

GENERAL NOTES:

- The original drawing of this work is the property of Alvin Fairburn & Associates, LLC and reproduction of this print is prohibited except by written permission of this firm. Additional information is often added in a continuous updating process without recording changes in the public records. This firm can not be responsible for surveys, legal transactions, or projects which are NOT based on an updated plat which is made by this firm and based on the most recent information and proper standards of care.
- Property Restrictions, Servitudes, and/or Right of Ways other than those shown may exist on this property and owners or potential buyers should be aware that abstracting the title to show all encumbrances were NOT within the scope of this survey.
- Bearings shown are based on Reference Map.
- Information marked with an asterisk (*) indicates information taken from Reference Map and NOT surveyed on the ground.
- Sewage Disposal: Will Tie into Community Treatment Plant in Second Filing.
- School District: Walker School District.
- Streets: Curb and Gutter Public - 27' Back of Curb to Back of Curb 2" Asphalt on 6 1/2" Soil Cement.
- Water Supply: Town of Walker.
- No. of Acres is Subdivision: 26.80 Acres.
- Tracts "Y" Is Not Part of Subdivision.
- Detention basin is privately owned and maintained.
- No. of Lots in Subdivision: 70 Lots.
- Gas Supply: Town of Walker.
- Electricity: Demco.
- Telephone: Bell South.
- Cable: Cox.
- Drainage District: 5.
- Fire District: 4.
- Recreation District: 1.
- Council District No. 7.
- All Lot corners have Set 1/2" Iron Rods, unless otherwise stated.
- Restrictions: A Protective Covenants of Subdivision Restrictions filed in Clerk of Courts Office.
- Building lines shall be: 20' Rear Yard 5' Side Yard

FLOOD CERTIFICATION:

F.I.R.M. Panel NO. 220113 & Map No. 2206300130 D, effective date 8-23-01, this property falls in flood zone "X". According to LOMA CASE NO. 08-060114A DATED, 1-4-07 AND LOMA CASE NO. 07-06-1368A DATED, 6-7-07

REFERENCE:

- "Survey Map of Collins Place Subdivision," dated 7/1/94, by JAMES R. WHEAT P.L.S.
- "Survey Map of Lands Comprising 72.92 Acres..." dated 8/17/81, by LOUIS L. HIGGINBOTHAM, P.L.S. For Stanley Collins
- "Survey Map of Collins Place Subdivision Second Filing..." dated 8/28/06, by W.J. FONTENOT P.L.S. (Revised 1/15/07)

GRADING INSTRUCTIONS:

As part of the house construction, it shall be responsibility of the owner, his contractor or his representative to grade each lot so that the storm drainage runoff conforms to the approved drainage layout, unless otherwise approved by the Livingston Parish Public Works Director. Contours shown are those existing prior to construction and ALL construction projects shall be preceded by proper site investigation prior to design.

SEWAGE NOTE:

No person shall provide or install a method of sewage disposal or accept connection to an approved sanitary system, until the method of sewage treatment or disposal has been approved by the State Board of Health for this subdivision.

DEDICATION:

This is to certify that the undersigned is the legal land owner, or officer, of the property being subdivided and that the servitudes and rights of way shown on the plat are hereby dedicated to the perpetual use of the public for proper purposes including drainage, removal of sewage, and utilities. No trees, shrubs, or plants may be planted, nor shall any building, fence, structure, or other 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.

/s/ MARY ANN ALLEN

COLLINS PLACE, LLC
1208 SOUTH RANGE
DENHAM SPRINGS, LA. 70726
(225) 665-8649

/s/ 8-15-07

DATE:

CERTIFICATION

This is to certify that this plat is made in accordance with Louisiana Revised Statutes 33:5051 et. seq. and conforms to all Parish ordinances governing the subdivision of land, this map is made in accordance with the minimum standards for Boundary Surveys for a Class "C" Surveys and it was the intent to subdivide this surveyed tract into the plotted subdivision. This certification is specially restricted to the client for their 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

ALVIN A FAIRBURN, JR., P.L.S.
DATE: JUNE 28, 2007
FILE: COLLINS PLACE, THIRD FILING...

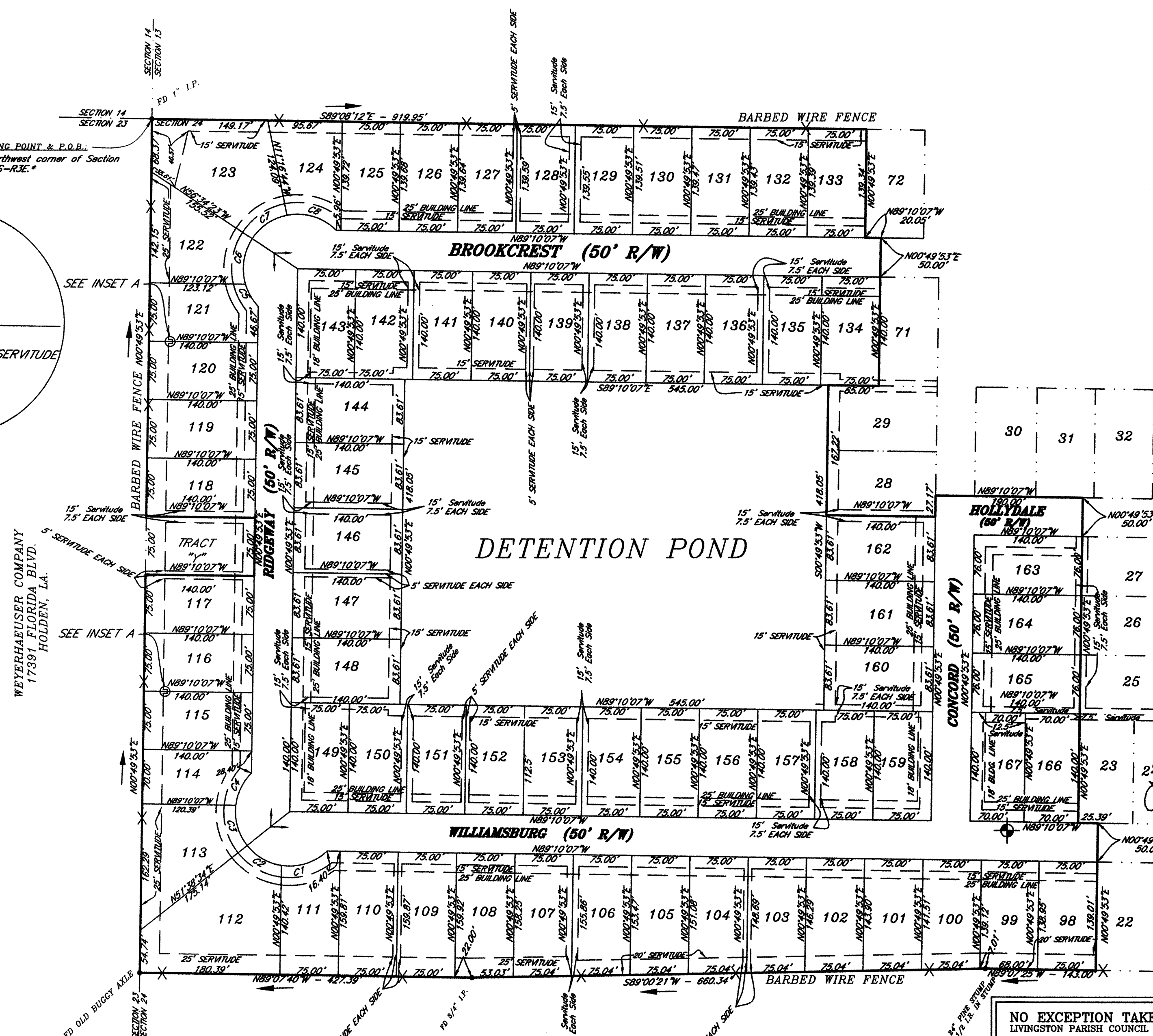
SUB-A	MA	MA
FB	POS	PC
CALC.	DWG	ORD

BENCH MARK: ELEV. = 50.75'
CHSLED 12" ON NORTHWEST CORNER OF CONCRETE
CATCH BASIN, 17' NORTH OF CENTERLINE OF WILLIAMSBURG
AND 75' EAST OF INTERSECTION OF WILLIAMSBURG & CONCORD

CURVE DATA TABLE

NUMBER	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DEFLECTION ANGLE
C1	75.00'	N89°10'27"W	61.71'	61.80'	52°16'18"
C2	75.00'	N89°10'27"W	51.28'	51.34'	42°58'58"
C3	75.00'	N89°10'27"W	51.28'	51.34'	42°58'58"
C4	75.00'	N89°10'27"W	51.28'	51.34'	42°58'58"
C5	75.00'	N89°10'27"W	51.28'	51.34'	42°58'58"
C6	75.00'	N89°10'27"W	51.28'	51.34'	42°58'58"
C7	75.00'	N89°10'27"W	51.28'	51.34'	42°58'58"
C8	75.00'	N89°10'27"W	51.28'	51.34'	42°58'58"

RONALD H. JONES
30845 WALKER NORTH ROAD
WALKER, LA 70785

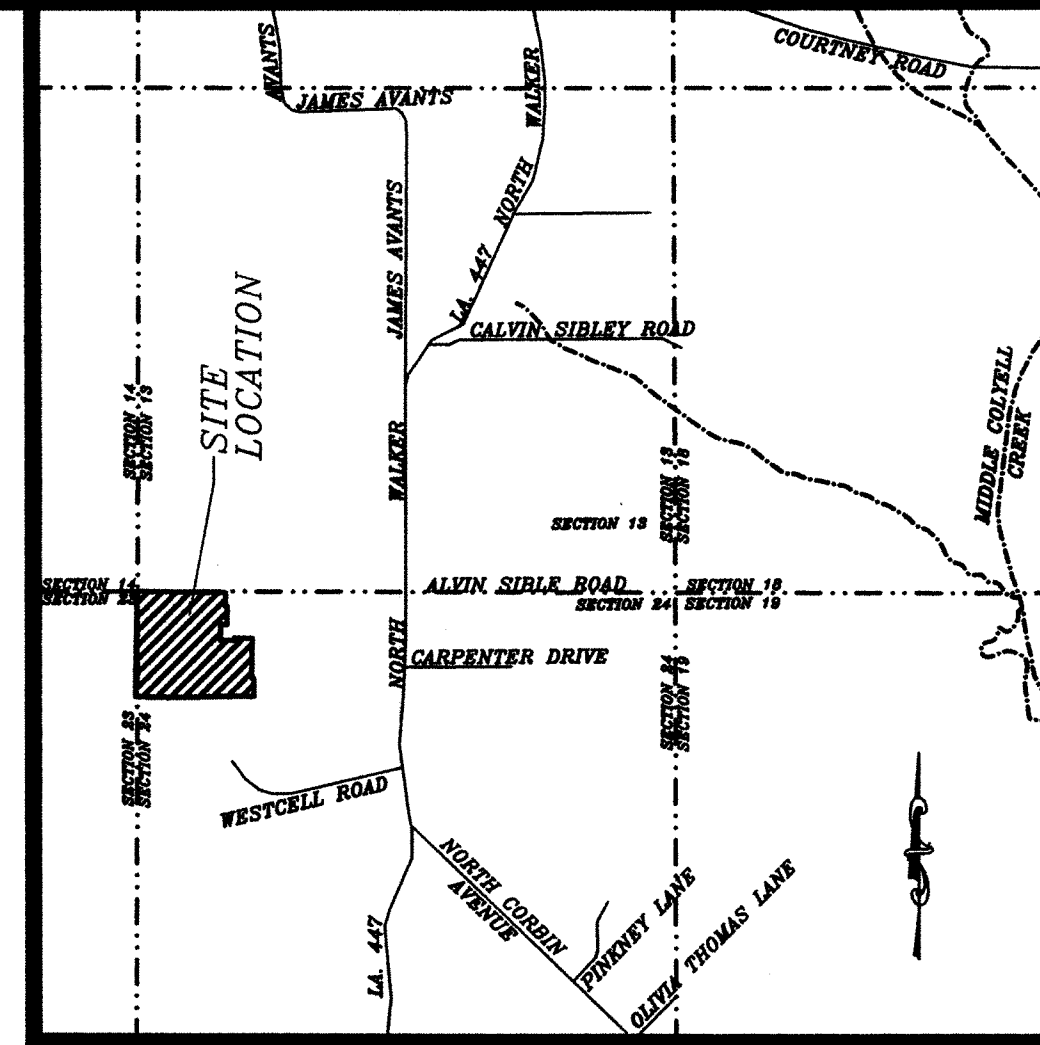
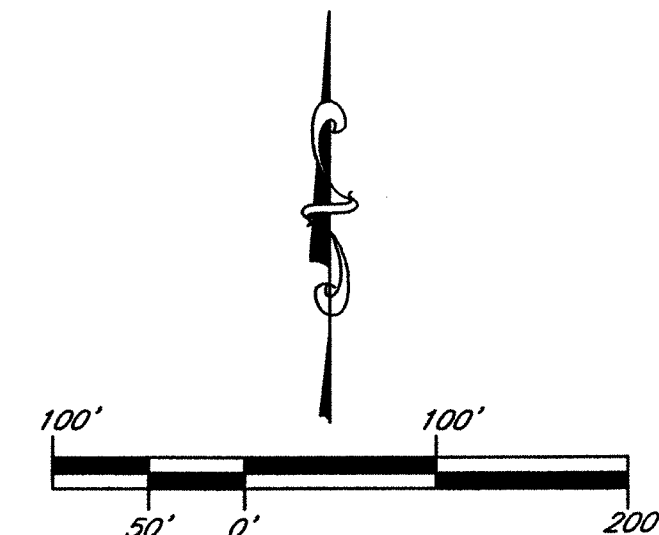


RECOMMEND TO APPROVE:

/s/ Chad Bocas
Review Engineer
/s/ 8/28/07
DATE

NO EXCEPTION TAKEN:
LIVINGSTON PARISH COUNCIL
REVISED 9-26-11: TO REDUCE THE BUILDING LINE ON LOTS 143, 149, 159, & 167 FROM 25' TO 18'.
APPROVED:
Livingston Parish Council
Mike Grimmer Parish President
Planning Director
9/26/11
DATE

APPROVED:
Livingston Parish Council
/s/ Donald Burgess
Mike Grimmer Parish President
or Planning Director
/s/ 8/28/07
DATE



VICINITY MAP
SCALE 1"=2000'

FINAL PLAT OF COLLINS PLACE THIRD FILING

LOCATED IN SECTION 24, T6S-R3E,
G.L.D., LIVINGSTON PARISH, LOUISIANA
FOR

COLLINS PLACE, LLC
1208 SOUTH RANGE
DENHAM SPRINGS, LA. 70726
(225) 665-8649

ALVIN FAIRBURN & ASSOCIATES, LLC
CONSULTING ENGINEERS-DESIGNERS
LAND SURVEYORS-LAND PLANNERS
1110 SOUTH RANGE AVE. DENHAM SPRINGS, LOUISIANA (225)665-1515

