

Livingston Parish Recording Page

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

Received From :
ALVIN FAIRBURN
PO BOX 1173
DENHAM SPRINGS, LA 70726

First NAME

CJS DEVELOPMENT LLC

Index Type : Plats

File Number : 883299

Type of Document : Map-Plat

Book : 68

Page : 272

Recording Pages : 1

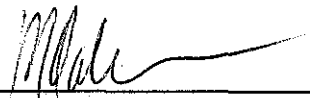
Recorded Information

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) : 11/15/2016

At (Recorded Time) : 3:23:22PM




Deputy Clerk



Doc ID - 012193480001

Return To :

REFERENCE MAPS:

1. "Survey Map of 123.80-Ac. Tract of Land Belonging to Heirs of W.M. Core Estate..." dated 6-6-03 by A.D. Primeaux, P.L.S.

FLOOD CERTIFICATION:

Flood Map Effective April 3, 2012

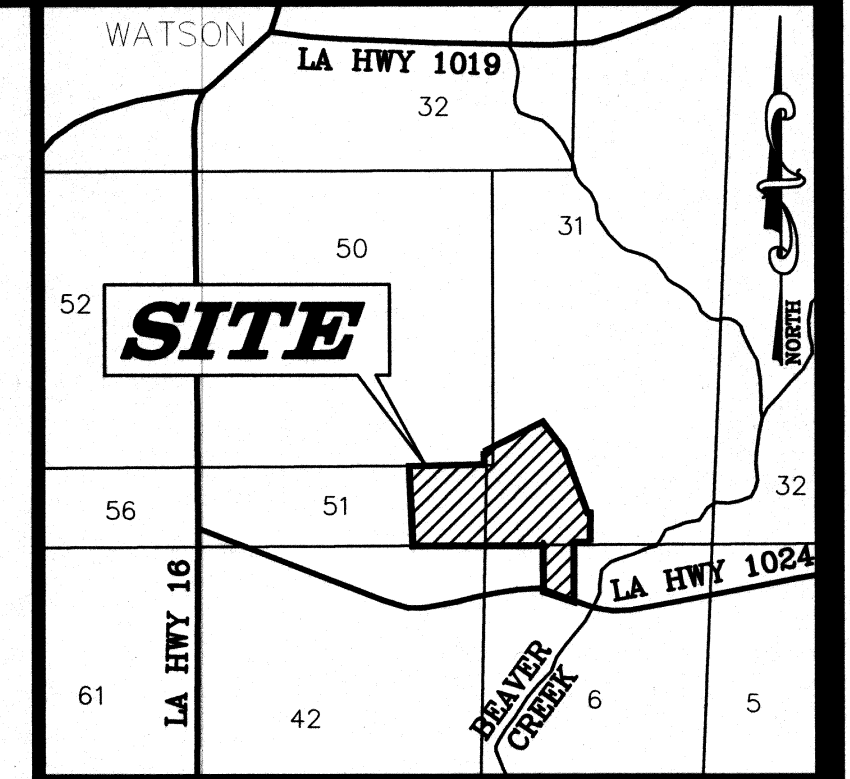
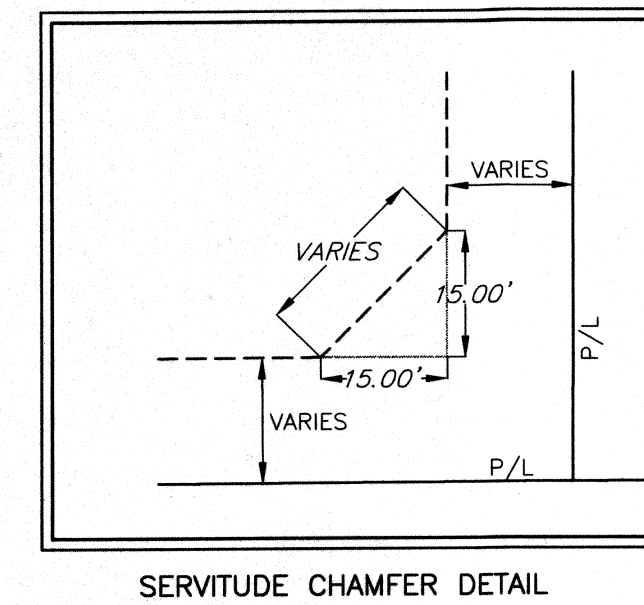
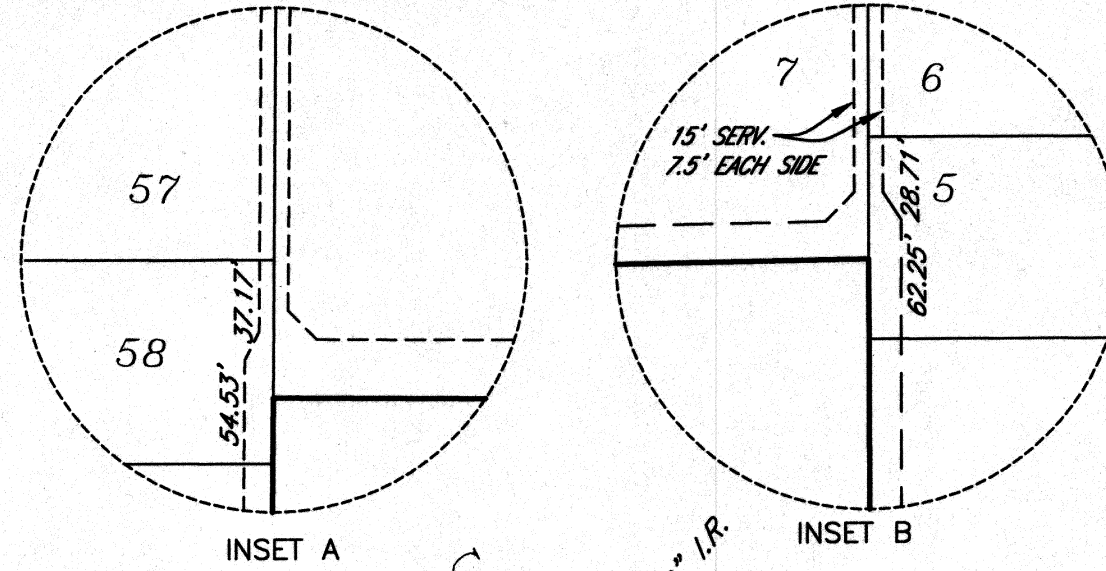
According to F.A.R.M. Community Panel No. 220113 & Map No. 22063001152 & 2206300125 E, effective date 4-3-12, this property lies in flood zone "AE & X". Base flood elevations range from 59' to 61'.

