

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 plot 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.
- Wetlands determination was NOT requested and was NOT included in this final plat.
- Bearings shown are based on Reference Map.
- Information marked with an asterisk (*) indicates information taken from Reference Map and NOT surveyed on the ground.
- All lot corners have set 1/2" iron rods, unless otherwise stated.
- Sewage District: None
- School District: Denham Springs
- Streets: Private - 20' Asphalt Surface on 21' Base
- Sewage Disposal: Individual Plants
- Water Supply: City of Denham Springs
- No. of Acres in Subdivision: 49.956 Acres
- No. of Lots in Subdivision: 29 Lots
- Gas Supply: City of Denham Springs
- Electricity: DEMCO
- Telephone: Bell South
- Drainage District: 1
- Recreation District: 1
- Contours taken USGS Quad, Map (No contours located in this area)
- 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: Min 35' Front Yard, 25' in cul de sacs Min 20' Rear Yard Min 5' Side Yard

REFERENCE MAPS:

- Map showing resubdivision of Tracts A-1-A and B-1-A... dated 03-30-04, by Alvin Fairburn Jr., P.L.S.

FLOOD CERTIFICATION:

According to FIRM, Community Panel No. 2206300225 D, effective date 8-23-01, this property falls in flood zone "AE".

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.

COMMON AREA:

Tract X and Y are common areas and will be maintained by the lot owners.

NOTE:

- Base flood elevations are subject to change and the current base flood elevation should be verified with the Flood Plain Administrator for this area.

DETENTION BASIN NOTE:

Detention Basin & Outfall Structure Will Be Privately Owned & Maintained. The Parish or Livingston Will Not Be Responsible For Maintenance

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/ RANDALL RICHARDSON
HARRELL'S FERRY LANDING, L.L.C. DATE:
3636 S. SHERWOOD FOREST
SUITE 660
BATON ROUGE, LOUISIANA 70816
PHONE: (225) 293-9283

