

# Livingston Parish Recording Page

Thomas L. Sullivan Jr.  
Clerk of Court  
PO Box 1150  
Livingston, LA 70754-1150  
(225) 686-2216

Received From :  
CSRS. INC.  
6767 PERKINS RD  
STE.200  
BATON ROUGE, LA 70808

First NAME

DR HORTON INC GULF COAST

Index Type : Plats

File Number : 934401

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Page : 464

Recording Pages : 1

## Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Livingston Parish, Louisiana

On (Recorded Date) : 10/04/2018

At (Recorded Time) : 4:13:21PM



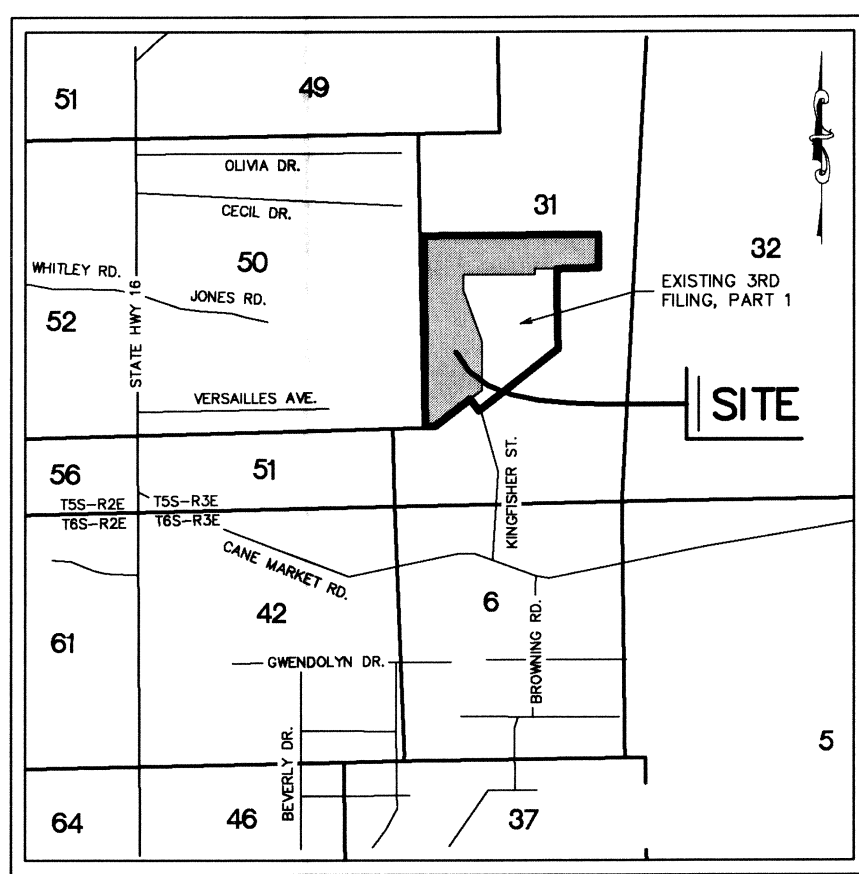
*V. Bourdreaux*  
Deputy Clerk



Doc ID - 012797070001

Return To :





VICINITY MAP

1" = 2000'

**LEGEND**

SYMBOL	DESCRIPTION
---	SERVITUDE
---	BUILDING LINES
---	SET 1/2" IP
---	SET 1/2" IP
---	FND MONUMENT
---	FLOODZONE 'AE'
---	T.B.M.

**BENCHMARKS:**

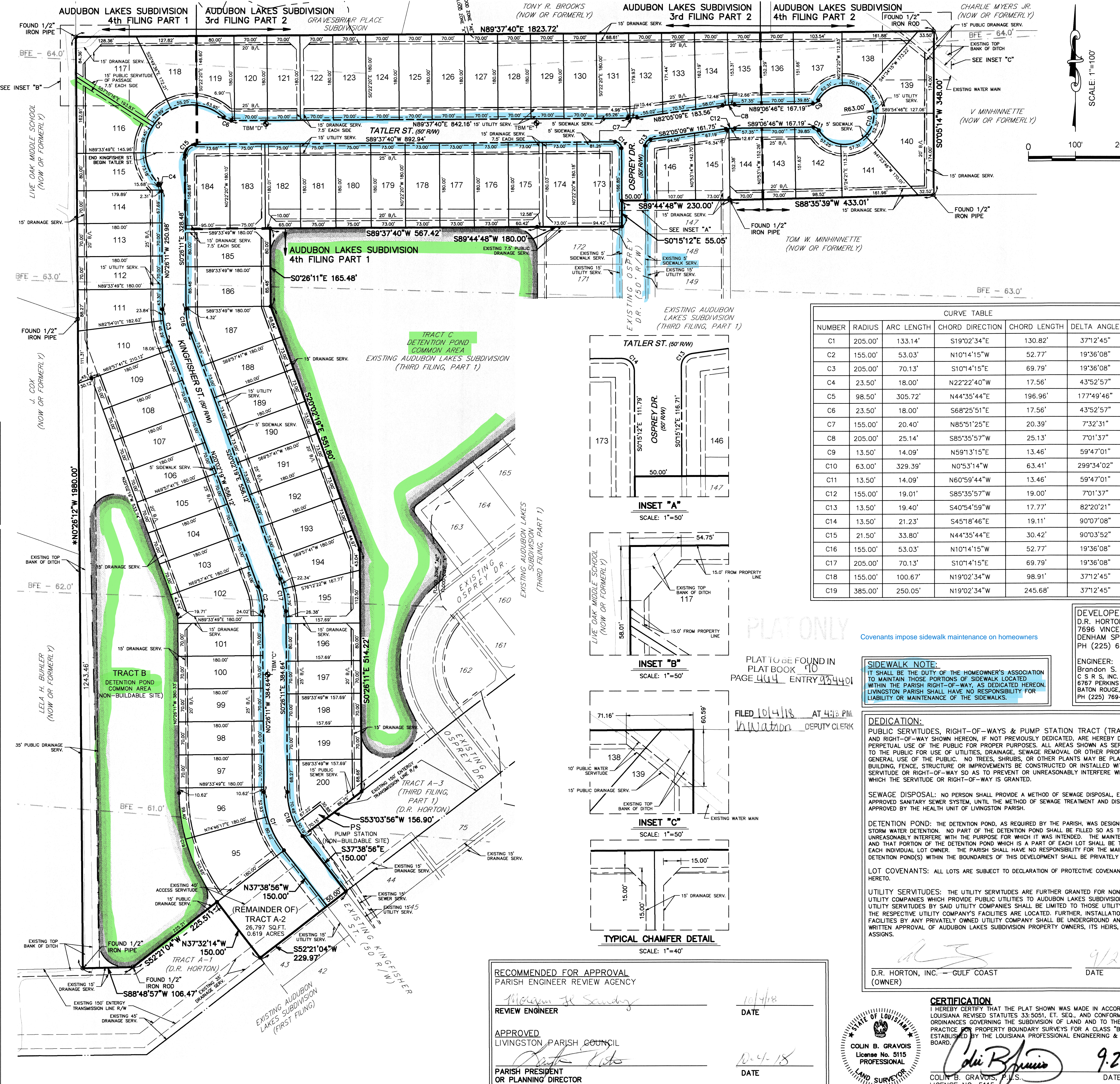
TBM C - SCRIBED "X" ON SOUTH CORNER OF GRATE INLET ON THE WEST SIDE OF KINGFISHER DRIVE @ LOT 100. ELEVATION = 60.29' (NAVD '88 DATUM LEICA SMART NETWORK, GEOID 128)

TBM D - SCRIBED "X" ON WEST CORNER OF DOUBLE GRATE INLET ON THE NORTH SIDE OF TATLER STREET BETWEEN LOTS 120 & 121. ELEVATION = 62.28' (NAVD '88 DATUM LEICA SMART NETWORK, GEOID 128)

TBM E - SCRIBED "X" ON WEST CORNER OF DOUBLE GRATE INLET ON THE NORTH SIDE OF TATLER STREET BETWEEN LOTS 128 & 129. ELEVATION = 62.17' (NAVD '88 DATUM LEICA SMART NETWORK, GEOID 128)

**GENERAL NOTES:**

- FLOOD NOTE: IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP, PANEL NO. 220113 OF LIVINGSTON PARISH, LOUISIANA, LAST REVISED APRIL 3, 2012, THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X & AE". BASE FLOOD = 60.0' TO 64.0'. BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS. A PORTION OF LOTS 119-146, 173-184, 95-118, & 185-200 WERE REMOVED FROM FLOOD ZONE "AE" AND WERE PLACED IN "X" SHADED, PER LOMR-F CASE NO.: 18-06-1066A, DATED APRIL 26, 2018 & CASE NO.: 18-06-2876A DATED JULY 20, 2018.
- ZONING: (R2-RURAL) BUILDING LINE SETBACKS: MINIMUM FRONT YARD = 25' MINIMUM REAR YARD = 20' MINIMUM SIDE YARD = 5'
- REFERENCE DOCUMENTS: A.) "MAP SHOWING ALTA/NSPS OF A CERTAIN 55.98 ACRE TRACT OF LAND & TRACT A-2 LOCATED IN SECTIONS 50 & 31 T-5-S - R-3-E, GREENSBURG LAND DISTRICT, LIVINGSTON PARISH, LOUISIANA FOR D.R. HORTON, INC. - GULF COAST" BY LYLES BLODGEN DATED DECEMBER 21, 2016. B.) "MAP SHOWING SURVEY OF A CERTAIN 58.96 ACRE TRACT OF LAND, FOR CALVIN BLOUNT" BY ALVIN FAIRBURN, JR. P.L.S. DATED MAY 11, 2016. C.) "MAP SHOWING RESUBDIVISION OF TRACT A & AUDUBON LAKES THIRD AND FOURTH FILING INTO TRACTS A-1, A-2 & A CERTAIN 52.20 ACRE TRACT OF LAND, FOR AUDUBON LAKES, L.L.C." BY ALVIN FAIRBURN, JR. P.L.S. DATED JULY 11, 2016. D.) FINAL PLAT OF AUDUBON LAKES, FIRST FILING, FOR CJS DEVELOPMENT, L.L.C. BY ALVIN FAIRBURN & ASSOCIATES, LLC, DATED JUNE 4, 2012 AND REVISED JULY 7, 2016. E.) MAP SHOWING RESUBDIVISION OF TRACT A & AUDUBON LAKES THIRD AND FOURTH FILING INTO TRACTS A-1, A-2 & A CERTAIN 55.98 ACRE TRACT OF LAND FOR AUDUBON LAKES, L.L.C. BY ALVIN FAIRBURN & ASSOCIATES, LLC, DATED JULY 11, 2016 AND REVISED ON NOVEMBER 3, 2016. F.) "MAP SHOWING FINAL PLAT OF AUDUBON LAKES THIRD FILING, PART 1 LOTS 147-172 AND TRACT C FOR D.R. HORTON, INC. - GULF COAST", BY COLIN B. GRAVOIS, P.L.S., DATED NOVEMBER 29, 2017 AND REVISED ON JUNE 15, 2018.
- BEARINGS BASED ON REFERENCE MAP A. (\* DENOTES BASE BEARING)
- ALL DISTANCES ARE IN U.S. SURVEY FEET.
- ALL LOTS WILL BE DEED RESTRICTED TO REQUIRE DRIVEWAY CONNECTIONS TO THE INTERNAL STREET NETWORK.
- AREA = 33.826 ACRES - NUMBER OF RESIDENTIAL LOTS = 80 LOTS & 3 TRACTS (TRACT B, TRACT PS & REMAINDER OF TRACT A-2)
- SEWAGE DISTRICT: LIVINGSTON PARISH SEWER DISTRICT 2  
SEWAGE DISPOSAL: PUBLIC SEWER COLLECTION & TREATMENT  
DRAINAGE DISTRICT: 2  
WATER SUPPLY: WARD 2 WATER  
GAS SUPPLY: CITY OF WALKER  
ELECTRICITY: ENERGY  
TELEPHONE: AT&T  
FIRE DISTRICT: LIVINGSTON PARISH FIRE PROTECTION DISTRICT No. 4  
SCHOOL DISTRICT: LIVE OAK  
RECREATION DISTRICT: 2
- STREETS PUBLIC - CURB AND GUTTER - 27' BACK OF CURB TO BACK OF CURB ON 3" ASPHALT OVER 10" SOIL CEMENT WITH SUBSURFACE DRAINAGE.
- THE PARISH OF LIVINGSTON DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.
- THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE, CITY AND PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY.
- NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF LIVINGSTON PARISH.
- THE LOCATIONS OF THE FIRE HYDRANTS WITHIN THE SUBDIVISION WILL BE INDICATED ON THE CONSTRUCTION PLANS FOR THE WATER DISTRIBUTION SYSTEM.
- ALL SERVITUDES ARE FOR PUBLIC USE UNLESS OTHERWISE NOTED.

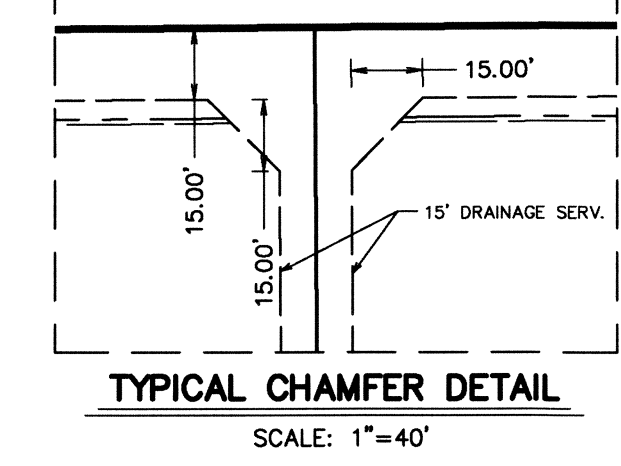
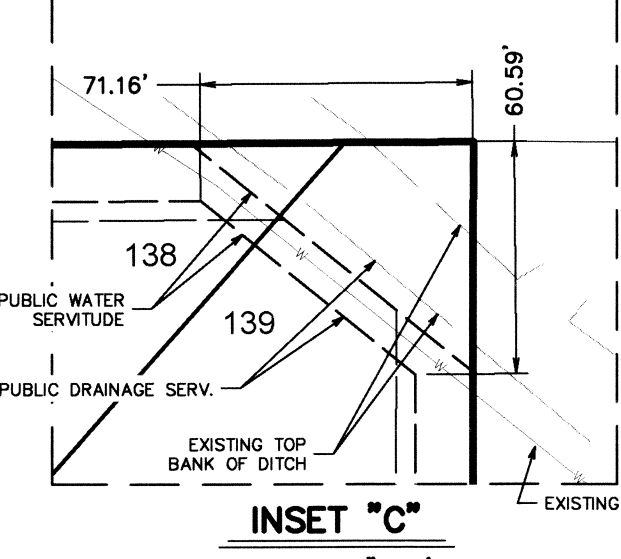
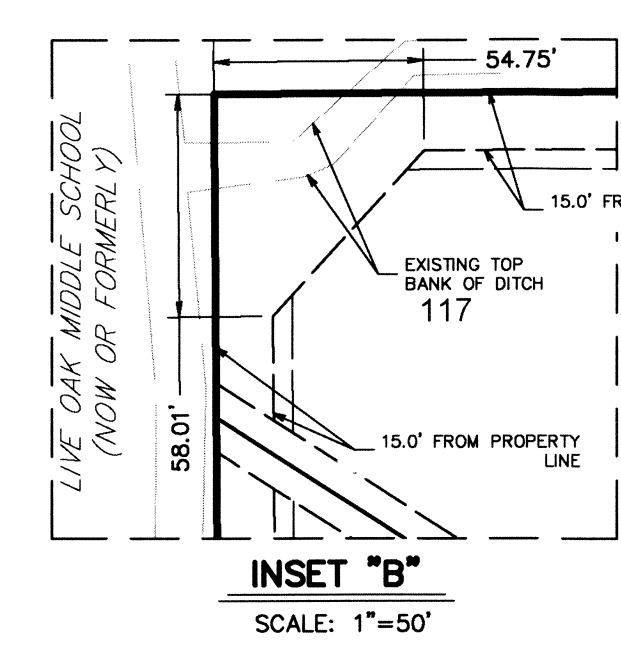
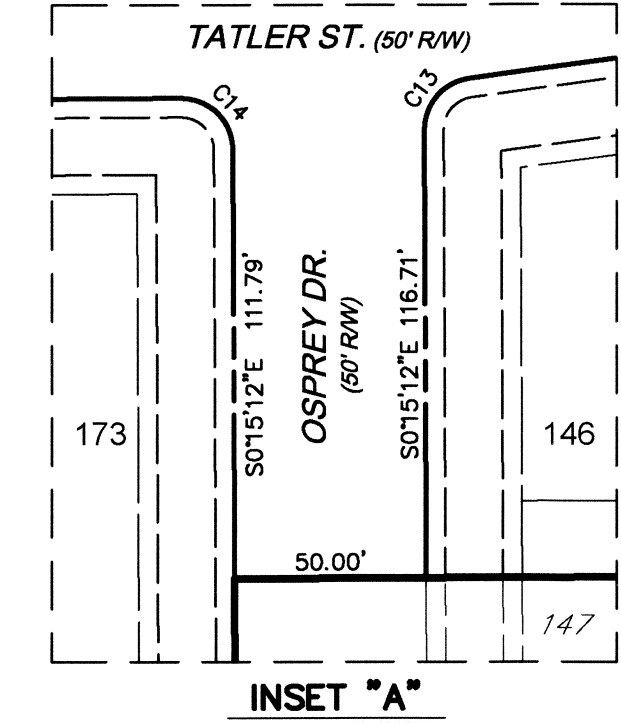


