

- REVISIONS:**
1. Subdivision name has been changed to "The Lakes at North Park".
2. Recreational District Boundary Line has been added.
3. Owner's Information has been updated.

8-19-2013

**REFERENCE MAPS:**

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 Zola Barnett Estate, and A certain 9.66 acre tract," dated 9-21-06, by Alvin Fairburn & Associates, LLC.

**GRADING INSTRUCTIONS:**

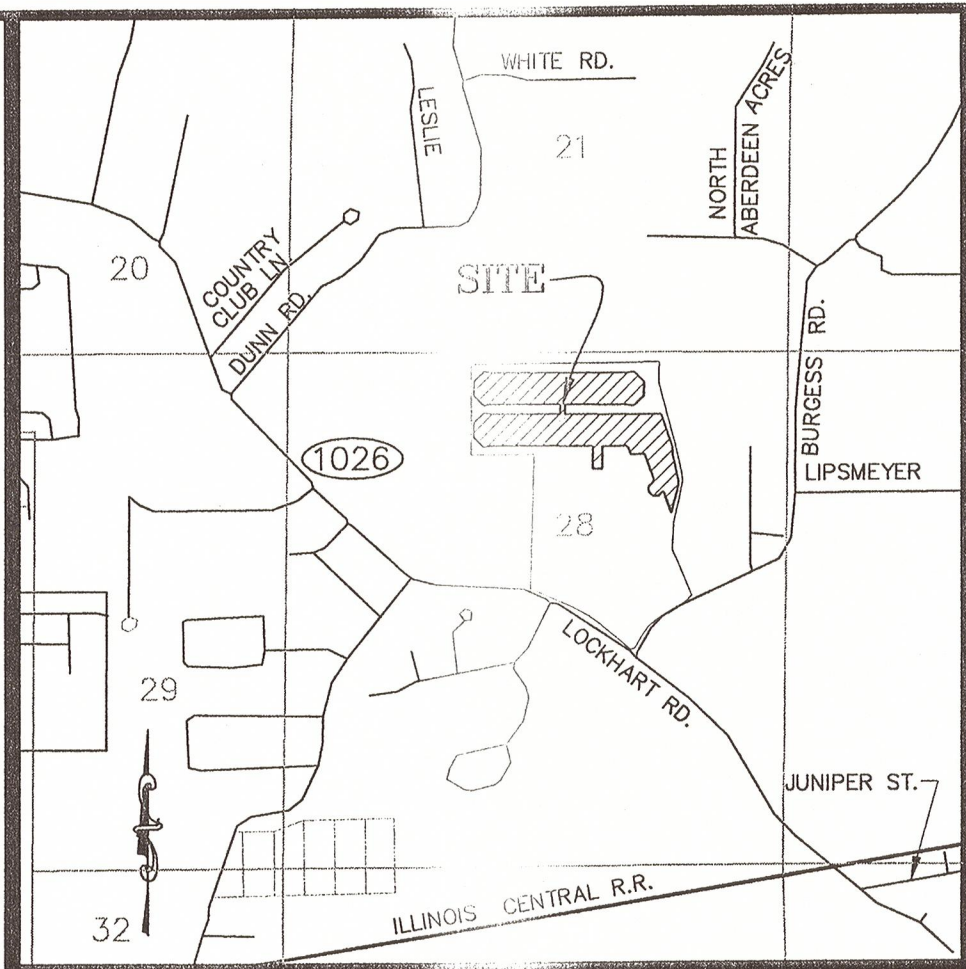
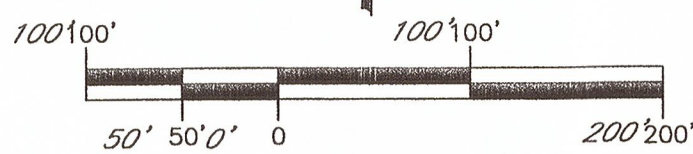
As part of the house construction, it shall be the responsibility of the owner, his contractor or his representative to grade each lot so that the storm drainage runoff conforms to the approved drainage layout, unless otherwise approved by the Livingston Parish Public Works Director.

**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.

**FLOOD CERTIFICATION:**

According to F.I.R.M. Community Panel No. 220113 and Map No. 22063C0210 D, effective date 8-23-01, this property falls in flood zone "AE". Base Flood 48.0 to 50.0



VICINITY MAP  
SCALE: 1"=2,000'

**WETLANDS IMPACT NOTE:**

The wetland impacts associated with this project have been permitted with the U.S. Army Corps of Engineers. See permit number MW-2006-4876-C2 for details.

**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/ BILL SPATZ

SPATZ HOMES LLC  
14 NORTH PEORIA, UNIT 3F  
CHICAGO, IL 60607  
312.733.4033

/S/ R. CRAIG STAFFORD

R. CRAIG STAFFORD  
NORTH PARK HOMES LLC  
1414 NORTH BURNSIDE, SUIT C  
PMB 16  
GONZALES, LA 70737

REVISED: 9-24-13

Change subdivision street names.  
Street name change was approved at the September 12, 2013 Parish Council Meeting.