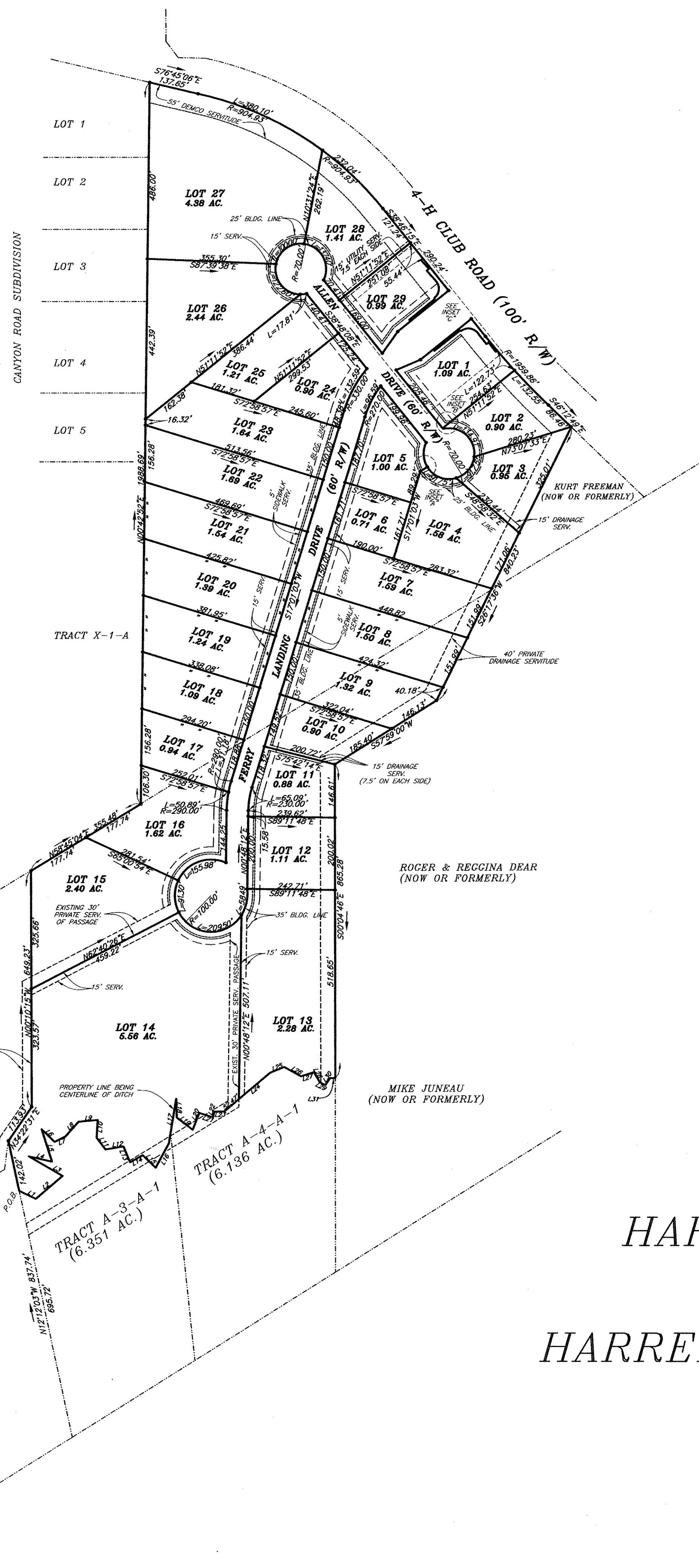
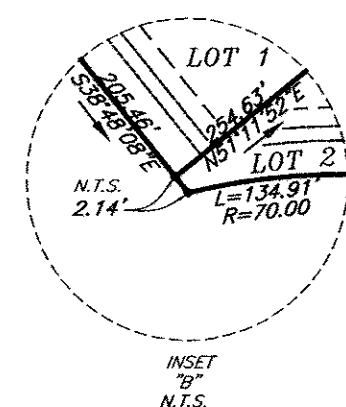
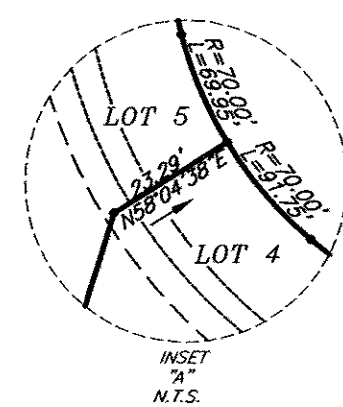
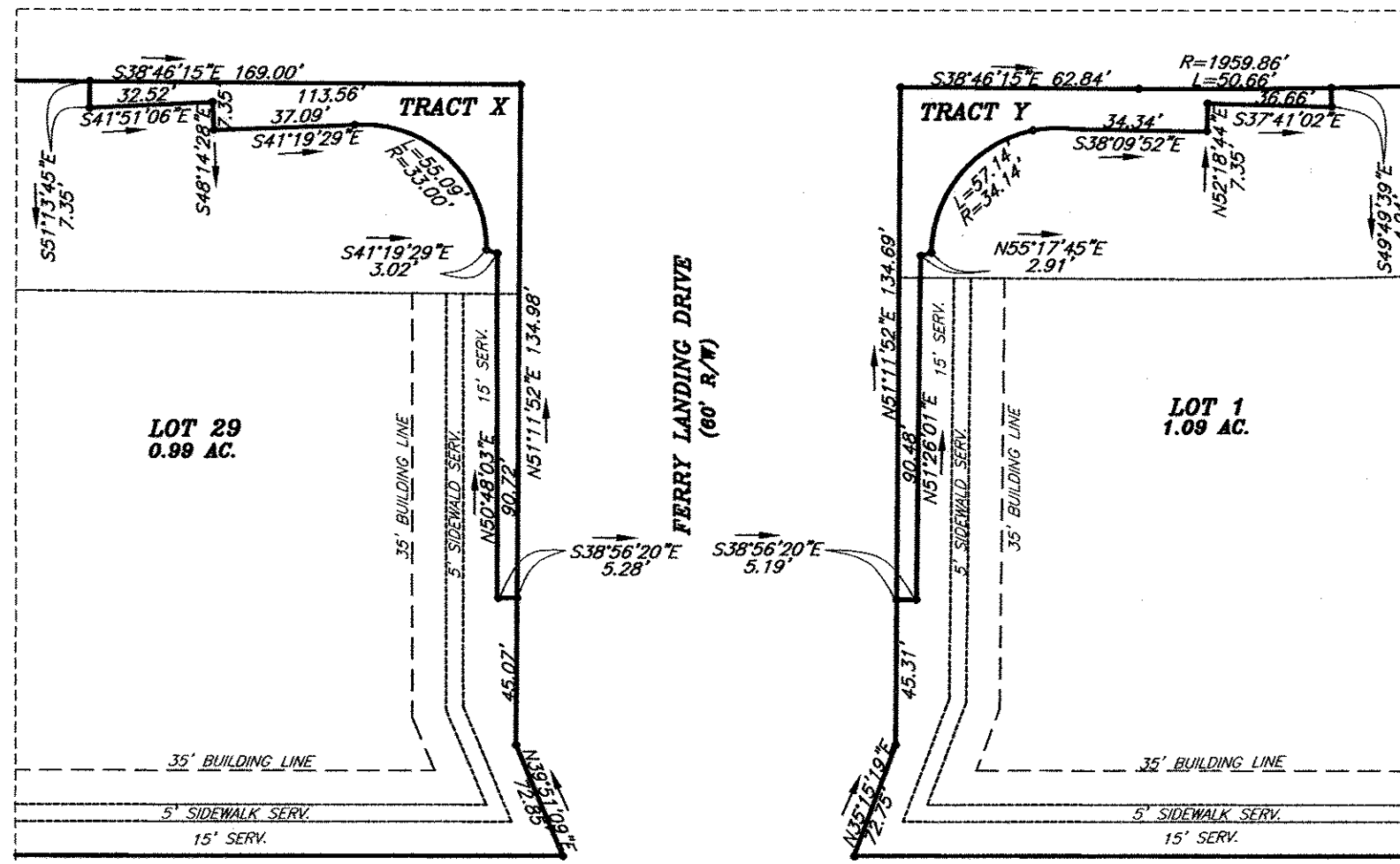
BUYER BEWARE:

NOTE: CONSTRUCTION & MAINTENANCE OF THE STREETS, DRAINAGE, SERVITUDES AND RIGHT-OF-WAYS IN THIS SUBDIVISION ARE THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER AND WILL NOT BE THE OBLIGATION OF PUBLIC GOVERNING BODIES

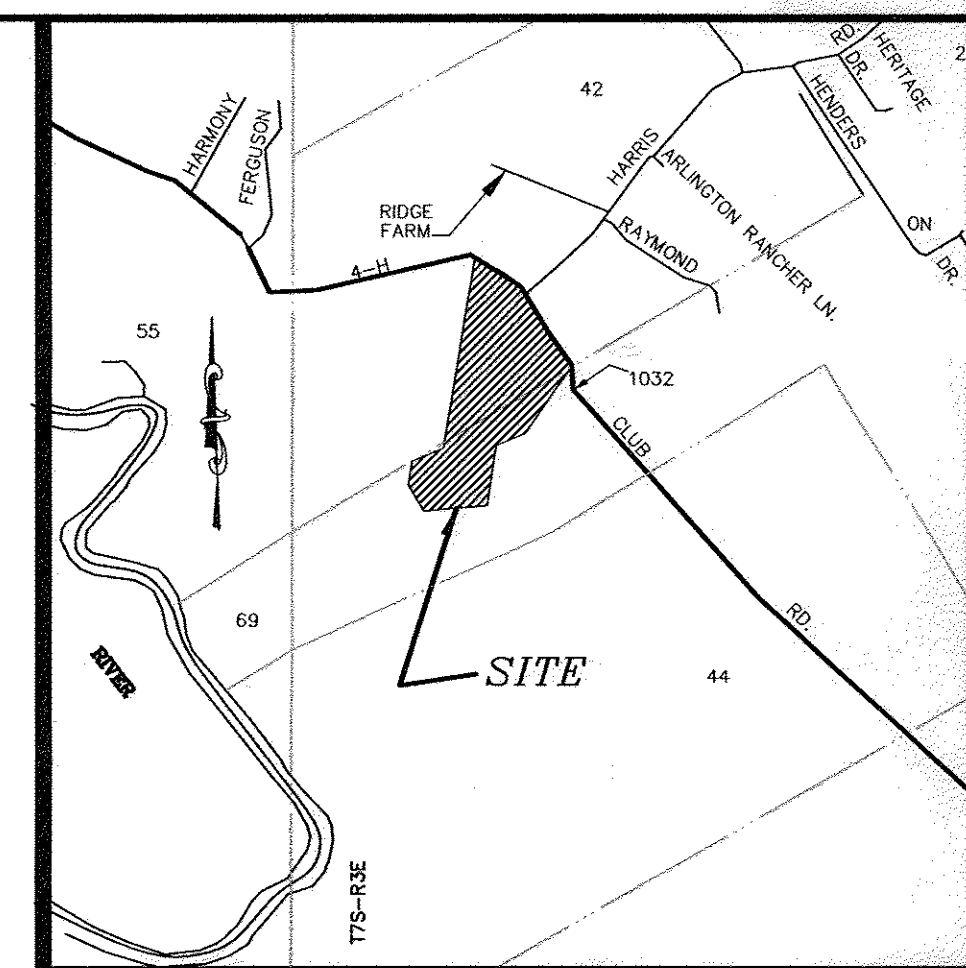
CERTIFICATION

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 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

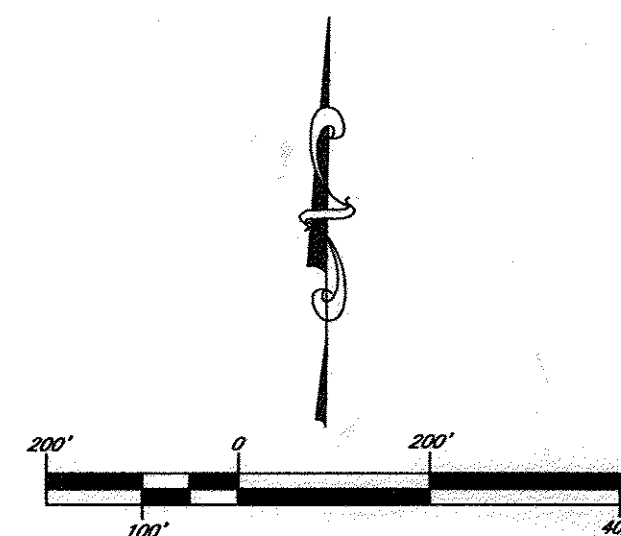
ALVIN FAIRBURN, JR., P.L.S. REG. NO. 4664
DATE: APRIL 19, 2004
FILE: HARRELL'S FERRY LANDING



NUMBER	DIRECTION	DISTANCE
L1	S 64°30'58" E	51.18'
L2	N 49°57'42" E	57.16'
L3	N 59°57'17" W	108.06'
L4	S 77°05'53" E	65.69'
L5	N 17°49'34" W	93.56'
L6	S 46°26'40" E	49.84'
L7	N 63°47'12" E	53.45'
L8	N 41°28'34" E	54.57'
L9	N 85°12'51" E	53.00'
L10	S 03°25'24" W	48.99'
L11	S 36°34'32" E	40.45'
L12	N 80°57'27" E	50.85'
L13	S 22°44'05" E	47.13'
L14	N 60°21'32" E	39.88'
L15	S 46°06'52" E	50.01'
L16	N 28°30'08" E	76.05'
L17	N 09°23'42" E	28.76'
L18	S 01°35'48" E	51.50'
L19	S 52°21'54" E	55.68'
L20	N 21°53'59" E	50.08'
L21	S 72°05'14" E	39.49'
L22	N 16°11'24" E	16.18'
L23	N 88°34'15" E	27.36'
L24	N 49°46'32" E	165.34'
L25	N 68°27'08" E	42.27'
L26	S 61°06'16" E	52.96'
L27	N 72°01'07" E	37.56'
L28	S 30°17'31" E	32.63'
L29	S 63°40'08" E	16.62'
L30	N 34°17'46" E	23.58'
L31	S 87°56'52" E	14.54'



VICINITY MAP
SCALE 1" = 2000'



APPROVED:
LIVINGSTON PARISH COUNCIL

/S/ DONALD G. BURGESS 4/22/04
MIKE GRIMMER, PRESIDENT DATE
or
ASSISTANT PUBLIC WORKS DIRECTOR

7-01-04 REVISED TO ADD 15' UTILITY SERVITUDE ON LOTS 28 AND 29.

APPROVED:
LIVINGSTON PARISH COUNCIL

MIKE GRIMMER, PRESIDENT 7/8/04
or
PLANNING DIRECTOR DATE

FINAL PLAT OF
HARRELL'S FERRY LANDING
LOCATED IN SECTIONS 42 & 50, T7S-R3E,
G.L.D., LIVINGSTON PARISH, LOUISIANA
FOR
HARRELL'S FERRY LANDING, L.L.C.
3636 S. SHERWOOD FOREST
SUITE 660
BATON ROUGE, LOUISIANA 70816

ALVIN FAIRBURN & ASSOCIATES, LLC
CONSULTING ENGINEERS ~ LAND SURVEYORS
LAND DEVELOPMENT CONSULTANTS ~
PROJECT DESIGNERS
1110 SOUTH RANGE AVENUE
DENHAM SPRINGS, LOUISIANA 70727-1173 (225) 665-1515
Job No. A020164-3A