**LOT AREA TABLE**

LOT #	ACRES	SQ. FT.
95	0.477	20778.48
96	0.359	15620.50
97	0.289	12600.00
98	0.289	12600.00
99	0.289	12600.00
100	0.289	12600.00
101	0.289	12600.00
102	0.390	16976.75
103	0.289	12600.00
104	0.289	12600.00
105	0.289	12600.00
106	0.289	12600.00
107	0.289	12600.00
108	0.289	12600.00
109	0.289	12600.00
110	0.384	16727.48
111	0.322	14007.36
112	0.289	12599.93
113	0.289	12599.94
114	0.289	12599.86
115	0.292	12703.79
116	0.393	17110.50
117	0.536	23343.23
118	0.315	13740.84
119	0.299	13014.96
120	0.289	12600.00
121	0.289	12600.00
122	0.289	12600.00
123	0.289	12600.00
124	0.289	12600.00
125	0.289	12600.00
126	0.289	12600.00
127	0.289	12600.00
128	0.289	12600.00
129	0.289	12600.00
130	0.289	12600.00
131	0.287	12494.80
132	0.283	12321.15
133	0.268	11677.10
134	0.253	11030.65
135	0.245	10684.10
136	0.244	10638.40

**CURVE TABLE**

NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA ANGLE
C1	205.00'	133.14'	S19°02'34"E	130.82'	37°12'45"
C2	155.00'	53.03'	N10°14'15"W	52.77'	19°36'08"
C3	205.00'	70.13'	S10°14'15"E	69.79'	19°36'08"
C4	23.50'	18.00'	N22°22'40"W	17.56'	43°52'57"
C5	98.50'	305.72'	N44°35'44"E	196.96'	177°49'46"
C6	23.50'	18.00'	S68°25'51"E	17.56'	43°52'57"
C7	155.00'	20.40'	N85°51'25"E	20.39'	7°32'31"
C8	205.00'	25.14'	S85°35'57"W	25.13'	7°01'37"
C9	13.50'	14.09'	N59°13'15"E	13.46'	59°47'01"
C10	63.00'	329.39'	N0°53'14"W	63.41'	299°34'02"
C11	13.50'	14.09'	N60°59'44"W	13.46'	59°47'01"
C12	155.00'	19.01'	S85°35'57"W	19.00'	7°01'37"
C13	13.50'	19.40'	S40°54'59"W	17.77'	82°20'21"
C14	13.50'	21.23'	S45°18'46"E	19.11'	90°07'08"
C15	21.50'	33.80'	N44°35'44"E	30.42'	90°03'52"
C16	155.00'	53.03'	N10°14'15"W	52.77'	19°36'08"
C17	205.00'	70.13'	S10°14'15"E	69.79'	19°36'08"
C18	155.00'	100.67'	N19°02'34"W	98.91'	37°12'45"
C19	385.00'	250.05'	N19°02'34"W	245.68'	37°12'45"



**SIDEWALK NOTE:**  
IT SHALL BE THE DUTY OF THE HOMEOWNER'S ASSOCIATION TO MAINTAIN THOSE PORTIONS OF SIDEWALK LOCATED WITHIN THE PARISH RIGHT-OF-WAY, AS DEDICATED HEREON. LIVINGSTON PARISH SHALL HAVE NO RESPONSIBILITY FOR LIABILITY OR MAINTENANCE OF THE SIDEWALKS.

**DEDICATION:**  
PUBLIC SERVITUDES, RIGHT-OF-WAYS & PUMP STATION TRACT (TRACT PS): THE STREETS AND RIGHT-OF-WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR 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.

**SEWAGE DISPOSAL:** NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF LIVINGSTON PARISH.

**DETENTION POND:** THE DETENTION POND, AS REQUIRED BY THE PARISH, WAS DESIGNED FOR THE PURPOSE OF STORM WATER DETENTION. NO PART OF THE DETENTION POND SHALL BE FILLED SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH IT WAS INTENDED. THE MAINTENANCE OF THE SHORELINE AND THAT PORTION OF THE DETENTION POND WHICH IS A PART OF EACH LOT SHALL BE THE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER. THE PARISH SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE THEREOF. THE DETENTION POND(S) WITHIN THE BOUNDARIES OF THIS DEVELOPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED.

