

BASE BEARING: *GPS - CAGNET - RTN (LA SPCS SOUTH ZONE - NAD 83)*
FLOOD ZONE: "X" & "AE" BASE FLOOD ELEVATION: 27.0
F.E.M.A. F.I.R.M. PANEL NO. 220113 0225 E DATE: 4/03/12

DRAWN BY: CTM
CREW CHIEF: JMB
TECHNICIAN:
CHECKED BY:
CHECKED BY:

FLOOD ZONE SCALED FROM F.I.R.M.

GENERAL NOTES:

- TOTAL AREA: 55.539 Acres
- TOTAL NO. LOTS: 156, GS-1 THRU GS-4, LS
GS-1 THRU GS-4 ARE GREEN SPACE LOTS
AND NON-BUILDABLE SITES
- ELECTRICITY: DEMCO
- TELEPHONE: AT & T
- GAS: ATMOS ENERGY
- WATER: WARD 2 WATER
- SEWER: COLLECTION LINES TO AN EXISTING APPROVED TREATMENT
SYSTEM LIVINGSTON SEWER DISTRICT
- SCHOOL DISTRICT: DENHAM SPRINGS
- STREETS: PUBLIC - 3" ASPHALT OVER 10" SOIL CEMENT BASE
CURB & GUTTER (50' R/W)
- FIRE DISTRICT: No. 4
- DRAINAGE DISTRICT: No. 1
- RECREATION DISTRICT: No. 1
- COUNCIL DISTRICT: No. 6
- BUILDING LINES: FRONT - 25'
REAR - 20' or as shown
SIDELINES - 6'
- DENTENTION PONDS, SHORELINES AND CONTROL STRUCTURES
SHALL BE PRIVATELY OWNED AND MAINTAINED.
ALL LOT CORNERS ARE SET 1/2" I.Rod
(UNLESS OTHERWISE NOTED)
- © = Fd. 1/2" I.Rod, unless otherwise noted

REFERENCE:

- AN ALTA/NRPS SURVEY OF A PORTION OF
GROUND NOW OR FORMERLY OWNED BY
RENAISSANCE FOREST PARK, LLC AND JUBAN
PARC COMMUNITY DEVELOPMENT DISTRICT
LOCATED IN SECTIONS 14, 22, & 23, T7S-R3E...
BY SETH J. MOSBY, P.L.S., DATED 1-9-2019
- MAP SHOWING THE FINAL PLAT OF JUBAN PARC,
SECOND FILING, BEING THE RESUBDIVISION OF
TRACT CDD-1 AND PARCELS X & Y,
LOCATED IN SECTION 22, T7S-R3E...
BY MICHAEL B. SONGY, P.L.S., DATED 3-27-2007
- FINAL PLAT OF JUBAN PARC SUBDIVISION, THIRD FILING
LOCATED IN SECTION 22, T7S-R3E...
BY ALVIN FAIRBURN, JR., P.L.S., DATED 3-16-2010
- FINAL PLAT OF DEVILLE ESTATES
LOCATED IN SEC 22, T7S-R3E...
BY LESTER A. MC LIN, JR., P.L.S., DATED 10-27-1981

TYPICAL DETAIL

NTS

APPROVED:
LIVINGSTON PARISH COUNCIL

Sam Digilano
SAM DIGIROLAMO PLANNING DIRECTOR

10-21-21
DATE

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

Morgan K. Sanchez
REVIEW ENGINEER
FORTE & TABLADA

10/21/2021
DATE

THIS SURVEY WAS PREPARED AT THE REQUEST
AND FOR THE EXCLUSIVE USE OF:
ELD - JUBAN PARC, L.L.C.

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE
ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT
SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA
AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS,
EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

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 STANDARDS
OF PRACTICE 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.

Lester A. McLin, Jr.
LESTER A. MC LIN, JR.
PROFESSIONAL LAND SURVEYOR
REG. # 4470
McLIN TAYLOR, INC.

