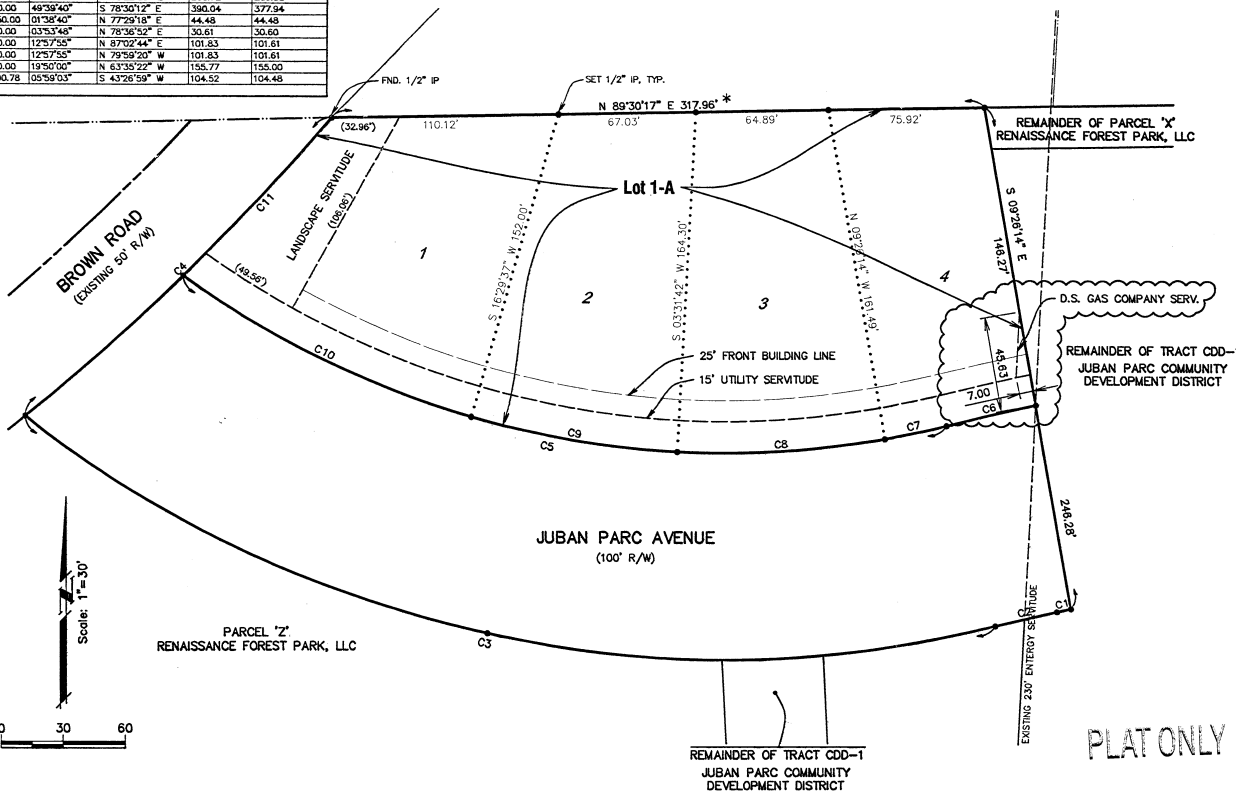


NEIGHBORHOOD MAP  
SCALE: 1"=3000'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	CHORD	DIRECTION	CHORD LENGTH
C1	500.00	00°47'55"	S 77°28'50" W	6.97	6.97
C2	1450.00	01°24'49"	S 77°16'22" W	30.71	30.71
C3	500.00	52°03'46"	N 77°19'09" W	498.77	498.75
C4	1000.78	11°50'06"	N 46°22'30" E	206.72	206.35
C5	450.00	49°39'40"	S 78°30'12" E	390.04	377.94
C6	1550.00	01°38'40"	N 77°29'18" E	44.48	44.48
C7	450.00	03°53'49"	N 78°36'52" E	30.61	30.60
C8	450.00	12°57'50"	N 87°02'44" E	101.83	101.61
C9	450.00	12°57'50"	N 79°59'20" W	101.83	101.61
C10	450.00	18°07'00"	N 63°58'22" W	155.77	155.00
C11	1000.78	05°58'03"	S 43°26'59" W	104.52	104.48