**LOT COVENANTS:** ALL LOTS ARE SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS FILED AS AN ADJUNCT HERETO.

**UTILITY SERVITUDES:** THE UTILITY SERVITUDES ARE FURTHER GRANTED FOR NONEXCLUSIVE USE OF ALL UTILITY COMPANIES WHICH PROVIDE PUBLIC UTILITIES TO AUDUBON LAKES SUBDIVISION, AND THE USE OF SAID UTILITY SERVITUDES BY SAID UTILITY COMPANIES SHALL BE LIMITED TO THOSE UTILITY SERVITUDES IN WHICH THE RESPECTIVE UTILITY COMPANY'S FACILITIES ARE LOCATED. FURTHER, INSTALLATION OF ANY NEW FACILITIES BY ANY PRIVATELY OWNED UTILITY COMPANY SHALL BE UNDERGROUND AND SUBJECT TO PRIOR WRITTEN APPROVAL OF AUDUBON LAKES SUBDIVISION PROPERTY OWNERS, ITS HEIRS, SUCCESSORS & ASSIGNS.

RECOMMENDED FOR APPROVAL  
PARISH ENGINEER REVIEW AGENCY

REVIEW ENGINEER: *Michael J. Sweeney* DATE: 10/4/18

APPROVED  
LIVINGSTON PARISH COUNCIL

PARISH PRESIDENT OR PLANNING DIRECTOR: *Debra Lido* DATE: 10-4-18



**CERTIFICATION**  
I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051, ET. SEQ., AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "B" SURVEY AS ESTABLISHED BY THE LOUISIANA PROFESSIONAL ENGINEERING & LAND SURVEYING BOARD.

COLIN B. GRAVOIS, P.L.S. DATE: 9-27-2018  
LICENSE NO. 5115

Revisions

**CSRS**  
6767 Perkins Road Suite 200 Baton Rouge, LA 70808  
Telephone: 225 769-0546 Fax: 225 767-0060  
www.csrsinc.com

MAP SHOWING  
FINAL PLAT  
OF  
AUDUBON LAKES  
THIRD FILING, PART 2  
LOTS 119-146, 173-184  
AND  
FOURTH FILING, PART 1 & 2  
LOTS 95-118, 185-200,  
TRACT B, TRACT PS &  
REMAINDER OF  
TRACT A-2  
LOCATED IN  
SECTION 31 T-5-S R-3-E  
GREENSBURG LAND DISTRICT  
LIVINGSTON PARISH  
LOUISIANA  
FOR  
D.R. HORTON, INC.  
- GULF COAST

Date: AUGUST 2018

Project Number: 216072

Drawn By: JTW

Checked By: CGC

Sheet: 1

Scale: 1" = 100'



# Livingston Parish Recording Page

Thomas L. Sullivan Jr.  
Clerk of Court  
PO Box 1150  
Livingston, LA 70754-1150  
(225) 686-2216

Received From :  
CSRS INC  
6767 PERKINS ROAD  
STE 200

**First NAME**

DR HORTON INC GULF COAST

Index Type : Plats

File Number : 933066

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Page : 437

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## Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Livingston Parish, Louisiana

On (Recorded Date) : 09/14/2018

At (Recorded Time) : 10:51:11AM



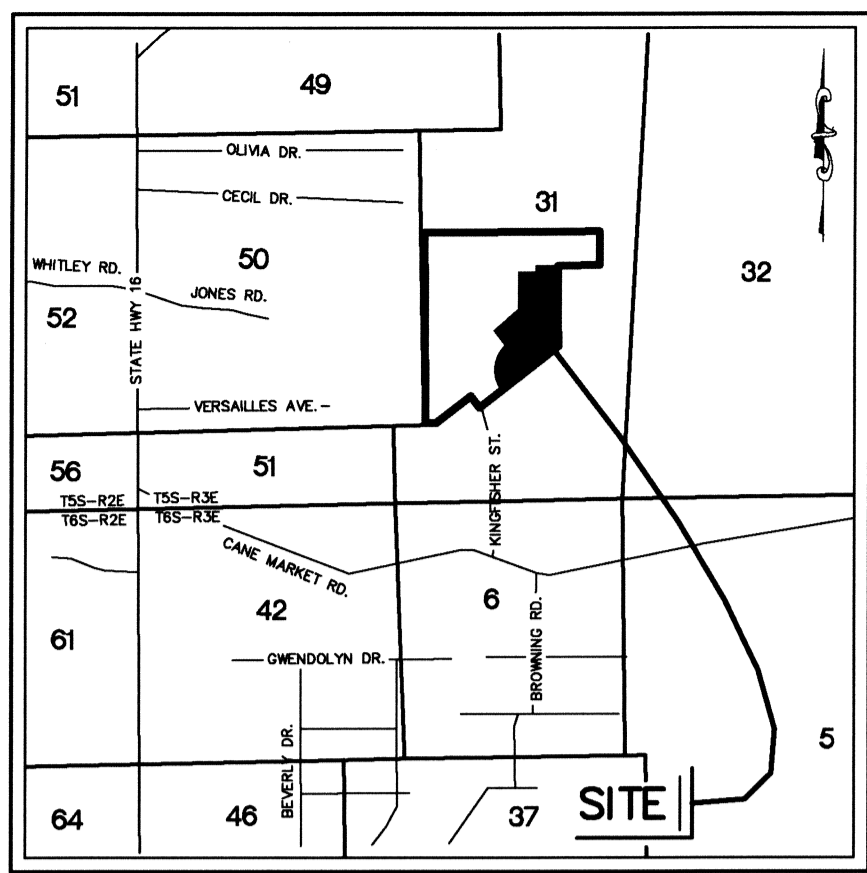
Doc ID - 012781070001

*K Boudreaux*  
Deputy Clerk



Return To :





**VICINITY MAP**

1"=2000'

LOT AREA TABLE			LOT AREA TABLE		
TRACT #	ACRES	SQ.FT.	LOT #	ACRES	SQ.FT.
TRACT C	8.19	356,647	160-A	0.30	13,224
147	0.29	12,846	161	0.29	12,827
148	0.29	12,600	162	0.46	20,132
149	0.29	12,600	163	0.35	15,300
150	0.29	12,600	164	0.33	14,400
151	0.29	12,600	165	0.33	14,400
152	0.29	12,600	166	0.33	14,400
153	0.42	18,335	167	0.54	23,677
154	0.55	23,877	168-A	0.30	13,052
155	0.42	18,155	169-A	0.28	12,148
156	0.30	12,911	170	0.29	12,600
157	0.30	12,895	171	0.29	12,600
158	0.30	12,879	172	0.33	14,400
159-A	0.29	12,487			

**BENCHMARKS:**  
 TBM A - TOP OF THE SOUTHEAST BOLT ON CATCH BASIN ON THE SOUTHEAST SIDE OF OSPREY DRIVE BETWEEN LOTS 161 & 162. ELEVATION = 60.81' (NAVD '88 DATUM LSU C46 NETWORK, GEOID 12B)  
 TBM B - TOP OF THE NORTHEAST BOLT ON CATCH BASIN ON EAST SIDE OF OSPREY DRIVE LOT 153. ELEVATION = 61.77' (NAVD '88 DATUM LSU C46 NETWORK, GEOID 12B)

- GENERAL NOTES:**
- FLOOD NOTE: IN ACCORDANCE WITH FEMA, FLOOD INSURANCE RATE MAP, PANEL NO. 220113 OF LIVINGSTON PARISH, LOUISIANA, LAST REVISED APRIL 3, 2012, THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X & AE". BASE FLOOD = 61.0' TO 64.0'.
  - BUILDING LINES: MINIMUM FRONT YARD = 25'; MINIMUM REAR YARD = 20'; MINIMUM SIDE YARD = 5'.
  - REFERENCE DOCUMENTS: A.) MAP SHOWING ALTA/NSPS OF A CERTAIN 55.98 ACRE TRACT OF LAND & TRACT A-2 LOCATED IN SECTIONS 50 & 31 T-5-S-R-3-E, GREENSBURG LAND DISTRICT, LIVINGSTON PARISH, LOUISIANA FOR D.R. HORTON, INC. - GULF COAST BY L. LYLES BUDDEN DATED DECEMBER 21, 2016. B.) MAP SHOWING SURVEY OF A CERTAIN 58.86 ACRE TRACT OF LAND, FOR CALVIN BLOUNT BY ALVIN FAIRBURN, JR. P.L.S. DATED MAY 11, 2016. C.) MAP SHOWING RESUBDIVISION OF TRACT A & AUDUBON LAKES THIRD AND FOURTH FILING INTO TRACTS A-1, A-2 & A CERTAIN 52.20 ACRE TRACT OF LAND, FOR AUDUBON LAKES, L.L.C. BY ALVIN FAIRBURN, JR. P.L.S. DATED JULY 11, 2016. D.) FINAL PLAT OF AUDUBON LAKES, FIRST FILING, FOR CJS DEVELOPMENT, L.L.C. BY ALVIN FAIRBURN & ASSOCIATES, L.L.C. DATED JUNE 4, 2012 AND REVISED JULY 7, 2016. E.) MAP SHOWING RESUBDIVISION OF TRACT A, & AUDUBON LAKES THIRD AND FOURTH FILING INTO TRACTS A-1, A-2 & A CERTAIN 55.98 ACRE TRACT OF LAND FOR AUDUBON LAKES, L.L.C. BY ALVIN FAIRBURN & ASSOCIATES, L.L.C. DATED JULY 11, 2016 AND REVISED ON NOVEMBER 3, 2016.
  - BEARINGS BASED ON REFERENCE MAP A.
  - ALL DISTANCES ARE IN U.S. SURVEY FEET.
  - ALL LOTS WILL BE DEED RESTRICTED TO REQUIRE DRIVEWAY CONNECTIONS TO THE INTERNAL STREET NETWORK.
  - AREA = 22.147 ACRES - NUMBER OF RESIDENTIAL LOTS = 26 LOTS & 1 TRACT (TRACT C)
  - SEWAGE DISTRICT: LIVINGSTON PARISH SEWER DISTRICT 2  
 SEWAGE DISPOSAL: PUBLIC SEWER COLLECTION & TREATMENT  
 DRAINAGE DISTRICT: 2  
 WATER SUPPLY: WARD 2 WATER  
 GAS SUPPLY: CITY OF WALKER  
 ELECTRICITY: ENERGY  
 TELEPHONE: AT&T  
 FIRE DISTRICT: LIVINGSTON PARISH FIRE PROTECTION DISTRICT No. 2  
 SCHOOL DISTRICT: LIVE OAK  
 RECREATION DISTRICT: 2
  - STREETS PUBLIC - CURB AND GUTTER - 27" BACK OF CURB TO BACK OF CURB ON 3" ASPHALT OVER 10" SOIL CEMENT WITH SUBSURFACE DRAINAGE.
  - THE PARISH OF LIVINGSTON DO NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.
  - THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE, CITY AND PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY.
  - NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF LIVINGSTON PARISH.
  - THE LOCATIONS OF THE FIRE HYDRANTS WITHIN THE SUBDIVISION WILL BE INDICATED ON THE CONSTRUCTION PLANS FOR THE WATER DISTRIBUTION SYSTEM.
  - ALL SERVICED ARE FOR PUBLIC USE UNLESS OTHERWISE NOTED.
  - A TEMPORARY T-TURN AROUND WILL BE PLACED AT THE END OF EACH FILING AT THE TIME OF CONSTRUCTION IN ACCORDANCE WITH LPO SEC. 13-54.1.