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

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. Contours shown are those existing prior to construction and ALL construction projects shall be preceded by proper site investigation prior to design.

NUMBER	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	45.00	40.99	S45°19'40"W	39.58
C2	150.00	60.83	S68°32'33"W	50.59
C3	107.00	46.63	S12°41'39"W	46.26
C4	475.00	75.62	N85°43'35"E	75.54
C5	525.00	39.51	N87°19'19"E	39.50
C6	525.00	35.51	N87°24'57"E	35.50
C7	60.00	84.68	N64°24'42"E	77.83
C8	60.00	48.93	S51°47'30"E	47.59
C9	60.00	52.64	S03°17'49"E	50.96
C10	60.00	54.36	S47°47'28"W	52.52
C11	60.00	84.80	N65°43'42"W	77.92
C12	475.00	35.52	S87°12'41"W	35.51
C13	475.00	32.36	S87°10'03"W	32.35
C14	525.00	83.58	S85°43'36"W	83.49
C15	155.00	3.80	S00°29'31"E	3.80
C16	155.00	50.91	S10°36'10"E	50.68
C17	155.00	47.51	S28°47'36"E	47.33
C18	205.00	36.97	N32°24'28"W	36.92
C19	205.00	23.97	N23°33'35"W	23.85
C20	205.00	43.46	N13°56'18"W	43.39
C21	205.00	28.89	N03°49'40"W	28.87

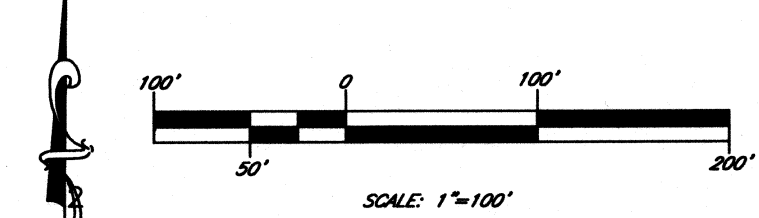


VICINITY MAP
1" = 2000'