10/11/2021
DATE



BENCHMARK:

BM #1

ON "W" TOP OF SSMH NORTH SIDE OF
WATER VIEW AVENUE AT S.W. CORNER
LOT 278.
ELEV. 30.50 NAVD 88

BM #2

ON "W" TOP OF SSMH NORTH SIDE OF
WATER VIEW AVENUE AT S.E. CORNER
LOT 291.
ELEV. 29.09 NAVD 88

BM #3

ON "W" TOP OF SSMH SOUTH SIDE OF
JUBAN PARC AVENUE AT N.E. CORNER
LOT 303.
ELEV. 30.00 NAVD 88

BM #4

ON "W" TOP OF SSMH SOUTH SIDE OF
JUBAN PARC AVENUE AT LOT LINE 212/213
ELEV. 29.92 NAVD 88

100 0 100 200 300
GRAPHIC SCALE - FEET

WEYERHAEUSER COMPANY
(Now or Formerly)

P.O.B.
NORTHEAST CORNER OF
SECTION 22, T7S-R3E
Fd. Conc. Mon.

VICINITY MAP

SCALE: 1" = 2000'

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

RESTRICTIONS:

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

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 STATE BOARD OF HEALTH.

DEDICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF
THE LAND SHOWN HEREON.

THE STREET AND RIGHTS 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
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.

ELD-JUBAN PARC, L.L.C., OWNER

10-20-21
DATE

LINE TABLE

LINE	LENGTH	BEARING
L1	49.96'	N 89°16'55" E
L2	23.50'	N 00°43'05" W
L3	23.50'	N 89°16'55" E
L4	560.00'	N 00°43'05" W
L5	26.90'	S 89°18'24" W
L6	37.76'	S 27°47'58" W
L7	8.85'	S 00°41'36" E
L8	31.99'	S 89°18'24" W
L9	38.37'	N 15°49'11" W