**DEDICATION:**  
 PUBLIC SERVICEDS & RIGHT-OF-WAYS: THE STREETS AND RIGHT-OF-WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVICEDS ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED; NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVICED OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICED OR RIGHT-OF-WAY IS GRANTED.

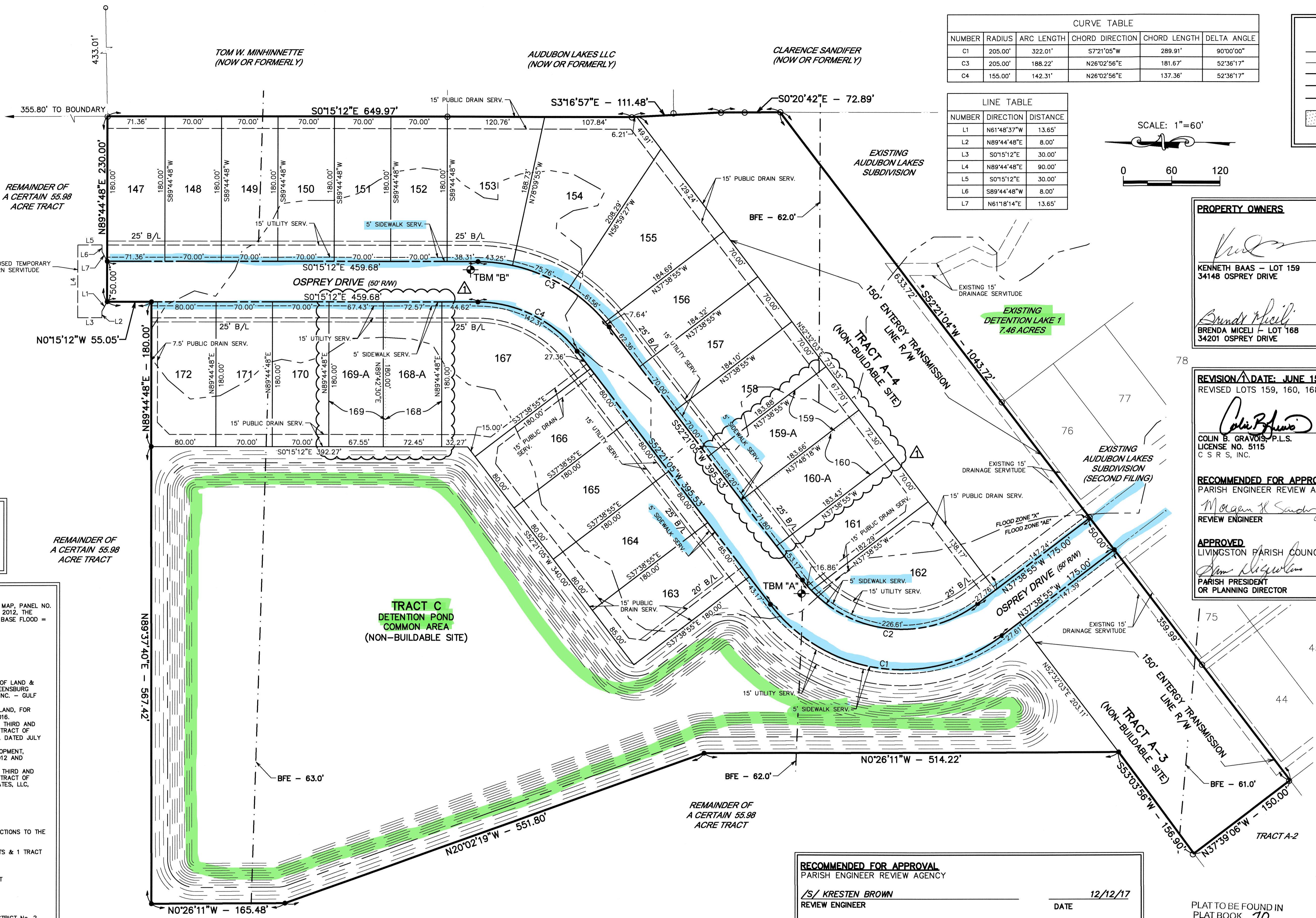
UTILITY SERVICEDS: THE UTILITY SERVICEDS ARE FURTHER GRANTED FOR NONEXCLUSIVE USE OF ALL PUBLIC UTILITIES COMPANIES WHICH PROVIDE PUBLIC UTILITIES TO AUDUBON LAKES SUBDIVISION, AND THE USE OF SAID UTILITY SERVICEDS BY SAID PUBLIC UTILITY COMPANIES SHALL BE LIMITED TO THOSE UTILITY SERVICEDS IN WHICH THE RESPECTIVE PUBLIC UTILITY COMPANY'S FACILITIES ARE LOCATED. FURTHER, INSTALLATION OF ANY NEW FACILITIES BY ANY PUBLIC UTILITY COMPANY SHALL BE UNDERGROUND AND SUBJECT TO PRIOR WRITTEN APPROVAL OF AUDUBON LAKES SUBDIVISION PROPERTY OWNERS, ITS HEIRS, SUCCESSORS & ASSIGNS.