NUMBER	DIRECTION	DISTANCE
L1	S25°43'01"E	74.44'
L2	N64°31'23"E	19.59'
L3	N27°23'03"W	43.73'
L4	N60°17'31"W	53.33'
L5	N45°18'13"W	53.12'
L6	N76°26'23"W	35.05'
L7	S67°50'15"W	43.09'
L8	S00°21'13"E	234.63'
L9	S10°35'09"E	68.82'
L10	S53°49'43"E	62.91'
L11	S20°40'06"E	164.02'
L12	S37°32'05"E	45.44'
L13	S02°33'34"W	81.02'
L14	S05°13'09"E	75.78'
L15	S38°35'33"E	87.37'
L16	S63°25'34"E	61.70'
L17	N65°32'07"E	41.52'
L18	N31°01'27"E	111.52'
L19	N14°31'44"E	113.04'
L20	N18°46'48"E	70.17'
L21	N49°05'49"E	30.51'

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.
- Boundaries shown are based on Reference Map.
- Information marked with an asterisk (*) indicates information taken from Reference Map and NOT surveyed on the ground.
- Sewage District: 2
- Sewage Disposal: Public
- School District: Line Oak
- Streets: Public - 27' wide asphaltic concrete streets with concrete curb & gutters on 8.5' soil cement base with subsurface drainage.
- Water Supply: Ward # Water
- No. of Acres in Subdivision: 38.883 Acres
- No. of Lots in Subdivision: 63 and Tract A
- Gas Supply: Town of Walker
- Electricity: Demco
- Telephone: Bell South
- Cable: Cox Communications
- Council District: 2
- Drainage District: 2
- Fire District: 4
- Detention basin is privately owned and maintained.
- Restrictions: A Protective Covenants of Subdivision Restrictions filed in Clerk of Court Office.
- Building lines shall be: 25' Rear Yard, 5' Side Yard
- Flood Zone AE
- All Property Corners are 1/2" Iron Rod Unless Otherwise Noted.
- 15' Drainage Servitude Centered on Drainage System Through Future 2nd Filing to Detention Pond #1.



