

Livingston Parish Recording Page

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

Received From :
MCLIN & ASSOCIATES, INC.
PO BOX 1266
LIVINGSTON, LA 70754-1266

First NAME

MARCOTTE BUILDERS LLC

Index Type : Plats

File Number : 668185

Type of Document : Map-Plat

Book : 59 **Page :** 473

Recording Pages : 1

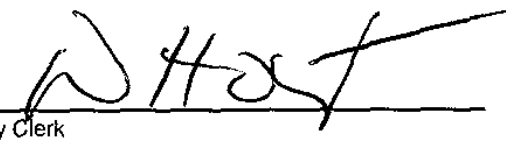
Recorded Information

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) : 04/30/2008

At (Recorded Time) : 8:51:28AM




Deputy Clerk



Doc ID - 009185430001

Return To :

Do not Detach this Recording Page from Original Document

BASE BEARING: S 87°30'31" W (REF. #1)
FLOOD ZONE: "AE" BASE FLOOD ELEVATION: 52.0
F.E.M.A. F.I.R.M. PANEL NO. 220113 0120 D DATE: 8/23/01

DRAWN BY	DK
CHECKED BY	DK
ENGINEER	DK
CHECKED BY	DK

REFERENCE(S):

1. MAP SHOWING SURVEY AND DIVISION OF A 69.527 ACRE TRACT INTO J-1 AND J-2, BY LESTER A. MCJIN, JR., P.L.S., DATED MARCH 29, 2005.
2. FINAL PLAT OF PECAN CREEK SUBDIVISION, BY J.C. KERSTENS, P.L.S., DATED APRIL 18, 1977.
3. FINAL PLAT OF AUDUBON VILLAGE SUBDIVISION, BY G.L. LESSARD, SR., P.L.S., DATED JUNE 9, 2004.

GENERAL NOTES:

TOTAL AREA: 35.003 ACRES
TOTAL NO. LOTS: 55, TRACT J-2-A, TRACT DP & TP SITE
WATER: WARD 2 WATER DISTRICT
ELECTRIC: DEMCO
TELEPHONE: AT & T
CABLE TV: COX

GAS: TOWN OF WALKER
SEWER: COLLECTION LINES TO AN APPROVED TREATMENT PLANT TO BE LOCATED ON TP SITE EFFLUENT TO WEST COLTELL CREEK.
STREETS: PUBLIC 90' R/W-2" ASPHALT OVER 8 1/2" SOIL
FIRE DISTRICT: DENHAM SPRINGS
SCHOOL DISTRICT: DENHAM SPRINGS
BUILDING LINE: 25' FRONT
5' REAR
5' SIDE

PLAT ONLY

NOTE:

THE DETENTION BASIN IS PRIVATELY OWNED & MAINTAINED

APPROVED:

LIVINGSTON PARISH COUNCIL

DATE: 4-29-08

RECOMMEND TO APPROVE:
LIVINGSTON PARISH E.R.A.

DATE: 4-29-08

WETLANDS DO NOT EXIST WITHIN THE ROADWAY RIGHTS-OF-WAY AND ALL RESTRICTIONS.

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

SEWAGE DISPOSAL: METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, WITHIN THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE STATE BOARD OF HEALTH.

DEDICATION:

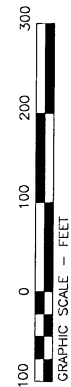
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN HEREON. ALL RIGHTS AND CLAIMS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED TO THE PUBLIC, ARE HEREBY DEDICATED TO THE PUBLIC FOR THE PURPOSES OF THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE 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.

DATE: 4-28-08

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 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 CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

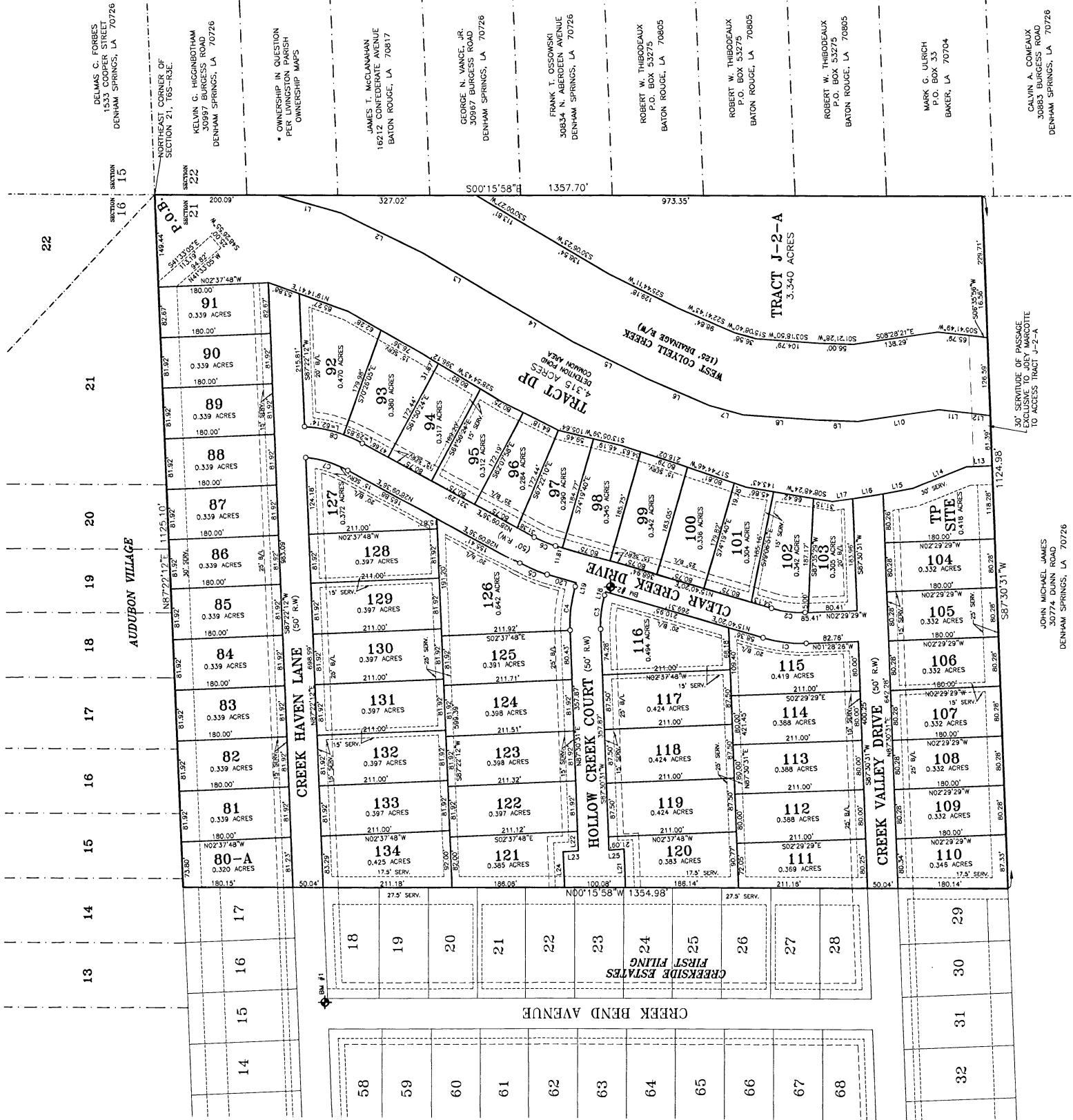
DATE: 4/24/08



BENCHMARKS:

1. "ARROW" ON FIRE HYDRANT @ SOUTHEAST CORNER INTERSECTION OF CREEK BEND AVENUE & CREEK HAVEN LANE. ELEVATION 54.32'
2. "ARROW" ON FIRE HYDRANT @ SOUTHWEST CORNER INTERSECTION OF CLEAR CREEK DRIVE & HOLLOW CREEK COURT. ELEVATION 54.03'

NORTH



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First NAME

MARCOTTE BUILDERS LLC

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Page : 477

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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) : 06/29/2006

At (Recorded Time) : 1:37:49PM



Doc ID - 006329030001


Deputy Clerk



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BASE BEARING: S 87°30'31" W (REF. #1)
FLOOD ZONE: "AE" BASE FLOOD ELEVATION: 52.0
F.E.M.A. F.I.R.M. PANEL NO. 220113 0120 D DATE: 8/23/01

DRAWN BY: MGA
CREW CHIEF: BAS
TECHNICIAN: WLT
CHECKED BY:
CHECKED BY:

REFERENCE(S):

