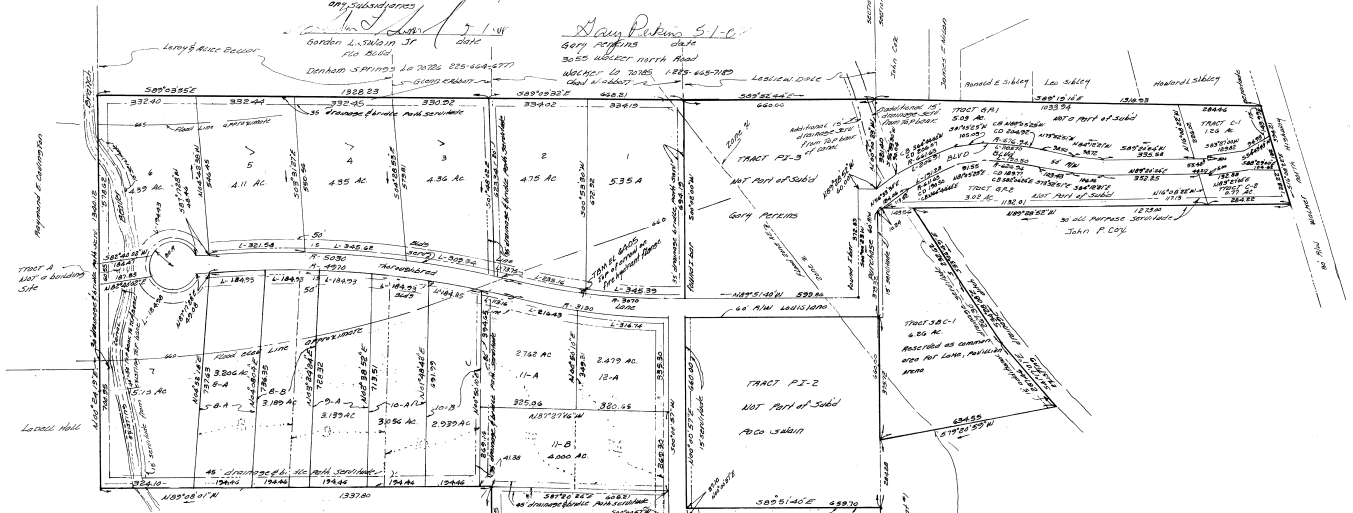
ADDITIONAL GENERAL NOTES:

1- Subdivision drainage is open ditch.
2- There are deed restrictions to this subdivision filed in the Livingston Parish Clerk of Courts office.
3- We are should install subsurface drainage culverts other than a 20 driveway culvert in road frontage ditches until after the (10) month maintenance bond has been released by the Parish council as streets drainage improvements.
4- All streets shown hereon are public with a 20' asphalt and 8" base.
5- Maintenance of all ditches other than roadcorrect ditches and beaver branch are not the responsibility of the Livingston Parish council or any subsidiaries.

Garden L. Sullivan Jr date
Pres Bldr
Denham Springs La 70726 225-664-4777

Gary Perkins 5-1-08
Gary Perkins date
3055 Walker north Road
Walker La 70785 (225-665-7180
Chief Walker



GENERAL NOTES

1- Property restrictions, servitudes, rights of ways, base marks and/or other burdens other than those noted may exist on this property, owners and potential buyers should be aware abstraction for verification for these encumbrances was not within the scope of this project.

2- Wetlands delineation or determination was not requested nor was one performed by this surveyor nor were they within the scope of this Project.

3- REFERENCES
Survey map by Louis L. Higginbotham PLS dated 12/1/06 of tracts B-1, PI-1, PI-2 & PI-3
Survey map showing tract 38C-1 by Louis L. Higginbotham PLS

4- Base Bearing as per survey map Louis L. Higginbotham PLS.

SITE DATA

Total Acreage ···· 132.7 acres
Total No of Tracts ···· 53
Water Supply ···· ward 2
Gas ····· south st water
School ····· walker
Electricity ···· DEMCO
Telephone ···· Bell South
Cable ····· Cox communications
Drainage District ··· 5
Council District ··· 1
Fire District ··· 4
Sewer ··· Individual treatment Plant with community Disposal pumping & treatment station
Road Certification

According to the flood insurance rate maps community panel no 22060 C 0250 effective date 8/16/88 and 22060 C 0260 effective date 8/16/88 this property lies in zone X and flood zone AE.

BENCH MARKS:
1- top of arrow on fire hydrant at the corner of tracts 168 & 169 elev 44.05
2- top of arrow on fire hydrant at the corner of tracts 27 & 28 elev 40.46
ATTENTION: All drainage concentrations with the exception of beaver branch (creek) and road side ditches shall be maintained by the Louisiana Purchase Equestrian Estates Homeowners Association.

CERTIFICATIONS:

This is to certify that the undersigned is the legal owner or officer of the property being subdivided.

Louisiana Purchase LLC. date
Garden L Sullivan Jr (225-664-4777)
Pres Bldr Denham Springs La 70726

Gary Perkins 5/1/08 date
Gary Perkins (225-665-7180)
3055 Walker North Road
Walker La 70785

Dedications of servitudes and ROW of ways

ROW of ways shown hereon or hereby dedicated to the perpetual use of the general public. Servitudes are hereby granted for proper purposes including drainage, removal of sewage, utilities, bridal paths. No person shall build, construct, place on, any buildings, structures, fences ... nor shall anyone place any trees, hedges, flowers, shrubs etc ... so as to unreasonable interfere with the purpose for which the right of way/servitude was dedicated or granted.

SEWER NOTE

No person shall provide a method of sewage disposal except connecting to an approved sewerage collection system until the method of sewage treatment has been approved by the state board of health.

WAIVER STATEMENT:

According to the minutes of 8/12/06 Livingston Parish Planning Commission a waiver was granted for the sidewalk instead of the 60 R/W that is required by the subdivision ordinances.

APPROVED LIVINGSTON PARISH GOVERNMENT

05/21/08
Charles Vincent date Parish Planning Director

RECOMMENDED FOR APPROVAL

5/1/08
Chad Boggs PE, Parish Engineer date
Livingston Parish Public Works

Revised 5/1/08 to correct T&M & Easements

Revised 10/8/14 to show the resubdivision of Lots 8, 9, 10 into Lots 8-A, 8-B, 9-A, 10-A and 10-B, Lots 11 and 12 into Lots 11-A, 11-B and 12-A, Lots 41, 42 and 43 into Lots 41-A, 41-B, 42-A and 43-A

Revision approved by Livingston Parish Government

Sam Digiulano 11/12/14
Sam Digiulano date
Parish Planning Director

ATTENTION:
Drive way culvert size and type for lot 11-B is to be a 36"x36' white corrugated metal pipe.

PLAT ONLY

FINAL PLAT
SHOWING
LOUISIANA PURCHASE EQUESTRIAN ESTATES SUB'D
Located in Sections 1, 2 and 11, T5S-R1E 6th D, Livingston Parish
Louisiana
FOR
Louisiana Purchase L.L.C.
3013 Florida Blvd Walker La 70785

This is to certify that this plat conforms to La Revised Statutes 33:5051 et seq and conforms to all parish ordinances governing the subdivision of land and that this plat conforms to the minimum standards for a class C boundary survey.

Louis L. Higginbotham date
PLS
235 Hwy 30 W-SE 34 E
Denham Springs La 70726

L. L. HIGGINBOTHAM
LOUISIANA
REGISTERED
LAND SURVEYOR

FILED 11/12/14 AT 9:46 A.M.
DEPUTY CLERK

PLAT TO BE FOUND IN
PLAT BOOK 66
PAGE 204 ENTRY 832200

Bar Scale
1" = 200'