RECOMMEND TO APPROVE:
PARISH REVIEW ENGINEER

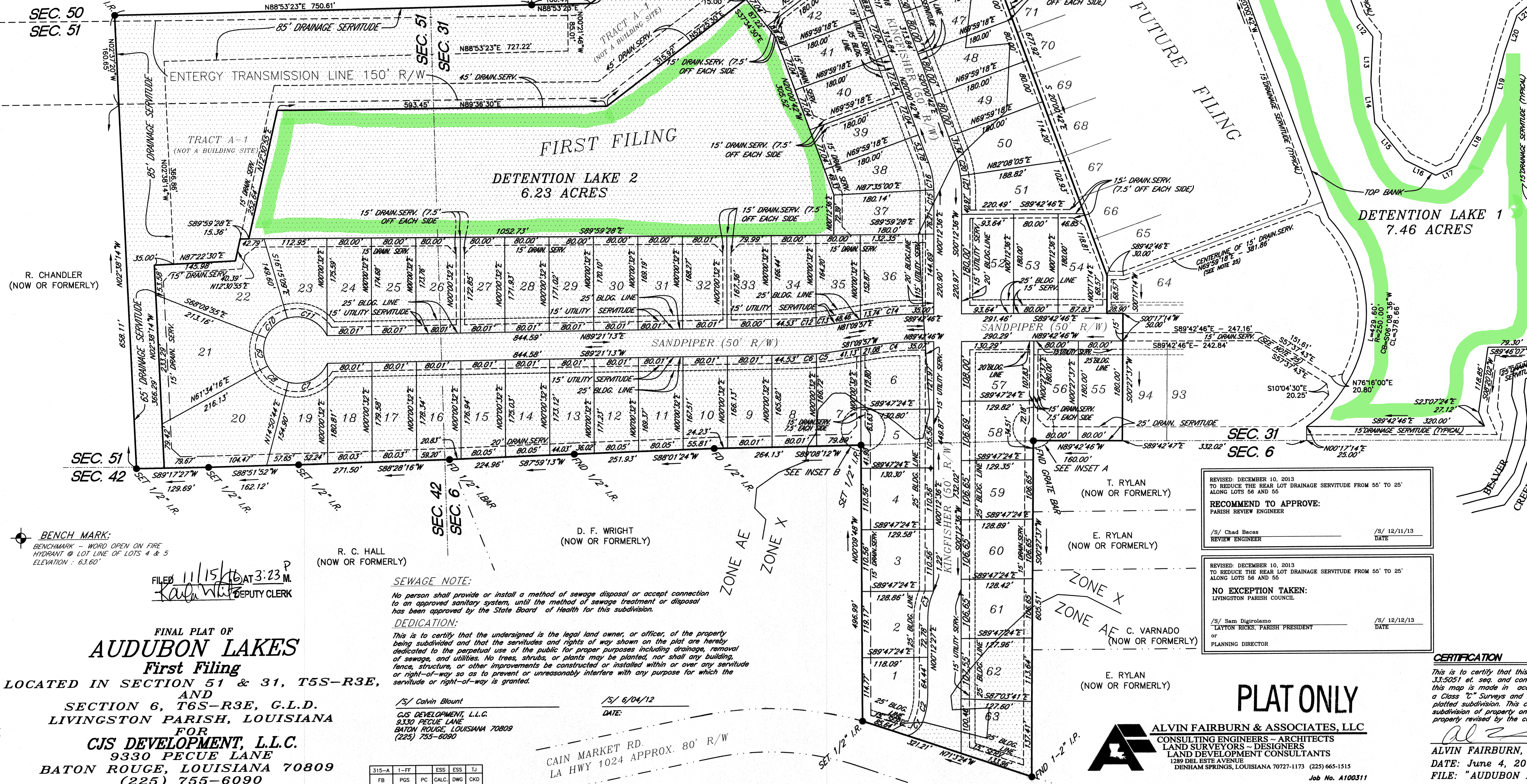
/s/ Chad Bacos
REVIEW ENGINEER

/s/ Sam Digrolamo
LAYTON RICKS, PARISH PRESIDENT

PLANNING DIRECTOR

DATE: 6/14/12

DATE: 6/15/12



BENCH MARK:
BENCHMARK - WORD OPEN ON FIRE HYDRANT @ LOT LINE OF LOTS 4 & 5
ELEVATION: 63.60'

FILED 11/15/12 AT 3:23 PM
Kag W. Deputy Clerk

FINAL PLAT OF
AUDUBON LAKES
First Filing
LOCATED IN SECTION 51 & 31, T5S-R3E,
AND
SECTION 6, T6S-R3E, G.L.D.
LIVINGSTON PARISH, LOUISIANA
FOR
CJS DEVELOPMENT, L.L.C.
9330 PECUE LANE
BATON ROUGE, LOUISIANA 70809
(225) 755-6090

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/ Calvin Blount
CJS DEVELOPMENT, L.L.C.
9330 PECUE LANE
BATON ROUGE, LOUISIANA 70809
(225) 755-6090

/s/ 6/04/12
DATE:

CAIN MARKET RD.
LA HWY 1024 APPROX. 80' R/W

REVISED: DECEMBER 10, 2013
TO REDUCE THE REAR LOT DRAINAGE SERVITUDE FROM 65' TO 25' ALONG LOTS 56 AND 55

RECOMMEND TO APPROVE:
PARISH REVIEW ENGINEER

/s/ Chad Bacos
REVIEW ENGINEER

/s/ Sam Digrolamo
LAYTON RICKS, PARISH PRESIDENT

PLANNING DIRECTOR

DATE: 12/11/13

DATE: 12/12/13

REVISED: JULY 7, 2016
TO SHOW THE RESUBDIVISION OF TRACT A INTO TRACTS A-1 AND A-2

RECOMMEND TO APPROVE:
PARISH REVIEW ENGINEER

/s/ Sam Digrolamo
LAYTON RICKS, PARISH PRESIDENT

PLANNING DIRECTOR

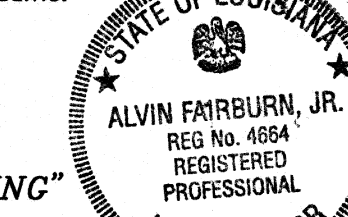
DATE: 10/28/16

DATE: 11/3/16

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: June 4, 2012
FILE: "AUDUBON LAKES 1st FILING"



PLAT ONLY

ALVIN FAIRBURN & ASSOCIATES, LLC
CONSULTING ENGINEERS - ARCHITECTS
LAND SURVEYORS - DESIGNERS
LAND DEVELOPMENT CONSULTANTS
1280 DIXIE AVENUE
DENHAM SPRINGS, LOUISIANA 70722-1173 (225) 665-1515
Job No. A100311