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DETENTION POND: THE DETENTION POND, AS REQUIRED BY THE PARISH, WAS DESIGNED FOR THE PURPOSE OF STORM WATER DETENTION. NO PART OF THE DETENTION POND SHALL BE FILLED SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH IT WAS INTENDED. THE MAINTENANCE OF THE SHORELINE AND THAT PORTION OF THE DETENTION POND WHICH IS A PART OF EACH LOT SHALL BE THE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER. THE PARISH SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE THEREOF. THE DETENTION POND(S) WITHIN THE BOUNDARIES OF THIS DEVELOPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED.

**/S/ GEORGE ADAM KURZ** 12/5/17  
 D.R. HORTON, INC. - GULF COAST DATE

P:\216072\Survey\Drawings\Final Plat\3rd Filing Part 1 Final Plat (REV).dwg Jul 18, 2018 - 9:38am

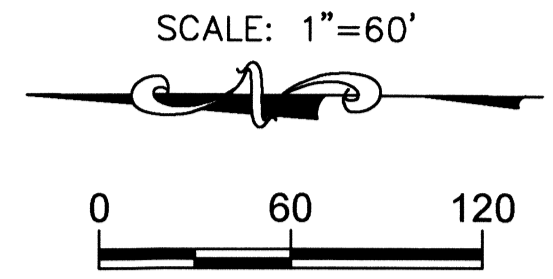


**CURVE TABLE**

NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA ANGLE
C1	205.00'	322.01'	S72°10'5"W	289.91'	90°00'00"
C3	205.00'	188.22'	N26°02'56"E	181.67'	52°36'17"
C4	155.00'	142.31'	N26°02'56"E	137.36'	52°36'17"

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	N61°48'37"W	13.65'
L2	N89°44'48"E	8.00'
L3	S0°15'12"E	30.00'
L4	N89°44'48"E	90.00'
L5	S0°15'12"E	30.00'
L6	S89°44'48"W	8.00'
L7	N61°18'14"E	13.65'



**LEGEND**

SYMBOL	DESCRIPTION
---	SERVITUDE
---	BUILDING LINES
---	SET 1/2" IP
---	SET 1/2" IP
---	FND IP (UNLESS OTHERWISE NOTED)
---	FLOODZONE 'AE'
---	T.B.M.

**PROPERTY OWNERS**

*Kenneth Baas* 9/4/18 DATE  
 KENNETH BAAS - LOT 159  
 34148 OSPREY DRIVE

*Brenda Miceli* 9/3/18 DATE  
 BRENDA MICELI - LOT 168  
 34201 OSPREY DRIVE

**REVISION DATE: JUNE 15, 2018**  
 REVISED LOTS 159, 160, 168, & 169

*Colin B. Gravois* 6-15-2018 DATE  
 COLIN B. GRAVOIS, P.L.S.  
 LICENSE NO. 5115  
 C S R S, INC.

**RECOMMENDED FOR APPROVAL**  
 PARISH ENGINEER REVIEW AGENCY

*Morgan K. Sundry* 9/6/18 DATE  
 REVIEW ENGINEER

**APPROVED**  
 LIVINGSTON PARISH COUNCIL

*Sam DiGirolamo* 9/12/18 DATE  
 PARISH PRESIDENT  
 OR PLANNING DIRECTOR

Revisions	DATE
REVISED LOTS 159, 160, 168, & 169	6/15/18

**CSRS**  
 IMAGINE SHAPE DELIVER

6767 Perkins Road Suite 200 Baton Rouge, LA 70808  
 Telephone: 225 769-0546 Fax: 225 767-0060  
 www.csronline.com

MAP SHOWING  
 FINAL PLAT  
 OF  
 AUDUBON LAKES  
 THIRD FILING, PART 1  
 LOTS 147-172 AND TRACT C  
 LOCATED IN  
 SECTION 31 T-5-S-R-3-E  
 GREENSBURG LAND DISTRICT  
 LIVINGSTON PARISH  
 LOUISIANA  
 FOR  
 D.R. HORTON, INC.  
 - GULF COAST

**RECOMMENDED FOR APPROVAL**  
 PARISH ENGINEER REVIEW AGENCY

**/S/ KRESTEN BROWN** 12/12/17 DATE  
 REVIEW ENGINEER

**APPROVED**  
 LIVINGSTON PARISH COUNCIL

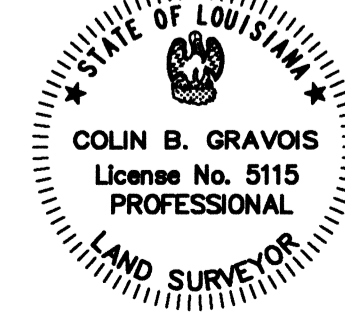
**/S/ SAM DIGIROLAMO** 12/14/17 DATE  
 PARISH PRESIDENT  
 OR PLANNING DIRECTOR

PLAT TO BE FOUND IN  
 PLAT BOOK 70  
 PAGE 437 ENTRY 933066

FILED 9/14/18 AT 10:51 AM  
*Debra Dobbins* DEPUTY CLERK

**CERTIFICATION**  
 I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "B" SURVEY AS ESTABLISHED BY THE LOUISIANA PROFESSIONAL ENGINEERING & LAND SURVEYING BOARD.

**/S/ COLIN B. GRAVOIS** 11/29/17 DATE  
 COLIN B. GRAVOIS, P.L.S.  
 LICENSE NO. 5115  
 C S R S, INC.



**DEVELOPER/OWNER:**  
 D.R. HORTON, INC.-GULF COAST  
 7696 VINCENT ROAD  
 DENHAM SPRINGS, LA. 70726  
 PH (225) 664-1240

**ENGINEER:**  
 Brandon S. Hebron, P.E.  
 C S R S, INC.  
 6767 PERKINS ROAD, SUITE 200  
 BATON ROUGE, LA. 70808  
 PH (225) 769-0546