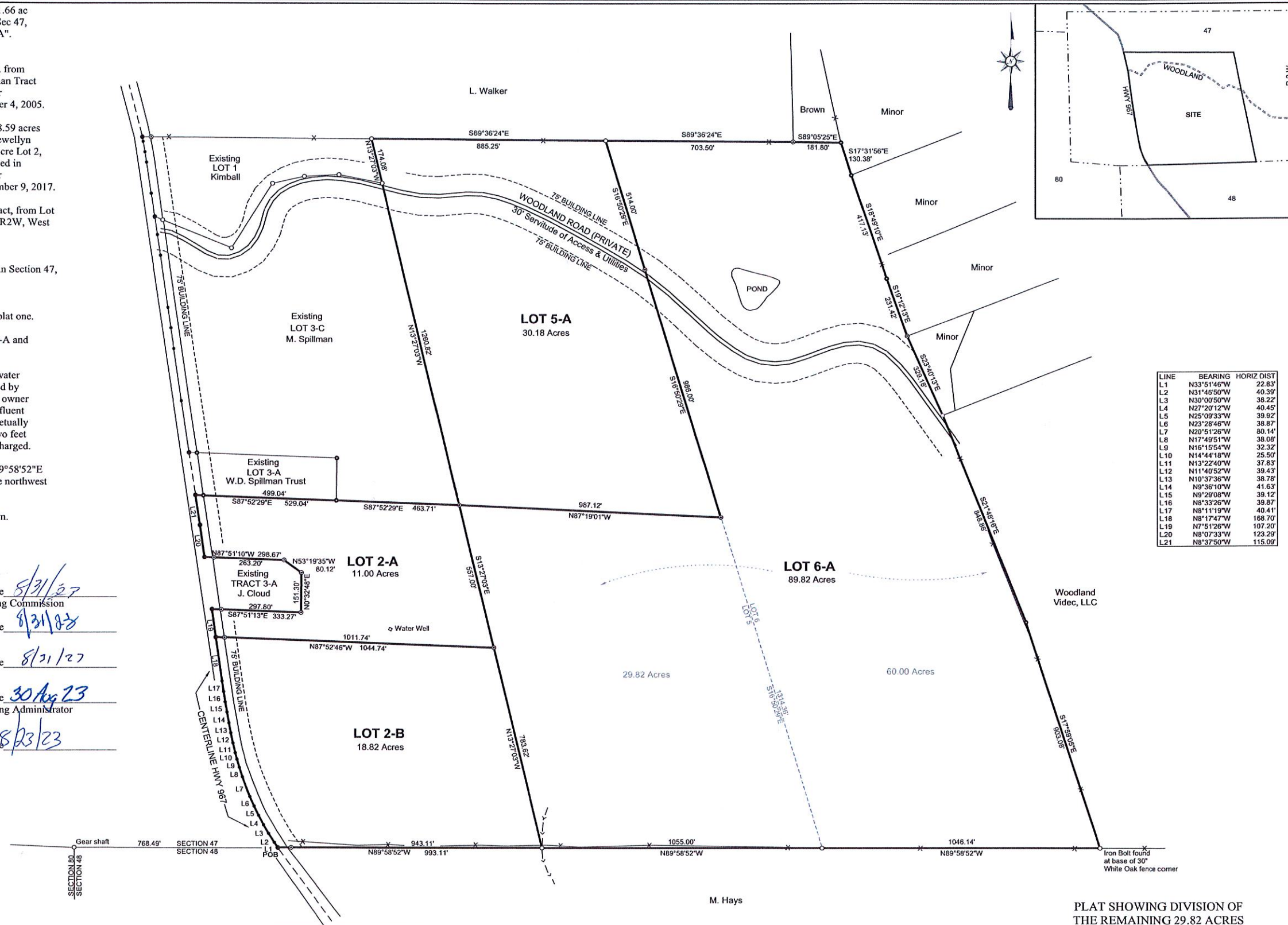
All utilities and servitudes may not be shown.

[Signature] Date 8/31/27
West Feliciana Parish Planning & Zoning Commission
[Signature] Date 8/31/28
West Feliciana Parish Health Unit
[Signature] Date 8/31/27
West Feliciana Parish School Board
[Signature] Date 30 Aug 23
West Feliciana Parish Planning & Zoning Administrator
[Signature] Date 8/23/23
Owner/Representative

WILSON
LAND SURVEYING, LLC
[Signature]
Charles F. Wilson, PLS #4897
P.O. Box 2535
St. Francisville, LA 70775
225-721-2661
Job #1053
August 22, 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 "D" survey.



LINE	BEARING	HORIZ DIST
L1	N33°51'46"W	22.83'
L2	N31°46'50"W	40.39'
L3	N30°00'50"W	38.22'
L4	N27°20'12"W	40.45'
L5	N25°09'33"W	39.92'
L6	N23°28'46"W	38.87'
L7	N20°51'26"W	80.14'
L8	N17°49'51"W	38.08'
L9	N16°15'54"W	32.32'
L10	N14°44'18"W	25.50'
L11	N13°22'40"W	37.83'
L12	N11°40'52"W	39.43'
L13	N10°37'36"W	38.78'
L14	N9°36'10"W	41.63'
L15	N9°29'08"W	39.12'
L16	N8°33'26"W	39.87'
L17	N8°11'19"W	40.41'
L18	N8°17'47"W	168.70'
L19	N7°51'26"W	107.20'
L20	N8°07'33"W	123.29'
L21	N8°37'50"W	115.09'

LEGEND	
●	1" Iron Pipe found
○	5/8" Iron Rod found
●	1/2" Iron Pipe found
○	1/2" Iron Rod found
●	3/8" Iron Rod found
○	1 1/4" Iron Pipe found
●	5/8" Iron Rod set
X	Fence
- - -	Stream



PLAT SHOWING DIVISION OF THE REMAINING 29.82 ACRES OF LOT 2, 60.00 ACRE LOT 5, AND 60.00 ACRE LOT 6 OF THE LLEWELLYN SPILLMAN TRACT INTO
11.00 ACRE LOT 2-A, 18.82 ACRE LOT 2-B, 30.18 ACRE LOT 5-A, AND 89.82 ACRE LOT 6-A
LOCATED IN SECTION 47
TOWNSHIP 1 SOUTH, RANGE 2 WEST
GREENSBURG LAND DISTRICT
WEST FELICIANA PARISH, LOUISIANA
FOR
DONALD W. SPILLMAN AND SARA SPILLMAN FERGUSON

West Feliciana Parish Recording Page

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

Received From :
CHARLES PERDUE

First VENDOR

LOUVIERE, MARVIN

First VENDEE

GREENE, ROBERT D. PLS

Index Type : CONVEYANCES

File Number : 132229

Type of Document : MAP

Book : 241

Page : 645

Recording Pages : 2

Recorded Information

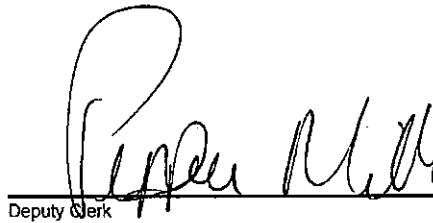
I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for West Feliciana Parish, Louisiana.

On (Recorded Date) : 09/01/2023

At (Recorded Time) : 1:57:38PM




Doc ID - 001350110002


Deputy Clerk



Return To : CHARLES PERDUE

 PVC Cap Placed On 1/2" Iron Rods As Boundary Markers

The bearings shown hereon are Louisiana State Plane, NAD83, North Zone. The Coordinates depicted are on this grid.

REFERENCE MAP:

Amended final plat showing the Subdivision of The Rue Lafayette Mortgage Corp. and Beech Grove, LLC property south and north of La. Highway No. 421 into Tracts LH-1, LH-2 and LH-3, situated in Sections 58, 59 and 60, T2N-R2W of the Greensburg Land District, West Feliciana Parish, Louisiana, by Cletus Langlois, RLS, dated January 14, 2021. See COB 234, page 492, Entry No. 128299.

PURPOSE:

To subdivide Tract LH-2C into Tracts LH-2C-A and LH-2C-B, situated in Sections 58 and 59, T2N-R2W, West Feliciana Parish, Louisiana.

ZONING:

West Feliciana Parish zoning:

Zoned R-A, Residential-Agricultural District

Building offset lines:

Front - 125'
Side - 10'
Rear - 25'

Setback requirements should be confirmed with governing authority prior to any transfer, design or construction.

This property is located in Flood Zone "A" and Flood Zone "C" according to Flood Insurance Rate Map (FIRM) Community Panel No. 220245 B, West Feliciana Parish, having an effective date of February 13, 1979.

CERTIFICATION:

This survey was made in accordance with Louisiana Revised Statutes 33:5051 et seq, and conforms to all West Feliciana Parish ordinances governing the subdivision of land. This survey was completed under my direct supervision.

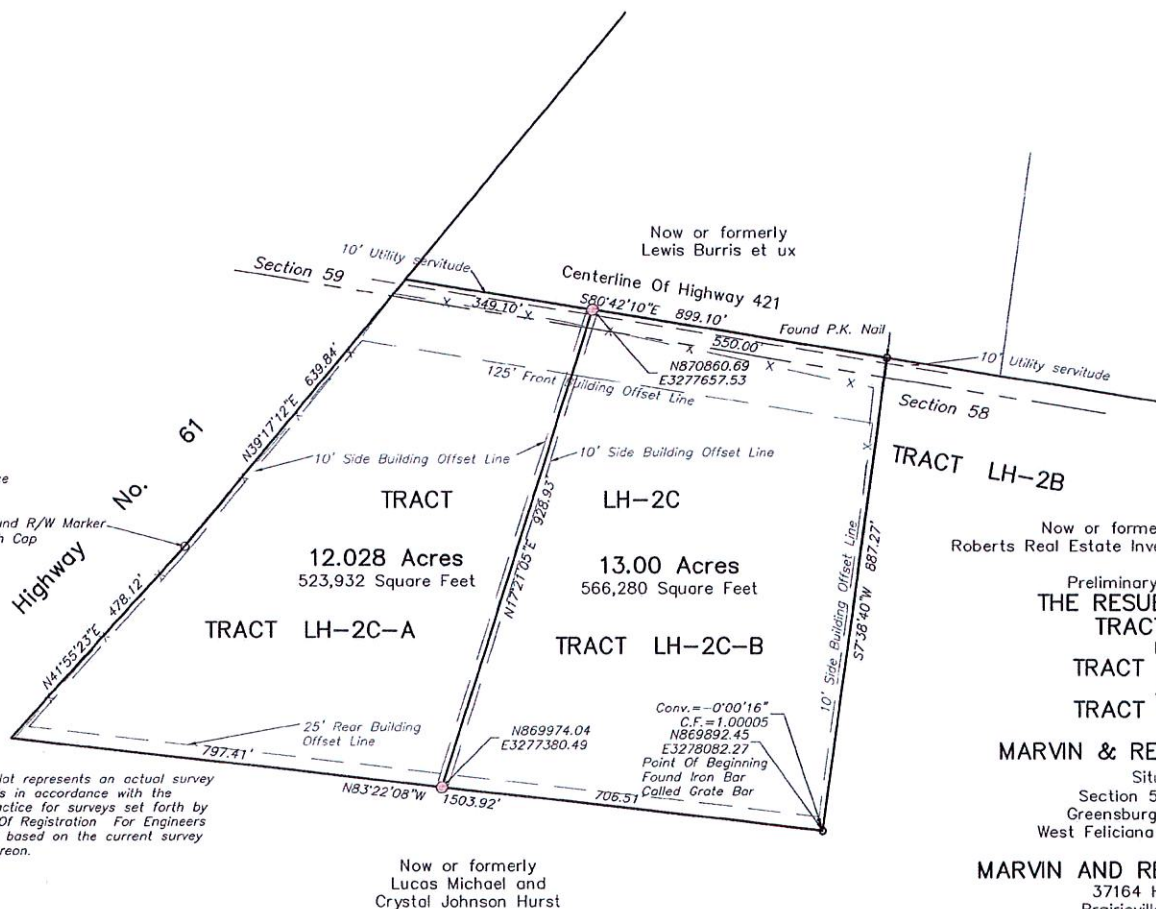


Section line shown for informational purposes and were not verified in the field.

Robert D. Greene
Robert D. Greene, Reg. P.L.S. #4542

Class "B" Survey
Date of Survey: 7/16/23

I hereby certify that this plat represents an actual survey made on the ground and is in accordance with the applicable standards of Practice for surveys set forth by the Louisiana State Board of Registration for Engineers and Land Surveyors and is based on the current survey classifications as stated hereon.



GENERAL NOTES:

This survey conforms to the Standards Of Practice as defined in Subpart No. 2505, Title 46, Chapter 25 of the PROFESSIONAL AND OCCUPATIONAL STANDARDS FOR ENGINEERS AND LAND SURVEYORS FOR A CLASS "B" SURVEY.

- Utility locations were not within the scope of this survey.
- No attempt has been made by Greene Surveying Services, LLC to verify title, legal ownership, servitudes, easements, rights-of-way, or other burdens on the property shown hereon unless furnished by the client or his representative. No investigation of said matters was requested by the client. No certification is made that all such burdens are shown hereon. Notice is given herein to all interested parties that no abstract of title was within the scope of this survey.
- Wetlands determination was not within the scope of this survey, and none was made.
- No title search or excavation to reveal the location of underground was requested or performed.

SUBDIVISION NOTES:

The following statements are applicable to the current and future owners of the tracts of land shown by this plat.

No person shall provide 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 Health Unit Of West Feliciana Parish. The owner(s) of the property shall be informed that the effluent must be discharged into an open ditch, perpetually maintained, and the building site must be a minimum of 2 feet above the ditch into which the effluent is discharged.

The size and grade of all driveway culverts must be approved by the West Feliciana Parish Council or their representative for driveways accessing all Parish Roads.

Driveway permits (size and grade of all driveway culverts) must be applied for and approved by the State Of Louisiana Department Of Transportation and Development for accessing all State highways, State Of Louisiana Department Of Transportation And Development Access Management. Traffic signals, and/or turn lane requirement must be followed.

The utility servitude shown hereon and identified as '10' 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.

All infrastructure improvements must be designed, constructed, inspected and maintained according to standards listed in the West Feliciana Parish ordinances or as otherwise negotiated with Parish officials.

The approval of this plat does not relieve the current or future owners of this property from complying with all applicable Federal, State, and Parish laws and ordinances governing the conveyance and development of this property.

This survey is exempt from the West Feliciana Parish Subdivision Ordinance per Section (1.30-2(5)).

David Roberts
Owner

08/23/23
Date

APPROVED:

Marie L. Duval
WEST FELICIANA PARISH PLANNING & ZONING COMMISSION

8/3/23
Date

Marie L. Duval
HEALTH UNIT SANITARIAN WEST FELICIANA PARISH

8/3/23
Date

Marie L. Duval
GARY MCGO DSD PLANNING & ZONING ADMINISTRATOR

30 Aug 23
Date

Marie L. Duval
WEST FELICIANA PARISH SCHOOL BOARD

8/31/23
Date

THE SUBDIVISION OF LAND DEPICTED ON THIS PLAT IS NOT OFFICIAL UNTIL SUCH TIME ALL GOVERNING AGENCIES LISTED ABOVE NOTE THEIR APPROVAL BY THE SIGNATURES OF THEIR REPRESENTATIVES ON THIS PLAT. PESI AND THE UNDERSIGNED SURVEYOR ARE NOT RESPONSIBLE FOR ANY DISTRIBUTION OR TRANSFER OF PROPERTY OR RECORDING OF THIS PLAT WITHOUT THE PROPER OFFICIAL SIGNATURES.



GREENE SURVEYING SOLUTIONS, LLC
274 Sargent Prentiss Drive
Natchez, MS 39120
601 660 4655
robert@greenesurvey.com

West Feliciana Parish Recording Page

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

Received From :
REVON JONES

First VENDOR
JONES, REVORN

First VENDEE
ST. ROMAIN, CHARLES R. PLS

Index Type : CONVEYANCES

File Number : 132232

Type of Document : MAP

Book : 241 Page : 647

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) : 09/05/2023

At (Recorded Time) : 10:07:59AM



Doc ID - 001350140002

Deputy Clerk



Return To : REVON JONES

REFERENCE DRAWINGS:

- 1) "PLAT SHOWING SURVEY AND DIVISION OF 2.88 ACRE LOT 8 (CALLED 3 ACRES) PORTION OF HAZELWOOD PLANTATION INTO 0.95 ACRE LOT 8-A AND 1.93 ACRE LOT 8-B...FOR LAVON AND JUDY JONES" BY CHARLES WILSON, DATED SEPT. 2003.
- 2) "MAP SHOWING THE REMOVAL OF 2.00 ACRES (LOT 7) FROM THE WILLIAM B. DAVIS TRACT (HAZELWOOD PLANTATION) FOR REVORN & JUDY JONES" BY CHARLES R. ST.ROMAIN, DATED NOVEMBER 7, 2014.

SUBDIVIDER:

Judy Jones
JUDY JONES
P.O. BOX 968
ST. FRANCISVILLE, LA 70775

08/31/23
DATE

Revorn Jones
REVORN JONES
P.O. BOX 968
ST. FRANCISVILLE, LA 70775

8/31/23
DATE

APPROVED
A. T. ...
WEST FELICIANA PARISH PLANNING
AND ZONING COMMISSION

8/31/23
DATE

Mary L. ...
HEALTH UNIT SANITARIAN
WEST FELICIANA PARISH

8/31/23
DATE

Ray ...
PLANNING AND ZONING ADMINISTRATOR

30 Aug 23
DATE

...
WEST FELICIANA
PARISH SCHOOL BOARD

8/31/23
DATE

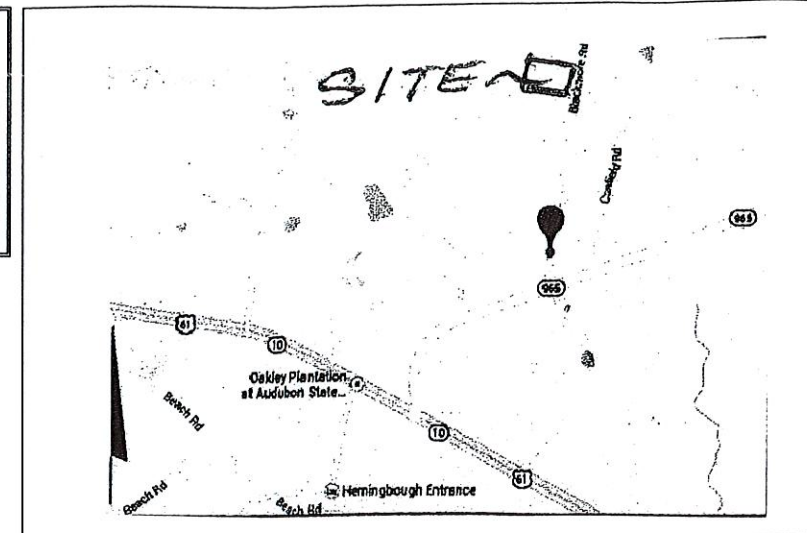
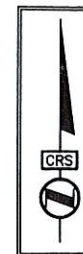


CHARLES R. ST. ROMAIN
PROFESSIONAL LAND SURVEYOR REG. NO. 4415
6988 ISLAND ROAD, JARREAU, LA.
225-627-4030

DRAWING DATE: AUGUST 11, 2023

LEGEND

- 1/2" REBAR SET
- ⊙ MARKER FOUND



VICINITY DRAWING

1 IN. = 2000 FT.

NOTES:

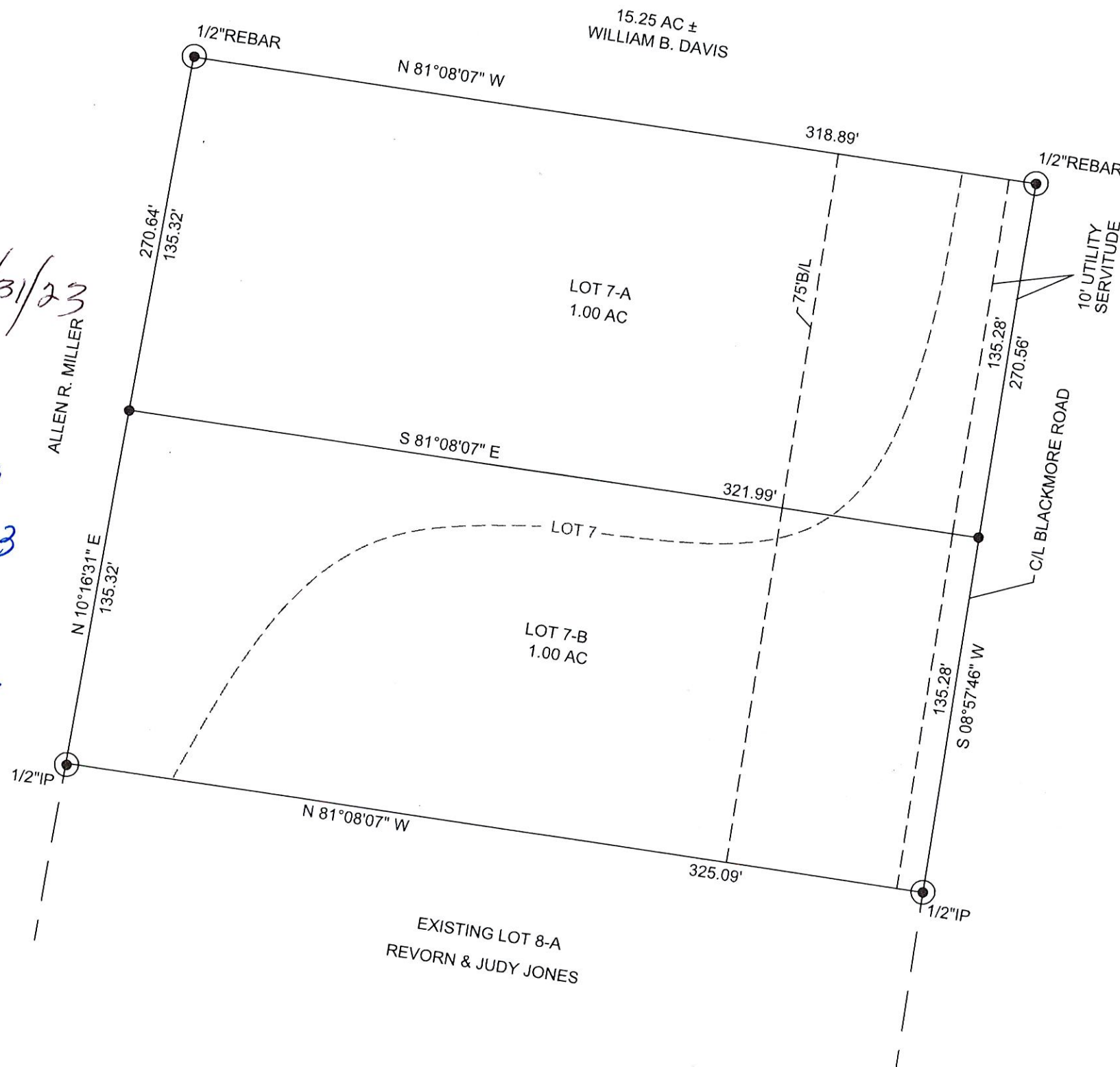
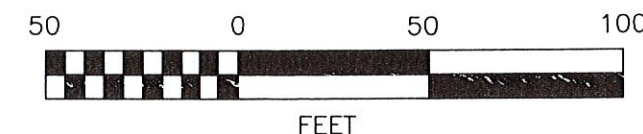
- 1) *BASE BEARING (S8°57'49"W) FROM REFERENCE DRAWING BEING THE NORTH LINE OF LOT 8-A.
- 2) THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED AND IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS 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) ZONING: R-A
- 7) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.2202450007B DATED 2/13/1979. THIS PROPERTY IS LOCATED IN FLOOD ZONE C.
- 8) THE POINT OF BEGINNING (P.O.B.) IS 2665.4' NORTH AND 2181.18' EAST OF THE SOUTHWEST CORNER OF SECTION 102 PER REFERENCE DRAWING.
- 9) 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.
- 10) THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OF FUTURE OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND PARISH LAWS AND ORDINANCE GOVERNING THE CONVEYANCE AND DEVELOPMENT OF THE PROPERTY.

MAP SHOWING THE SUBDIVISION OF
LOT 7 FROM THE WILLIAM B. DAVIS TRACT
(HAZELWOOD PLANTATION) INTO LOTS 7-A & 7-B

FOR

REVORN & JUDY JONES

SECTION 102, T-3-S R-2-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 :
RONALD BROUSSARD