Livingston Parish Recording Page

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

Received From :
CALVIN BLOUNT
35241 BEND RD
DENHAM SPRINGS, LA 70706

First NAME

BLOUNT, CALVIN

Index Type : Plats

File Number : 839346

Type of Document : Map-Plat

Book : 66

Page : 387

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) : 03/11/2015

At (Recorded Time) : 1:57:56PM



Doc ID - 011601140001

Deputy Clerk



Return To :

Do not Detach this Recording Page from Original Document

GENERAL NOTES:

1. The origin, drawing of this work is the property of Alvin Farham & Associates, LLC, and reproduction of this print is prohibited except by written permission of this firm. Nothing herein shall constitute an offer of insurance or any other financial product, and no agent or broker is authorized to solicit or sell any insurance or other financial product through this process without recording changes in the public records. This firm can not be responsible for surveys, legal transactions, or projects which AFE, 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. All other drawings, specifications, and/or other of those other parties shall remain the property of the owner. The owner or potential buyers should be aware that distributing the title to show all encumbrances were NOT within the scope of this survey.
3. Drawings shown are based on Reference Map No. 1.
4. Information marked with an asterisk (*) indicates information taken from Reference Map and NOT surveyed on the ground.
5. Sewage District: Sewage District II
6. Sewage Disposal: Public
7. School District: Live Oak
8. Streets: Public - 27' wide, 2" asphaltic concrete streets with concrete curb and gutters on 8.5' soil cement base with 12" subbase drainage.
9. Watercourse drainage: Water
10. No. of Acres in Subdivision: 26.20 Acres
11. No. of Lots in Subdivision: 37 Lots
12. Gas Supply: Town of Wilket
13. Electricity: DEKCO
14. Telephone: Bell South
15. Water: 2
16. Fire District: 2
17. Recreation District: 2
18. Council District: 2
19. Restrictions: A Protective Covenants of Subdivision
20. Building lines shall be: 20' Rear Yard, 5' Side Yard, 25' Front Yard
21. Contours from USGS Quad
22. Flood Zone A/E

REFERENCE:

1. "SURVEY MAP OF 123.80-AC. TRACT OF LAND BELONGING TO HEIRS...FOR W.N. Cox Estate, dated 6/06/03, by AD PRIMEAUX, P.L.S..

FLOOD CERTIFICATION:

According to F.I.R.M. Community Panel No. 220113 & Map No. 5 220630C0115 E & 220636BCC0125 E, effective date 04-03-2012, this property falls in flood zones X_{LE} & X_{L1} .

GRADING INSTRUCTIONS:

As part of the house construction, it shall be the responsibility of the owner, the 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. All construction projects shall be preceded by proper site investigation prior to design.

NOTE:

1. Base flood elevations are subject to change and the current base flood elevation should be verified with the Flood Plain Administrator for this area.
2. This Subdivision has subsurface drainage.
3. Detention basin privately owned and maintained.
4. All property corners are 1/2" iron rods, unless otherwise noted.

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 not or nearly exhausted, including, but not limited to, the use of streets, sidewalks, or paths 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.

3-11-15
DATE:


9330 PECUE LANE
BATON ROUGE, LOUISIANA 70805
(225)-975-2020

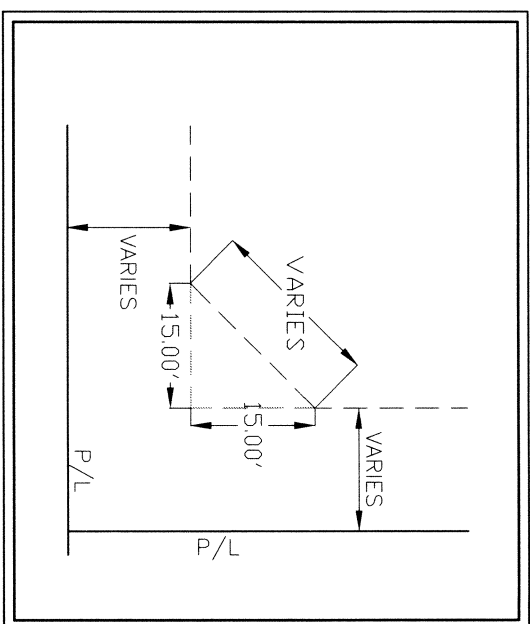
CERTIFICATION

This is to certify that this preliminary plan is made to present a proposed concept of development for the property contained herein, it does not represent a ground survey or any designs other than a preliminary notice. This plot is the property of Alvin Fildrum & Associates, LLC and is made for the use of the OWNER for presentation to the Livingston Parish Council. It is not to be used for construction, bidding, recordation, conveyance, sales, or as the basis for the issuance of a permit; dimensions shown are recalled and approximate and subject to change.

ALVIN FAIRBURN, JR. P.L.S.
DATE: MARCH, 2015

FILE: "AUDUBON LAKES SECOND FILING"

 **BENCH MARK:**
WORD "OPEN" ON FIRE HYDRANT
AT LOT LINE OF LOTS 4 & 5,
AUDUBON LAKES, 1ST FILING.
ELEV. 63.60'



SERVITUDE CHAMFER DETAIL

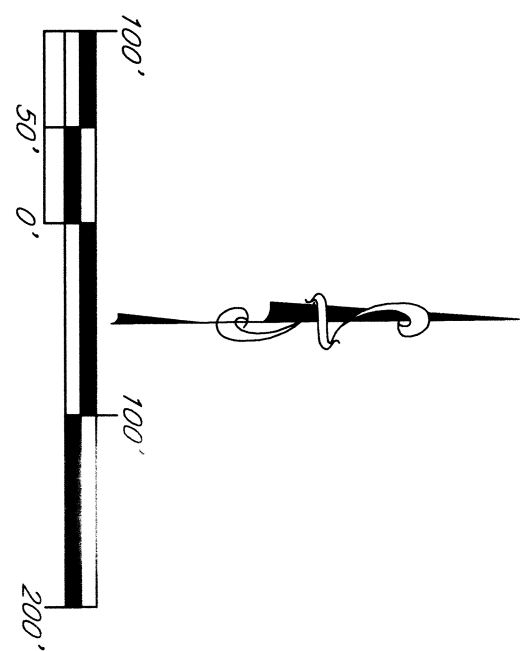


CURVE TABLE

	NUMBER	RIJALS	ARC LENGTH	SHEDDING BEARING	CHORD LENGTH
C1	70.00	24.99	55.51 (2.9°E)	24.66	
C2	70.00	55.04	58.61 (6.4°E)	53.44	
C3	70.00	48.00	58.97 (3.0°E)	47.02	
C4	70.00	48.00	50.51 (5.44°E)	47.02	
C5	70.00	62.25	50.55 (4.16°W)	64.69	
C6	21.50	41.39	53.52 (0.81°W)	35.29	
C7	25.00	111.11	54.28 (2.41°W)	110.20	
C8	25.00	171.43	51.07 (3.32°W)	168.09	
C9	25.00	95.69	50.20 (3.0°E)	95.11	
C10	25.00	51.37	53.71 (3.56°E)	51.68	
C11	25.00	19.07	56.24 (0.33°W)	19.06	
C12	205.00	43.77	58.17 (2.2°W)	43.69	
C13	155.00	47.51	56.84 (1.36°W)	47.33	
C14	70.00	43.28	50.55 (0.16°E)	138.05	
C15	25.00	40.60	50.67 (0.36°W)	37.66	
C16	205.00	62.84	52.68 (1.36°E)	62.39	

VICINITY MAP
SCALE 1"=2000

SCALE 1"=2000



PLATONLY

PLATOBE FOUND IN
PLAYBOOK 66
PAGE 387 ENTRY 839346

NO EXCEPTION TAKEN
LIVINGSTON PARISH COUNCIL

DATE _____
~~LEATON RICKS, PARS~~ PRESIDENT
 or _____
 PLANNING DIRECTOR

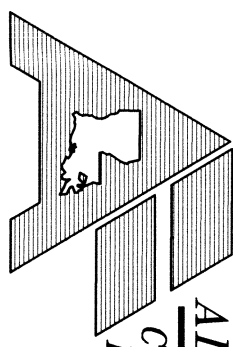
RECOMMEND TO APPROVE:
PARISH REVIEW ENGINEER

CHAD BACAS, REVIEW ENGINEER

Chad Bacas

3/11/15

DATE



ALVIN FAIRBURN & ASSOCIATES, LLC
CONSULTING ENGINEERS ~ LAND SURVEYORS
LAND DEVELOPMENT CONSULTANTS ~
PROJECT DESIGNERS
1001 SOUTH FRANCE AVENUE
DEMAND SPRINGS, LOUISIANA 70726
(225) 665-1515
Job No. A140123
Date: MARCH, 2015

Date: MARCH, 2015

Job No. A140125