# GENERAL NOTES:

## 1) REFERENCE DOCUMENTS:

- MAP SHOWING THE SUBDIVISION OF A 230.33 ACRE PORTION OF SECTIONS 14, 22 & 23 LOCATED IN T-7-S, R-3-E, GREENSBURG LAND DISTRICT, LIVINGSTON PARISH, LOUISIANA, INTO TRACTS CDD-1, X, Y & Z, JUBAN PARC SUBDIVISION, FOR RENAISSANCE FOREST PARK, LLC, BY MICHAEL B. SONGY, DATED 10-20-06. FILE#625429 BOOK 56 PAGE 496
- MAP SHOWING BOUNDARY SURVEY OF A 230.33 ACRE PORTION OF SECTIONS 14, 22 & 23, LOCATED IN T-7-S, R-3-E, GREENSBURG LAND DISTRICT, LIVINGSTON PARISH, LOUISIANA, FOR MILLENNIUM HOLDINGS, LLC, BY MICHAEL B. SONGY, P.L.S., DATED 5-31-06.
- SURVEYOR GENERAL'S MAP OF TOWNSHIP 7 SOUTH, RANGE 3 EAST DATED JULY 29, 1852.
- FINAL PLAT OF DEVILLE ESTATES BY LESTER A. MCJIN, JR. DATED OCTOBER 27, 1981.
- FINAL PLAT OF FALCON CREST BY LESTER A. MCJIN, JR. DATED JUNE 13, 1983.
- FINAL PLAT OF FALCON CREST, 2ND FILING BY ALVIN FAIRBURN, SR. DATED FEBRUARY 13, 1984.
- FINAL PLAT OF FALCON CREST, 3RD FILING BY ALVIN FAIRBURN, SR. DATED DECEMBER 10, 1984.
- PLAN OF SURVEY OF A TRACT OR PARCEL OF LAND DESIGNATED AS TRACT RF-1AA SECTION 15, T7S-R3E, PARISH OF LIVINGSTON, STATE OF LOUISIANA BY JOHN D. ADAMS, DATED 12-20-00.

\*2) BEARINGS BASED ON REFERENCE MAP "A".

3) NO ATTEMPT HAS BEEN MADE BY C S R S TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

4) ZONING: NONE/UNKNOWN.

5) UTILITIES: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES.

6) FLOOD NOTE: IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP PANELS 22063C0225 D FOR LIVINGSTON PARISH LOUISIANA, LAST REVISED AUGUST 23, 2001, THE PROPERTY HEREON IS LOCATED IN FLOOD ZONE "X" AREAS OUTSIDE OF 500 YEAR FLOOD. FLOOD ELEVATION = 27.0'. 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.

7) SANITARY SEWER PROPOSED COMMUNITY TREATMENT PLANT WITHIN THIS DEVELOPMENT

8) STORM DRAINAGE: SUBSURFACE DRAINAGE COLLECTED AND ROUTED THROUGH PROPOSED LAKE DETENTION SYSTEM.

9) UTILITIES & DISTRICTS:  
ELECTRICITY: DEMCO  
WATER: WARD TWO  
TELEPHONE: BELLSOUTH  
GAS: CITY OF DENHAM SPRINGS GAS  
CABLE: COX COMMUNICATIONS  
DRAINAGE DISTRICT: ONE  
SEWER DISTRICT: ONE & TWO  
FIRE DISTRICT: FOUR

11) ALL LOTS WILL BE DEED RESTRICTED TO REQUIRE DRIVEWAY CONNECTIONS TO THE INTERNAL STREET NETWORK.

12) SCHOOLS: LOWER - LEMUS VINCENT ELEMENTARY  
MIDDLE - DENHAM SPRINGS MIDDLE & DENHAM SPRINGS 9TH GRADE  
UPPER - DENHAM SPRINGS HIGH SCHOOL

13) ALL ROADWAYS IN THE 50' PUBLIC R/W'S ARE 27' CURB AND GUTTER ASPHALT PAVEMENT.

14) ALL UTILITIES SHALL BE UNDERGROUND.

15) AREA OF SUBDIVISION: 2.375 ACRES

16) CERTAIN AREAS OF THIS PROJECT HAVE BEEN FILLED; THEREFORE, LOT PURCHASERS ARE ADVISED TO HAVE THEIR SPECIFIC LOTS EXAMINED BY A COMPETENT EXPERT ON THEIR BEHALF TO DETERMINE IF ANY REMEDIAL ACTION SUCH AS HOUSE FOUNDATION MODIFICATIONS ARE NECESSARY.

17) TOTAL NUMBER OF LOTS = 4  
FRONT BUILDING SETBACK = 25'  
SIDE BUILDING SETBACK = 5'  
REAR BUILDING SETBACK = 20'

## DEDICATION:

**PUBLIC SERVITUDES & 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 SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE, SEWAGE REMEDIATION, 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 IMPROVEMENT 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.