First VENDOR

BROUSSARD, RONALD

First VENDEE

FORD, TOBIAS P JR - SURVEYOR

Index Type : CONVEYANCES

File Number : 132226

Type of Document : MAP

Book : 241

Page : 643

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) : 09/01/2023

At (Recorded Time) : 10:09:36AM



SPeters

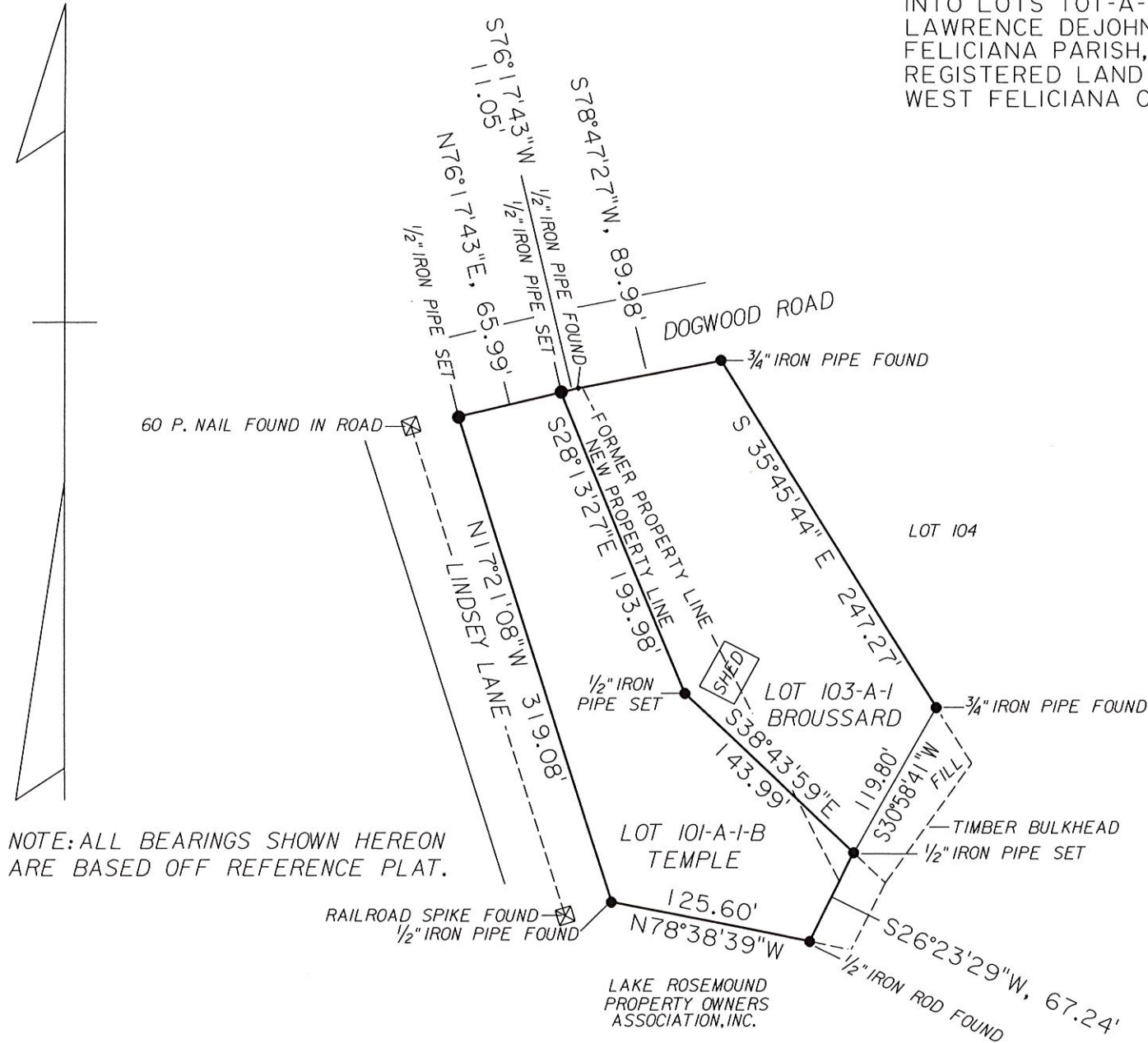
Deputy Clerk



Doc ID - 001350080002

Return To : RONALD BROUSSARD

REFERENCES: MAP SHOWING THE RESUBDIVISION OF LOTS 101-A AND 103 INTO LOTS 101-A-1 AND 103-A, ROSEMOUND CAMPSITES FOR LAWRENCE DEJOHN, SECTION 52, T-1-S, R-3-W, G.L.D., WEST FELICIANA PARISH, LOUISIANA." BY: CHARLES R. ST. ROMAIN, REGISTERED LAND SURVEYOR, DATE: AUGUST 22, 1995. WEST FELICIANA CLERK OF COURT CONV. BK. 126, PAGE 446.