DATE: OCTOBER 11, 2021

CURVE TABLE					CURVE TABLE					CURVE TABLE				
CURVE	RADIUS	ARC LEN.	CHD.BEARING	CHORD	CURVE	RADIUS	ARC LEN.	CHD.BEARING	CHORD	CURVE	RADIUS	ARC LEN.	CHD.BEARING	CHORD
C1	690.00'	112.87'	S 05°16'22" E	112.75'	C28	380.00'	62.16'	N 05°16'22" W	62.09'	C55	210.00'	298.31'	S 38°41'52" W	266.80'
C2	17.54'	68.24'	S 68°24'34" E	17.54'	C29	380.00'	49.96'	N 04°17'07" W	49.93'	C56	210.00'	72.45'	S 68°08'50" W	66.19'
C3	789.00'	64.57'	S 70°01'54" E	64.55'	C30	380.00'	13.10'	N 08°58'17" W	13.10'	C57	210.00'	15.01'	S 56°12'46" W	15.01'
C4	63.50'	79.53'	N 71°29'15" E	74.45'	C31	30.00'	29.65'	S 62°16'12" E	28.46'	C58	210.00'	44.68'	S 48°04'10" W	44.68'
C5	690.00'	79.55'	S 07°56'06" E	74.45'	C32	30.00'	21.58'	S 70°02'17" E	21.06'	C59	210.00'	44.68'	S 55°55'55" W	44.68'
C6	690.00'	64.12'	S 03°14'56" E	64.10'	C33	30.00'	81.41'	S 41°43'18" E	81.11'	C60	210.00'	44.68'	S 23°41'18" W	44.68'
C7	160.00'	251.46'	N 44°23'24" E	226.37'	C34	70.00'	358.29'	N 00°35'11" W	77.00'	C61	210.00'	56.90'	S 09°49'50" W	56.73'
C8	160.00'	9.97'	N 01°09'06" E	9.97'	C35	70.00'	66.20'	S 61°08'43" E	63.76'	C62	210.00'	9.90'	S 00°43'02" W	9.90'
C9	160.00'	142.06'	N 65°37'58" E	137.44'	C36	70.00'	65.37'	N 77°02'42" E	65.03'	C63	210.00'	29.04'	S 20°34'29" E	29.04'
C10	160.00'	66.04'	N 83°26'03" E	66.04'	C37	70.00'	36.34'	N 17°28'13" E	35.94'	C64	350.00'	102.92'	N 09°13'42" E	101.65'
C11	160.00'	33.40'	N 83°26'03" E	33.34'	C38	70.00'	36.57'	N 12°48'50" W	36.65'	C65	350.00'	74.47'	N 23°41'18" E	74.33'
C12	18.50'	29.06'	N 45°35'11" W	26.16'	C39	70.00'	37.08'	N 12°48'50" W	36.65'	C66	350.00'	74.47'	N 35°52'44" E	74.33'
C13	560.00'	91.50'	N 05°16'22" E	91.50'	C40	70.00'	37.45'	N 43°13'03" W	37.01'	C67	350.00'	38.39'	N 02°50'50" E	38.27'
C14	560.00'	52.04'	N 03°14'56" E	52.02'	C41	70.00'	37.68'	N 73°58'00" W	37.23'	C68	200.00'	901.95'	N 00°35'11" E	30.00'
C15	560.00'	39.56'	N 07°56'06" E	39.55'	C42	70.00'	63.18'	S 64°48'46" W	7.53'	C69	200.00'	88.07'	N 54°14'24" E	28.05'
C16	30.00'	19.31'	N 08°28'34" E	18.97'	C43	70.00'	7.53'	S 35°51'49" W	7.53'	C70	200.00'	88.07'	N 05°55'55" E	34.54'
C17	30.00'	16.87'	N 06°08'45" E	16.64'	C44	30.00'	29.65'	S 61°05'49" W	28.46'	C71	200.00'	58.21'	N 62°16'46" E	58.19'
C18	30.00'	2.44'	N 24°34'51" E	2.44'	C45	30.00'	19.19'	N 72°17'54" W	18.83'	C72	200.00'	107.66'	S 73°58'00" W	107.16'
C19	70.00'	188.43'	N 50°12'22" E	136.48'	C46	70.00'	199.69'	S 44°16'00" W	138.54'	C73	200.00'	107.01'	S 43°13'03" E	105.74'
C20	70.00'	62.45'	N 01°21'01" E	60.40'	C47	70.00'	2.41'	N 54°49'45" W	2.41'	C74	200.00'	105.95'	S 02°50'50" W	105.71'
C21	70.00'	44.21'	N 42°17'56" W	43.48'	C48	70.00'	50.04'	N 76°27'44" W	48.99'	C75	200.00'	107.78'	S 17°28'15" W	103.59'
C22	70.00'	44.21'	N 42°17'56" W	43.48'	C49	70.00'	36.74'	S 68°01'18" W	36.32'	C76	200.00'	103.84'	S 47°21'13" W	102.68'
C23	70.00'	37.56'	S 68°02'56" W	37.11'	C50	70.00'	36.79'	S 67°59'33" W	36.37'	C77	200.00'	103.45'	S 77°06'42" W	102.30'
C24	30.00'	19.18'	S 70°59'30" W	18.85'	C51	70.00'	37.02'	S 07°43'28" W	36.59'	C78	200.00'	103.45'	N 88°01'50" E	56.19'
C25	30.00'	83.43'	S 05°16'22" E	83.33'	C52	70.00'	36.69'	S 22°26'31" W	36.27'	C79	200.00'	56.12'	N 63°56'46" E	55.94'
C26	30.00'	17.58'	S 08°58'17" E	17.58'	C53	30.00'	19.31'	S 19°01'17" E	18.97'	C80	200.00'	15.76'	N 53°38'58" W	15.76'
C27	510.00'	65.85'	S 04°17'07" E	65.80'	C54	18.50'	25.38'	S 38°43'17" W	23.44'					

FINAL PLAT

JUBAN PARC

- FOURTH FILING -

(A Residential Development)

LOCATED IN SECTIONS 22 & 23, T 7 S-R 3 E
GREENSBURG LAND DISTRICT
LIVINGSTON PARISH, LOUISIANA
FOR

ELD-JUBAN PARC, L.L.C.

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