**UTILITY SERVITUDES:** THE UTILITY SERVITUDES ARE FURTHER GRANTED FOR NON-EXCLUSIVE USE OF ALL PUBLIC UTILITIES COMPANIES WHICH PROVIDE PUBLIC UTILITIES TO JUBAN PARC. FIRST FILING, AND THE USE OF SAID UTILITY SERVITUDES BY SAID PUBLIC UTILITY COMPANIES SHALL BE LIMITED TO THOSE UTILITY SERVITUDES IN WHICH THE RESPECTIVE PUBLIC UTILITY COMPANIES' FACILITIES ARE LOCATED. FURTHER, INSTALLATION OF ANY NEW FACILITIES (EXCLUDING ADDITIONAL SERVICE TIE-INS TO EXISTING FACILITIES) WITHIN ANY NEW OR EXISTING UTILITY SERVITUDE BY ANY PUBLIC UTILITY COMPANY SHALL BE UNDERGROUND AND SUBJECT TO PRIOR WRITTEN APPROVAL OF JUBAN PARC, SECOND FILING, ITS HEIRS, SUCCESSORS & ASSIGNS.

**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.

**RESTRICTION:** ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FILED AS AN ADDENDUM HERETO. THE 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.

TONY BULL, AUTHORIZED AGENT, CPO  
RENAISSANCE FOREST PARK, LLC  
8280 YMCA PLAZA DRIVE, STE 11A BATON ROUGE, LA 70810 (225) 769-4144  
DATE 6/27/07

TONY BULL, CHAIRMAN OF BOARD OF SUPERVISORS  
JUBAN PARC COMMUNITY DEVELOPMENT DISTRICT  
8280 YMCA PLAZA DRIVE, STE 11A BATON ROUGE, LA 70810 (225) 769-4144  
DATE 6/27/07

## UTILITY SERVICE SERVITUDE NOTE:

WHERE UNDERGROUND ELECTRICAL UTILITY SERVICE IS PROVIDED FOR THE SUBDIVISION, RESTRICTIONS SHALL INCLUDE A REQUIREMENT THAT THE OWNER OF EACH LOT SHALL FURNISH AN ELECTRICAL SERVITUDE FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEIPT OF ELECTRICAL SERVICE ON THE LOT.

## GRADING INSTRUCTIONS NOTE:

AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE LANDOWNER OR HIS REPRESENTATIVE TO GRADE EACH LOT SO THAT THE STORM DRAINAGE RUNOFF CONFORMS TO THE APPROVED DRAINAGE LAYOUT, UNLESS OTHERWISE APPROVED BY THE PARISH OF LIVINGSTON.

## WATER SUPPLY NOTE:

SOURCE OF WATER SUPPLY MUST BE APPROVED BY THE LIVINGSTON PARISH HEALTH UNIT.

LOT DATA		
NAME	SQUARE FEET	ACRES
1	18346	0.38
2	13361	0.31
3	13665	0.31
4	11555	0.27

PLAT TO BE FOUND IN  
PLAT BOOK 58  
PAGE 134, ENTRY 644629

FILED 7-17-07 AT 10:48 A.M.  
J. S. SHERIDAN, CLERK

## RECOMMEND APPROVAL:

/s/Chad Bacas 12/21/06  
ROBERT BADEAUX, DATE  
LIVINGSTON PARISH ENGINEERING REVIEW AGENCY

## APPROVED BY:

/s/Donald Burgess 12-21-06  
DONALD BURGESS, DIRECTOR, DATE  
LIVINGSTON PARISH PLANNING DEPARTMENT

## 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 MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "B" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

/s/Michael B. Songy 12-20-06  
MICHAEL B. SONGY, P.L.S., DATE  
LA. REGISTRATION NO. 04609

FILE 625429 BOOK 56 PAGE 496

## REVISION 21 JUNE 07

Revised to combine Lots 1 - 4 into Lot 1-A.  
Added signature lines for appropriate entities.  
Removed Note 7 which stated that the Land Use was for Single Family Residential.

## RECOMMEND APPROVAL:

CHAD BACAS, P.E.  
LIVINGSTON PARISH ENGINEERING REVIEW AGENCY  
APPROVED BY LPCC: DATE 7/16/07

DONALD BURGESS, DIRECTOR, DATE 7-16-07  
PLANNING DIRECTOR

**CSRS**  
architects engineers

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Tel: 225 769-6645 Fax: 225 767-0060  
www.csrsinc.com

## Map Showing The FINAL PLAT

OF  
JUBAN PARC  
First Filing

Being The  
RESUBDIVISION OF  
TRACT CDD-1

AND  
PARCEL "X"

Located in  
SECTION 22  
T-7-S R-3-E

GREENSBURG LAND DISTRICT  
LIVINGSTON PARISH  
LOUISIANA

For  
Renaissance  
Forest Park, LLC

Date: December 20, 2006  
Project Number: 200608.00  
Drawn by: MSE  
Checked by: SM  
Sheet:

