



REVISION 2 (05/03/10):	
1. TO RE-SUBDIVIDE LOTS 17 THROUGH 24, TRACT J-A AND TRACT K INTO LOTS 17-A THROUGH 24-A AND TRACT J-A-1 AND TRACT K-1	
2. REVISED TO CHANGE REAR SET-BACK LINE ON LOTS 17-A THROUGH 24-A AND LOTS 25 THROUGH 52 TO 12.5'	
/S/ THOMAS DELAHAYE	5/12/2010
THOMAS DELAHAYE, MANAGING MEMBER	DATE
CST DEVELOPMENT, L.L.C.	
OWNER-TRACTS J-A & K-A	
/S/ ANNA MARIE HAMMONS	5/7/2010
ANNA MARIE HAMMONS CLARK	DATE
OWNER-LOT 18-A	
/S/ LINDA KAISER RILEY	5/8/2010
LINDA KAISER RILEY	DATE
OWNER-LOT 19-A	
/S/ JOHN BLOUNT	5/8/2010
JOHN BLOUNT	DATE
OWNER-LOTS 17-A AND 20-A THROUGH 24-A	
RECOMMENDED FOR APPROVAL:	
/S/ BOBBY BADEAUX	5/12/2010
ENGINEERING REVIEW AGENT	DATE
LIVINGSTON PARISH, LA.	
APPROVED:	
/S/ RANDY DELATTE	5/13/2010
LIVINGSTON PARISH PLANNING DIRECTOR	DATE
LIVINGSTON PARISH, LA.	

REVISION 3: 12-10-13	
TO ADD 15' ACCESS SERVITUDE TO TREATMENT PLANT SITE ON TRACT E	
REVISION 3 APPROVED:	
THOMAS DELAHAYE	DATE
REVISION 1: 9-10-09	
1) TO ADD ELEVATIONS ON T.B.M.'S #1 & #2	
2) TO RE-CONFIGURE LOTS 17-24, 29-42 AND 47-52 & ADD COMMON AREAS AS TRACTS K, L, & M.	
REVISION 1 APPROVED:	
/S/ RANDY DELATTE	9/10/09
RANDY DELATTE, PLANNING DIRECTOR	DATE
LIVINGSTON PARISH, LA.	

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING
C1	108.75	63.50	108.75	73.21	S48°38'39"E
C2	23.12	13.50	23.12	15.56	S48°38'39"E
C3	21.21	13.50	21.21	13.50	S45°25'00"W
C4	21.21	13.50	21.21	13.50	N44°35'00"W
C5	19.29	13.50	19.29	11.71	N41°21'21"E
C6	23.12	13.50	23.12	15.56	S48°38'39"E
C7	21.21	13.50	21.21	13.50	S45°25'00"W
C8	21.21	13.50	21.21	13.50	N44°35'00"W
C9	19.29	13.50	19.29	11.71	N41°21'21"E

- NOTES:**
- THE BASE FLOOD ELEVATION SHOWN HEREON IS SUBJECT TO CHANGE. THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE LIVINGSTON PARISH DEPARTMENT OF PUBLIC WORKS.
  - THE PROPERTY SHOWN HEREON LIES WITHIN THE LIMITS OF ZONE "X" (OUTSIDE THE LIMITS OF THE 500-YEAR FLOOD ZONE) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 22063C 0209 D, LAST REVISION DATED AUGUST 23, 2001.
  - ALL PROPERTY CORNERS SHOWN HEREON HAVE BEEN MONUMENTED WITH 1/2-INCH IRON RODS.
  - NO ATTEMPT HAS BEEN MADE BY BENCHMARK GROUP, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES THAT MAY EXIST ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE OWNER OR HIS REPRESENTATIVE.
  - ALL BUILDING LINES AND SERVITUDES SHOWN HEREON ARE IN ACCORDANCE WITH THE REFERENCE MAPS SHOWN HEREON AND THE CURRENT LIVINGSTON PARISH SUBDIVISION REGULATIONS.
  - THE DETENTION FACILITY SHOWN HEREON IS PRIVATE AND SHALL BE PRIVATELY MAINTAINED.
  - THE STREETS, CURBS AND STORM DRAINAGE COLLECTION SYSTEM FOR THIS PROJECT CONFORMS TO THE MINIMUM REQUIREMENTS OF LIVINGSTON PARISH AND SHALL BE PUBLICLY MAINTAINED.

