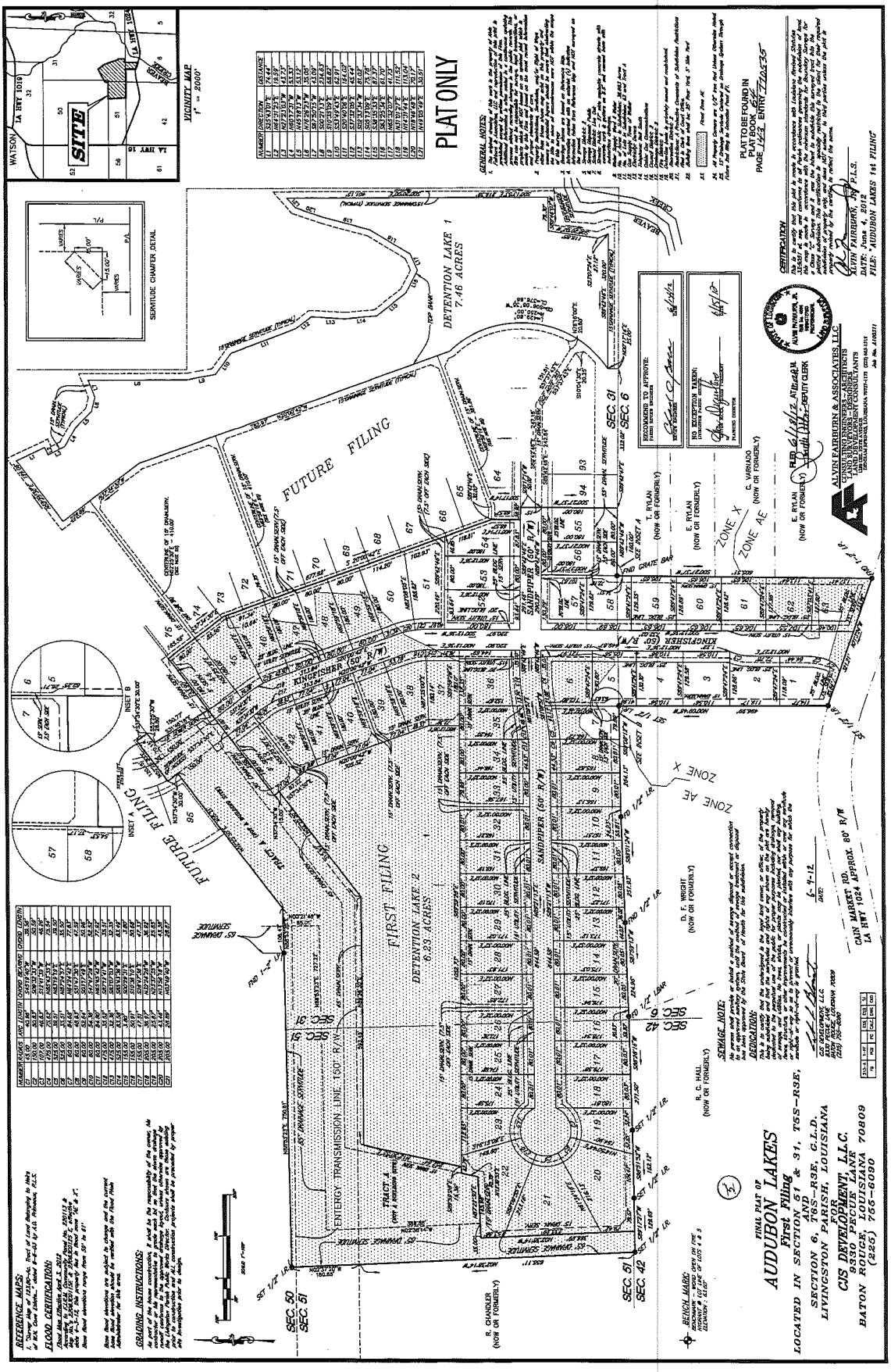
PLAT ONLY
FINAL PLAT OF
AUDUBON LAKES
First Filing
LOCATED IN SECTION 51 & 31, T5S-R3E, G.L.D.
AND
SECTION 6, T6S-R3E, G.L.D.
LIVINGSTON PARISH, LOUISIANA
FOR
CJS DEVELOPMENT, L.L.C.
8550 BLUEBONNET LANE
BATON ROUGE, LOUISIANA 70809
(225) 755-6090
VICINITY MAP
1" = 2000'
SITE
WATSON
LA HWY 1019
LA HWY 16
GENERAL NOTES:
SEWAGE NOTE:
DEDICATION:
CERTIFICATION
ALVIN FAIRBURN & ASSOCIATES, LLC
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
LAND DEVELOPMENT CONSULTANTS
FUTURE FILING
FIRST FILING
DETENTION LAKE 1
7.46 ACRES
DETENTION LAKE 2
6.23 ACRES
TRACT A
OPEN SPACE
KINGFISHER (50' R/W)
SANDPIPER (50' R/W)
OAK MARKET RD.
LA HWY 1024 APPROX. 80' R/W
ZONE X
ZONE AE
ZONE A
SEC. 31
SEC. 6
SEC. 51
SEC. 42
SEC. 50
SEC. 51
CENTERLINE OF 115' DRAINAGE SERVITUDE
CENTERLINE OF 110' DRAINAGE SERVITUDE
CENTERLINE OF 80' DRAINAGE SERVITUDE
CENTERLINE OF 65' DRAINAGE SERVITUDE
CENTERLINE OF 50' DRAINAGE SERVITUDE
CENTERLINE OF 15' DRAINAGE SERVITUDE
CENTERLINE OF 10' DRAINAGE SERVITUDE
CENTERLINE OF 5' DRAINAGE SERVITUDE
CENTERLINE OF 15' UTILITY SERVITUDE
CENTERLINE OF 10' UTILITY SERVITUDE
CENTERLINE OF 5' UTILITY SERVITUDE
ENTERGY TRANSMISSION LINE 150' R/W
SERVITUDE CHAPTER DETAIL
INSET A
INSET B
R. C. HALL (NOW OR FORMERLY)
R. CHANDLER (NOW OR FORMERLY)
D. F. WRIGHT (NOW OR FORMERLY)
C. VARNADO (NOW OR FORMERLY)
T. RYLAN (NOW OR FORMERLY)
E. RYLAN (NOW OR FORMERLY)
BENCH MARK:
RECOMMEND TO APPROVE:
NO EXCEPTION TAKEN:
PLAT TO BE FOUND IN PLAT BOOK 64 PAGE 143 ENTRY 770535
FILE: "AUDUBON LAKES 1st FILING"