APPROVED:

LIVINGSTON PARISH COUNCIL

/S/ SAM DIGIROLAMO

LATON RICKS, PARISH PRESIDENT  
or  
PLANNING DIRECTOR

9-24-13

DATE

REVISED: 3-10-15

Revised to Correct Distances on Lots 142 & 145

APPROVED:

LIVINGSTON PARISH COUNCIL

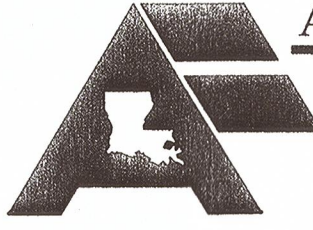
LATON RICKS, PARISH PRESIDENT  
or  
PLANNING DIRECTOR

3/18/15

DATE

FINAL PLAT OF

THE LAKES AT NORTH PARK  
THIRD, FOURTH, & FIFTH FILING  
A RESIDENTIAL DEVELOPMENT  
LOCATED IN SECTIONS 21 & 28,  
T6S-R3E, G.L.D.,  
LIVINGSTON PARISH, LOUISIANA  
FOR  
NORTH PARK HOMES LLC  
1414 NORTH BURNSIDE, SUIT C  
PMB 16  
GONZALES LA 70737



ALVIN FAIRBURN & ASSOCIATES, LLC  
CONSULTING ENGINEERS ~ ARCHITECTS  
LAND SURVEYORS ~ DESIGNERS  
LAND DEVELOPMENT CONSULTANTS  
1289 DEL ESTE AVENUE  
DENHAM SPRINGS, LOUISIANA 70727-1173 (225) 665-1515  
Project No. A060790

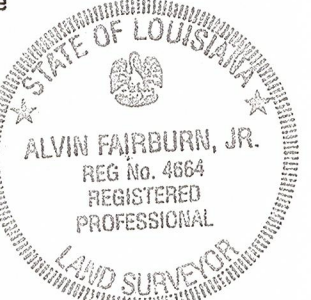
**GENERAL NOTES:**

- 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.
- Sewage District: Livingston Parish Sewer District 1
- School District: Walker School District
- Streets: Public
- Concrete Curb and Gutter, 2" Asphalt on 8 1/2" Soil Cement
- 27' from Back of Curb to Back of Curb (typical)
- Number of Lots: 105 and 3 Tracts
- Number of Acres: 32.61 Ac.
- Drainage District: 1 & 5
- Water Supply: Ward II Water
- Telephone: BellSouth
- Electricity: DEMCO
- Fire District: 5
- Gas Supply: None
- Recreation District: 3
- Council District: 3
- Sewage Disposal: Livingston Parish Sewer District 1
- Rear Yard 20' Minimum (unless otherwise specified)
- Side Yard 5' Minimum (unless otherwise specified)
- Restrictions: Protective Covenants for the subdivision shall be filed in the Clerk of Courts Office.
- The detention basins in this subdivision will not be maintained by the Livingston Parish Council or any other public body.
- Third Filing Lots 114 - 158, Fourth Filing Lots 159 - 189, Fifth Filing Lots 190 - 219.
- All servitudes shown shall be "All Purpose Servitudes" 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 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 FAIRBURN, JR., P.L.S.  
DATE: AUGUST 19, 2013  
FILE: "CRYSTAL LAKES..."



Denotes zero lot line with a 5' Private Maintenance Easement

**LEGEND**

- FLOOD ZONE "AE"
- AREA MOVED TO FLOOD ZONE "X" BY LOMA DATED 07-23-2009, FEMA CASE No.: 09-06-2621A
- 15' SERVITUDE
- 25' BUILDING LINE
- PROPERTY LINE

**CURVE DATA TABLE**

NUMBER	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C55	70.00	48.15	N40°49'48"W	47.21
C56	70.00	63.94	N86°42'13"E	61.74
C57	70.00	54.98	S44°37'18"E	53.58
C58	70.00	54.98	S00°22'15"W	53.58
C59	70.00	54.98	S45°22'15"W	53.58
C60	70.00	63.52	N86°08'03"W	61.36
C61	70.00	48.15	N40°28'03"W	47.20
C62	210.00	36.62	N84°40'59"W	36.58
C63	210.00	68.53	N70°20'19"W	68.22
C64	210.00	61.89	N52°34'29"W	61.47
C65	210.00	59.83	N35°59'49"W	59.63
C66	210.00	28.37	N23°57'52"W	28.35
C67	180.00	114.19	S40°32'23"E	111.78
C68	180.00	80.13	S75°19'57"E	79.29
C69	20.00	14.22	S40°28'09"E	13.93
C70	20.00	10.07	S75°15'39"E	9.96
C71	70.00	48.15	S40°49'48"W	47.21
C72	70.00	63.94	S86°42'13"W	61.74
C73	70.00	54.98	N44°37'48"W	53.58
C74	70.00	54.98	N00°22'15"E	53.58
C75	70.00	54.98	N45°22'15"E	53.58
C76	70.00	63.52	N86°08'03"E	61.36
C77	70.00	48.15	N40°28'03"E	47.21
C78	70.00	48.15	N41°04'29"E	47.21
C79	70.00	63.52	N86°46'34"E	61.36
C80	70.00	54.98	S44°37'44"E	53.58
C81	70.00	54.98	S00°16'16"W	53.58
C82	70.00	54.98	S45°16'16"W	53.58
C83	70.00	63.94	N86°03'42"W	61.74
C84	70.00	48.15	N40°11'16"W	47.21
C85	78.50	45.50	S20°27'39"W	48.90
C86	71.50	325.84	S69°32'21"E	108.84

RECOMMEND TO APPROVE:

/S/ CHAD A. RACAS  
REVIEW ENGINEER

7-5-11  
DATE

APPROVED:

LIVINGSTON PARISH COUNCIL

/S/ JOSH TAYLOR

MIKE GRIMMER, PARISH PRESIDENT  
or  
PLANNING DIRECTOR

7-7-11

DATE

Revised: 09-24-13