REFERENCE BENCHMARK:	
USGS BENCHMARK NO. T77: AT LATITUDE N30°29'21" LONGITUDE W90°54'55" ELEV.=44.60' NAVD 88:	
BENCHMARKS:	
1. WEST BOLT ON CATCH BASIN ON SOUTH SIDE OF PALMETTO LAKE AVE. BETWEEN LOTS 4 AND 5 ELEV.=36.54'	
2. SOUTH BOLT ON CATCH BASIN ON WEST SIDE OF PALMETTO LAKE COURT WEST BETWEEN LOTS 18 AND 19 ELEV.=35.47'	
REFERENCE MAPS:	
1. SURVEY MAP FOR NACHEZ CORPORATION SHOWING A 27.65 ACRE TRACT OF LAND, BY L.L. HIGGINBOTHAM P.L.S. DATED 8-16-84.	
2. SURVEY MAP FOR SHALIMOR CORP. SHOWING A CERTAIN TRACT OF LAND LOCATED IN SECTIONS 3 & 4 T7S-R3E L.L.D. PARISH OF LIVINGSTON, STATE OF LOUISIANA, BY ALEX. THEIOT JR. P.L.S. DATED MAY 29, 1987.	
3. DESCRIPTION OF PROPERTY AS DESCRIBED AS TRACT II IN JUDGEMENT OF POSSESSION IN THE MATTER OF THE SUCCESSION OF EARL R. WAX. PROBATE NUMBER 4077.	
4. MAP SHOWING THE SUBDIVISION OF TRACT D-3, A 27.65 ACRE TRACT OF LAND AND A TRACT OF LAND DESCRIBED AS THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10 INTO TRACT "A" AND TRACT "B"... FOR JUBAN INTERCHANGE, L.L.C. BY DAVID B. FAZEKAS DATED 4-07-06.	
BASE BEARING:	
ALL BEARINGS SHOWN HEREON ARE REFERENCED OFF OF AND RELATIVE TO THE BEARINGS SHOWN ON REFERENCE MAP 4 LISTED ABOVE.	

SEWAGE DISPOSAL AND TREATMENT:	
THE SANITARY SEWER COLLECTION AND TREATMENT SYSTEM FOR THE PROJECT ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED BY WAST WATER TREATMENT OF LA, INC. THE METHOD OF SEWAGE TREATMENT IS EXTENDED AERATION TREATMENT.	
RESTRICTIONS NOTE:	
ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HERETO. LIVINGSTON PARISH 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.	
UTILITY SERVICE SERVITUDE:	
WHERE UNDERGROUND ELECTRICAL UTILITY SERVICE IS PROVIDED FOR THE SUBDIVISION, RESTRICTIONS SHALL INCLUDE A REQUIREMENT THAT THE OWNER OF EACH LOT SHALL FURNISH AN ELECTRIC SERVICE FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEIPT OF ELECTRIC SERVICE ON THE LOT.	
COMMON PROPERTY:	
THOSE AREAS NOT SPECIFICALLY DESIGNATED AS LOTS ARE HEREBY DESIGNATED AS "COMMON PROPERTY" AND DEDICATED TO THE HOMEOWNERS AND OCCUPANTS OF THE LAKES AT JUBAN CROSSING FOR RECREATION, SERVITUDES, AND OTHER RELATED ACTIVITIES. THE "COMMON PROPERTY" IS NOT HEREBY DEDICATED FOR USE BY THE GENERAL PUBLIC AND THE PUBLIC IS NOT RESPONSIBLE FOR MAINTENANCE THEREOF, UNLESS OTHERWISE DEDICATED FOR DRAINAGE. THE "COMMON PROPERTY" IS, HOWEVER, DEDICATED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS AND OCCUPANTS OF THE LAKES AT JUBAN CROSSING, WHO SHALL BE RESPONSIBLE FOR THE MAINTENANCE THEREOF.	
SCHOOL DISTRICTS:	
<b>ELEMENTARY:</b> LEWIS VINCENT <b>MIDDLE:</b> SOUTHSIDE JUNIOR HIGH <b>HIGH:</b> DENHAM SPRINGS HIGH SCHOOL DENHAM SPRINGS FRESHMAN HIGH SCHOOL	
GENERAL NOTES:	
<b>NO. OF LOTS</b> 52 <b>NO. OF TRACTS</b> 9 <b>REAR SETBACK</b> 15' <b>SIDE SETBACK</b> 0' <b>DRAINAGE DISTRICT</b> NO. 2 <b>LAND USAGE:</b> TOWNHOMES (SINGLE FAMILY ATTACHED) <b>ACREAGE:</b> 8.70 ACRES <b>FLOOD ZONE:</b> "X" <b>STREETS:</b> PUBLIC-27' WIDE WITH CONCRETE CURB AND GUTTER PRIVATE SEWER TREATMENT WARD 2 WATER <b>SEWER DISTRICT:</b> DEMCO <b>ELECTRIC DISTRICT:</b> DENHAM SPRINGS GAS DEPT. <b>FIRE DISTRICT:</b> LIVINGSTON PARISH DIST. #4 <b>DRAINAGE DISTRICT</b> NO. 2 <b>RECREATION DISTRICT</b> NO. 3	

# Final Plat of THE LAKES AT JUBAN CROSSING - FIRST FILING (A TOWNHOME DEVELOPMENT)

BEING A RESUBDIVISION OF TRACT B BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 3 EAST, GREENSBURG LAND DISTRICT, LIVINGSTON PARISH, LOUISIANA

for  
**CST DEVELOPMENT, L.L.C.**



**BENCHMARK GROUP, L.L.C.**  
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PROJECT NO.: 06-140 FILE NAME: LAKES AT JUBAN DRAWN BY: RLS DATE: 12-13-07 DRAWING NO: