REFERENCE

1 "Map Showing Survey of A certain 35 80 acre tract , formerly the Percy and Olivia Wascom Estate, A certain 26 45 acre tract, formerly the Rex D Barnett Estate, A certain 31 72 acre tract, formerly the Zane Barnett Estate, and A certain 9 65 acre tract " dated 9-21-06, by Alvin Fairburn & Associates, LLC

FLOOD CERTIFICATION

According to F I R M Community Panel No 220113 and Map No 22063C0210 D, effective date 6-23-01 this property falls in flood zones "X" & "AE"

DETENTION BASIN NOTE

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

BASE FLOOD ELEVATION

The Base Flood Elevation for Zone "AE" for all lots within the 1st filing is 48 5'

SEWER NOTE

In accordance to the Livingston Parish Subdivision Ordinance Sec 13-58, the total numer of lots will be determined by all filings and/or connecting filings of the subdivision These lots and addition of any future resubdivisions that total 31 or more lots shall have an approved community sewage treatment system for all lots and all resubdivisions

BENCH MARK

60D nail in power pole at the northwest intersection of Burgess Rd and Lockhart Rd
(0 6' above ground)
Elevation = 48 0

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

PUBLIC DEDICATION

This is to certify that the undersigned is the legal land owner, or officer, of the property being subdivided and that the servitudes, streets 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, utilities, and sidewalks 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, street or right-of-way so as to prevent or unreasonably interfere with any purpose for which the servitude, street or right-of-way is granted

DAVE UNDERWOOD, REPRESENATIVE
SPATZ DEVELOPMENT CORP
14 NORTH PEORIA UNIT 3F
CHICAGO, IL 60607
(312) 733-4033

DATE 12-20-06

VICINITY MAP
1" =2000'

RECOMMENDED TO APPROVE
LIVINGSTON PARISH COUNCIL

REVIEW ENGINEER DATE 12/14/06

FILED 12-21-06 AT 11:58 A.M.
CLERK

PLAT TO BE FOUND IN
PLAT BOOK 56
PAGE 498 ENTRY 625444

APPROVED
MIKE GRIMMER, PRESIDENT DATE
or
PLANNING DIRECTOR

101.38 ACRES

WEST COLYELL CREEK

LIVINGSTON PARISH SCHOOL BOARD

FLOOD ZONE "AE"
FLOOD ZONE "X"

N01°24'44"E(BASE BEARING)1407 80'

155 30'

24"Ø RCP DRIVEWAY CULVERT
US Invert=44 74
DS Invert=43 97

FD 5/8"

332 78'

N86°11'40"W 496 07'

163 29'

2 42 Ø RCP CROSS DRAINS
US Invert=42 90
DS Invert=42 80

N60°59'11"W 174 19'

107 72'

N54°53'50"W

FD 1/2" IR

LA. HWY. 1026
LOCKHART ROAD
(80' R/W)

N50°10'43"W 452 12'

S03°00'58"W 296 02'

S24°58'28"E 152 37'

S22°35'41"E 196 57'

S10°11'28"W 84 47'

S57°36'53"E 72 57'

L1

L2

L3

L4

Denotes Zero Lot Line w/ 5' Bldg Line Offset

24"Ø RCP CULVERT
US Invert=41 05
DS Invert=38 55

15' SERVITUDE

S34°35'08"E 115 19'

S34°35'08"E 92 41'

S58°59'14"W 75 79'

S55°59'03"W

S58°54'30"W 114 04'

(60' R/W)

S34°35'08"E 293 40'

N55°23'57"E 293 40'

60 00'

LOT 1A (0 69 AC)

LOT 1 (0 69 AC)

LOT 5 (0 67 AC)

73 40'

BUILDING LINE

60 27'

L5

L6

L7

L8

L9

L10

C1

N35°31'59"W 132 14'

S49°55'47"W 111 00'

S54°47'09"W

S11°13'24"W 76 87'

S30°53'36"W

EXISTING DITCH
Invert=46 29'

42 69'

S83°12'49"W

EXISTING DITCH
Invert=46 51'

BURGESS ROAD

STARTING POINT & P.O.B.
The intersection of the northern R/W of Lockhart Road and the northern R/W of Burgess Road

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

GENERAL NOTES

1 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
2 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
3 Wetlands determination was NOT requested and was NOT included in this final plat
4 Bearings shown are based on Reference #1
5 Sewage District 1 or Community Treatment Plant 6 School District Watson School District
7 Streets Existing Public Streets
8 Drainage District 1
9 Water Supply Ward II Water
10 Telephone Bellsouth
11 Electricity Demco
12 Fire District 5
13 Gas Supply Town of Walker
14 Recreation District 3
15 Council District 3
16 Contours taken from USGS Quad Map
17 Rear Yard 20' Minimum
18 Side Yard 6' Minimum
19 Restrictions Protective Covenants for the subdivision shall be filed in the Clerk of Courts Ofice

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 platted 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
November 22, 2006
FILE "CRYSTAL LAKE SUBD "

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S27°39'23"E	42 69'
L2	S40°03'52"W	49 14'
L3	S47°25'55"W	37 15'
L4	S52°49'45"W	31 14'
L5	S59°54'30"W	19 63'
L6	S58°28'06"W	30 47'
L7	S58°28'06"W	29 49'
L8	S49°55'47"W	20 65'
L9	S49°55'47"W	33 16'
L10	S34°47'09"W	28 84'

CURVE TABLE				
NUMBER	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	60 00	13 32	S03°37'03"E	13 29

-	-	-	SG	SG	
FB	PGS	PC	CALC.	DWG	CKD

100' 0 100'
50' 200'

FINAL PLAT OF
CRYSTAL LAKES, FIRST FILING,
LOCATED IN SECTION 28, T6S-R3E, G L D,
LIVINGSTON PARISH, LOUISIANA

SPATZ DEVELOPMENT CORP.
14 NORTH PEORIA UNIT 3F
CHICAGO, IL 60607
(312) 733-4033

ALVIN FAIRBURN & ASSOCIATES, LLC
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PROJECT DESIGNERS
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JOB NO A060790-4A

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