1. MAP SHOWING SURVEY AND DIVISION OF A 69.527 ACRE TRACT INTO J-1 AND J-2, BY LESTER A. McLIN, JR., P.L.S., DATED MARCH 29, 2005.
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GENERAL NOTES:

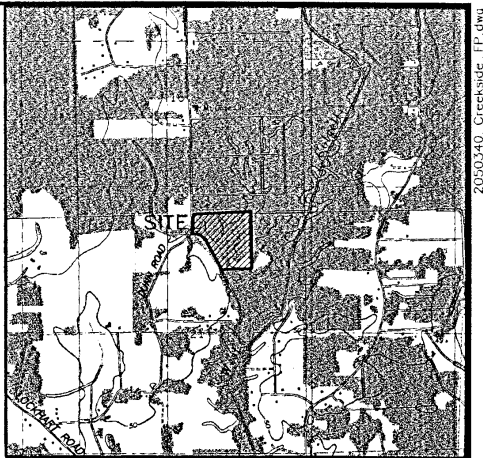
TOTAL AREA: 34.906 ACRES
TOTAL NO. LOTS: 80
WATER: WARD 2 WATER DISTRICT
ELECTRIC: DEMCO
TELEPHONE: BELL SOUTH
CABLE TV: COX
GAS: TOWN OF WALKER
SEWER: (SEWER DIST. # 1) COLLECTION LINES TO AN APPROVED TREATMENT PLANT
STREETS: PUBLIC 50' R/W-2" ASPHALT OVER 8 1/2" SOIL CEMENT BASE WITH CURB & GUTTER.
FIRE DISTRICT: No. 4
DRAINAGE DISTRICT: No. 5
SCHOOL DISTRICT: DENHAM SPRINGS
BUILDING LINE: 25' FRONT
20' REAR
5' SIDE
ENTIRE SUBDIVISION IS LOCATED IN FLOOD ZONE "AE"
DETENTION PONDS ARE PRIVATELY OWNED AND MAINTAINED

BENCHMARK:

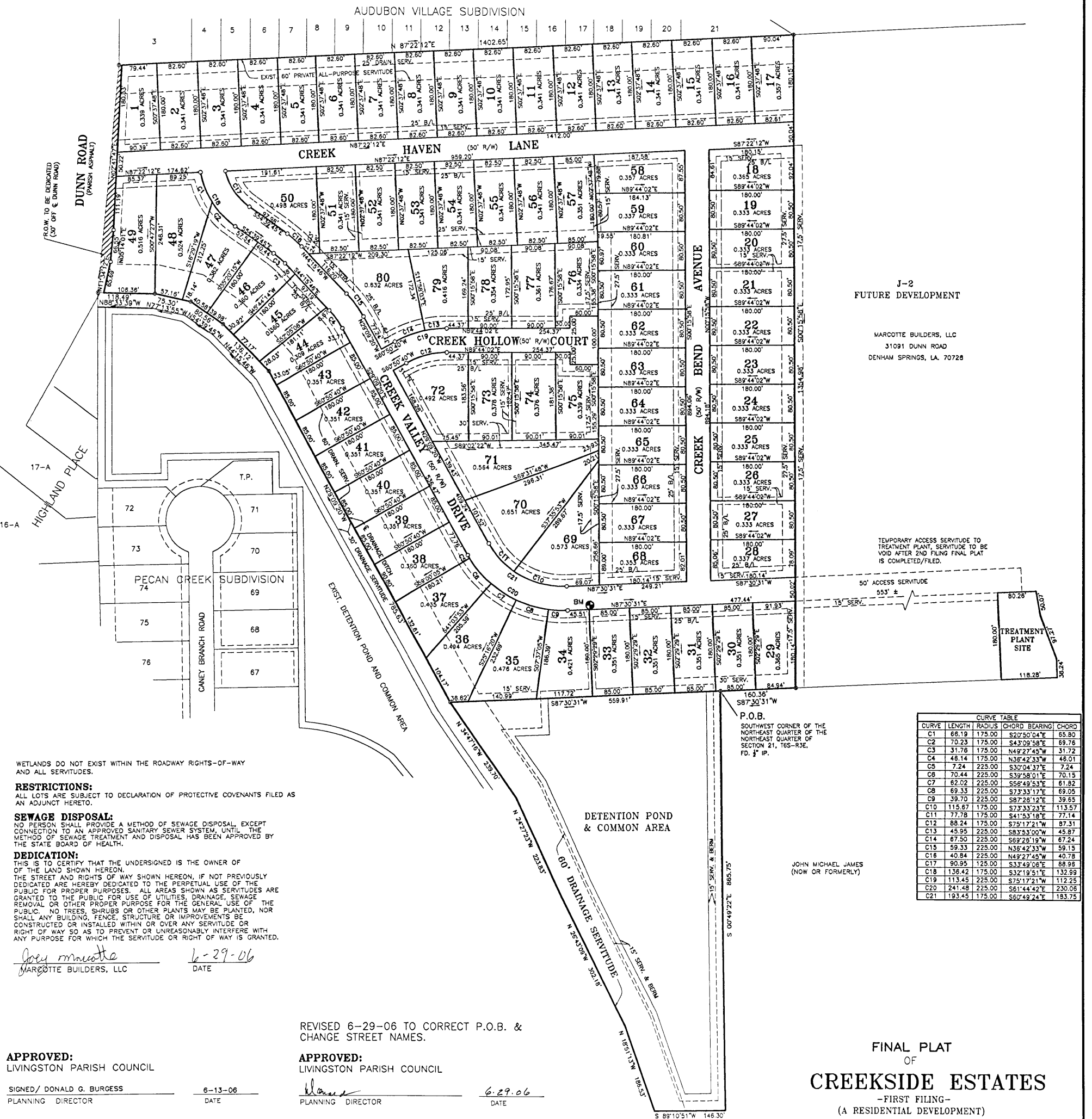
TOP OF NORTHWEST BOLT ON DOUBLE CATCH BASIN
SOUTH SIDE OF CREEKSIDE DRIVE AT LOT 33.
ELEV. 50.63 NGVD