NOTE: ALL BEARINGS SHOWN HEREON ARE BASED OFF REFERENCE PLAT.

SEWER STATEMENT:

NO PERSON SHALL PROVIDE A METHOD OF WASTE WATER DISPOSAL UNTIL THAT METHOD HAVE 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.

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY THE UNDERSIGNED AND IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AS STIPULATED IN THE LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS. THIS SURVEY MEETS THE REQUIREMENTS FOR A CLASS "C" SURVEY.

BY: Tobias P. Ford, Jr.
TOBIAS P. FORD, JR.
P.L.S. NO. 4589

MAY 15, 2023
6036 METZ ROAD
ST. FRANCISVILLE, LOUISIANA
(225) 635-9839



PROPERTY OWNERS:

BY: Ronald Broussard DATE: 7-12-2023
RONALD BROUSSARD
BY: Willie Lee Temple DATE: 7-13-2023
WILLIE LEE TEMPLE

APPROVAL:

WEST FELICIANA PARISH SCHOOL BOARD:

BY: [Signature] DATE: 8/21/23

WEST FELICIANA PARISH HEALTH UNIT:

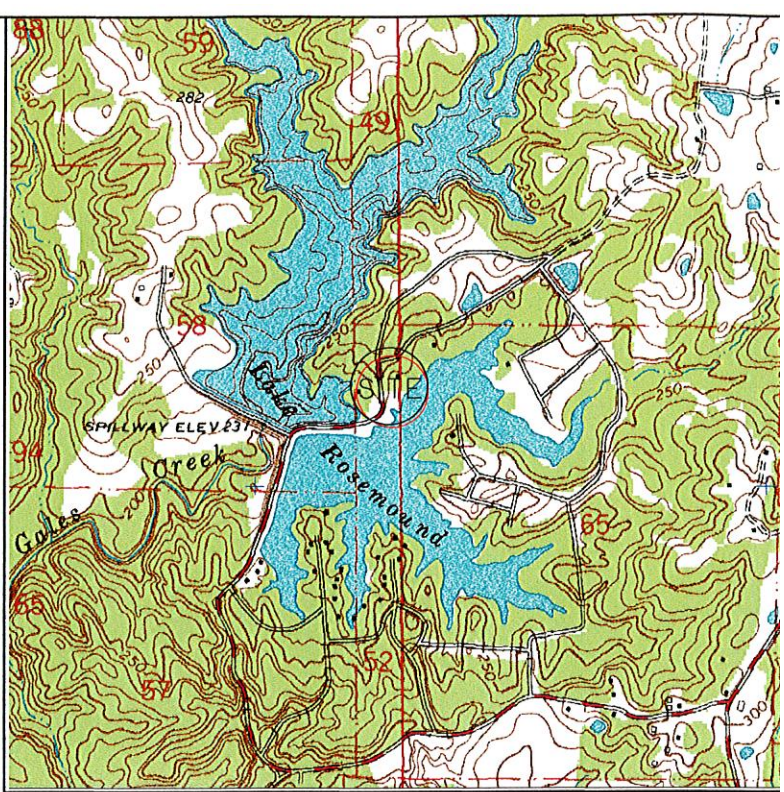
BY: Mary H. Dixon, RS DATE: 8/21/23

PLANNING AND ZONING ADMINISTRATOR:

BY: Gary APT DATE: 21 Aug 23

PLANNING AND ZONING COMMISSION:

BY: [Signature] DATE: 8/4/23



VICINITY MAP SCALE: 1" = 2000'

GENERAL NOTES:

ZONING: THIS PROPERTY IS LOCATED IN ZONE R-2.

PLAT SHOWING SURVEY TO RELOCATE THE PROPERTY LINE
BETWEEN

LOT 101-A-1 AND LOT 103-A

CREATING

LOT 101-A-1-B AND LOT 103-A-1

ROSEMOUND CAMPSITES

SECTION 65, TOWNSHIP 1 SOUTH - RANGE 2 WEST

GREENSBURG LAND DISTRICT

WEST FELICIANA PARISH, LOUISIANA

FOR

RONALD PAUL BROUSSARD & KAREN RABUN BROUSSARD

AND

WILLIE LEE TEMPLE