100 0 100 200 300
GRAPHIC SCALE - FEET

NORTH



VICINITY MAP
SCALE: 1" = 2000'



CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	66.19	175.00	S20°50'04"E	65.80
C2	70.23	175.00	S43°09'58"E	68.76
C3	31.76	175.00	N49°27'45"W	31.72
C4	48.14	175.00	N38°42'33"W	46.01
C5	7.24	225.00	S30°04'37"E	7.24
C6	70.44	225.00	S39°58'01"E	70.15
C7	62.02	225.00	S58°49'53"E	61.82
C8	69.33	225.00	S73°33'17"E	69.05
C9	39.70	225.00	S87°26'12"E	39.65
C10	115.67	175.00	S73°33'17"E	113.57
C11	77.78	175.00	S41°53'18"E	77.14
C12	88.24	175.00	S75°17'21"W	87.31
C13	45.95	225.00	S83°53'00"W	45.87
C14	67.50	225.00	S69°28'19"W	67.24
C15	59.33	225.00	N38°42'33"W	59.15
C16	40.84	225.00	N49°27'45"W	40.78
C17	90.95	125.00	S33°49'06"E	88.95
C18	136.42	175.00	S32°19'51"E	132.69
C19	113.45	225.00	S75°17'21"W	112.25
C20	241.48	225.00	S61°44'42"E	230.08
C21	193.45	175.00	S60°49'24"E	183.75

WETLANDS DO NOT EXIST WITHIN THE ROADWAY RIGHTS-OF-WAY AND ALL SERVITUDES.

RESTRICTIONS:
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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 STATE BOARD OF HEALTH.

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JOY MCLOTTE
MARCOTTE BUILDERS, LLC

6-29-06
DATE

REVISED 6-29-06 TO CORRECT P.O.B. & CHANGE STREET NAMES.

APPROVED:
LIVINGSTON PARISH COUNCIL

SIGNED/ DONALD G. BURGESS
PLANNING DIRECTOR

6-13-06
DATE

APPROVED:
LIVINGSTON PARISH COUNCIL

PLANNING DIRECTOR

6-29-06
DATE

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 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 CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION.
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LESTER A. McLIN, JR.
PROFESSIONAL LAND SURVEYOR
McLIN & ASSOCIATES, INC.

5/15/06
DATE



PLAT ONLY

FILED 6-29-06 AT 1:37 P.M.

CLERK

PLAT TO BE FOUND IN
PLAT BOOK 55
PAGE 477 ENTRY 610415



DATE: MAY 15, 2006