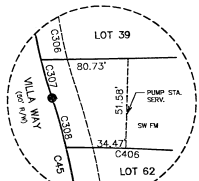
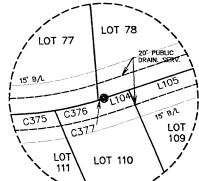


VICINITY MAP



DETAIL A
SCALE: 1:3



DETAIL B
SCALE: 1:3

GENERAL NOTES:

- REFERENCE DOCUMENTS:
 - MAP SHOWING THE SUBDIVISION OF A 230.3 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#200223 BOOK# 36 PAGE# 377
 - MAP SHOWING BOUNDARY SURVEY OF A 230.30 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, 1952
 - FINAL PLAT OF DEWILL ESTATES BY LESTER A. MAJIN, 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
 - PLAN OF SURVEY OF A TRACT OR PARCELS OF LAND DESIGNATED AS TRACT 87-1A SECTION 15, T-7-S, R-3-E, PARISH OF LIVINGSTON, STATE OF LOUISIANA BY JOHN D. ADAMS, DATED 12-20-00
 - REARINGS BASED ON REFERENCE MAP "A"
 - NO ATTEMPT HAS BEEN MADE BY C & 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
 - ZONING: NONE/UNKNOWN
 - 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.
 - FLOOD NOTE: IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP PANELS 220630225 D FOR LIVINGSTON PARISH, LOUISIANA, LAST REVISED AUGUST 23, 2000, THE PROPERTY HEREON IS LOCATED IN FLOOD ZONE "X" MEANS OUTSIDE OF 500 YR. FLOOD. FLOOD ELEVATION = 27.0'. ELEVATIONS BASED ON OPUS OBSERVATION DATE: 2/7/2006. BASE STATIONS USED: 15L1 (07/25/94), HAHN (A4935), C206 (06/05/98)
 - SANITARY SEWER PROPOSED COMMUNITY TREATMENT PLANT WITHIN THIS DEVELOPMENT (TO BE MAINTAINED BY THE PARISH OF LIVINGSTON)
 - STORM DRAINAGE: SUBSURFACE DRAINAGE COLLECTED AND ROUTED THROUGH PROPOSED LAKE DETENTION SYSTEM
 - UTILITIES & DISTRICTS:
 - ELECTRICITY: DEMCO
 - WATER: WARD TWO
 - TELEPHONE: BELZUCH
 - GAS: CITY OF DENHAM SPRINGS GAS
 - CABLE: COX COMMUNICATIONS
 - DRAINAGE: DISTRICT ONE
 - SEWER: DISTRICT ONE
 - FIRE: DISTRICT FOUR
 - ALL LOTS ARE BEING RESTRICTED TO REQUIRE DRIVEWAY CONNECTIONS TO THE INTERNAL STREET NETWORK
 - SCHOOLS: LOWER - LEWIS WILKINSON ELEMENTARY MIDDLE - DENHAM SPRINGS MIDDLE & DENHAM SPRINGS 9TH GRADE UPPER - DENHAM SPRINGS HIGH SCHOOL
 - ALL ROADWAYS IN THE 50' PUBLIC R/W'S ARE 27' CURB AND GUTTER ASPHALT PAVEMENT
 - ALL UTILITIES SHALL BE UNDERGROUND
 - AREA OF SUBDIVISION: 40.20 ACRES
 - 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 REVEALATION ACTION SUCH AS HOUSE FOUNDATION MODIFICATIONS ARE NECESSARY
 - FLOOD NOTE: LOT 128 IS 128 LOTS AND 5 TRACTS
 - FRONT BUILDING SETBACK = 25' & 20', AS INDICATED ON PLAT
 - SIDE BUILDING SETBACK = 5' EACH SIDE ON STANDARD LOTS 27' ONE SIDE ONLY ON ZERO LOT LINE LOTS
 - REAR BUILDING SETBACK = 20' & 15', AS INDICATED ON PLAT

DEDICATION:

REVISION 21 JUNE 07

UTILITY SERVITUDES: THE UTILITY SERVITUDES ARE FURTHER GRANTED FOR NONEXCLUSIVE 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.

TONY BULL, AUTHORIZED AGENT, CFO
RENAISSANCE FOREST PARK, LLC
8280 YMCA PLAZA DRIVE, STE 11A BATON ROUGE, LA 70801 (225) 769-4144

TIM KLEINPETER, TREASURER
JUBAN PARC COMMUNITY DEVELOPMENT DISTRICT
8280 YMCA PLAZA DRIVE, STE 11A BATON ROUGE, LA 70801 (225) 769-4144

DEDICATION:

PUBLIC SERVITUDES & RIGHT-OF-WAYS: THE STREETS AND RIGHT-OF-WAYS SHOWN HEREON, IF NOT PREVIOUSLY INDICATED, 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 REMOVAL 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 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.

UTILITY SERVITUDES: THE UTILITY SERVITUDES ARE FURTHER GRANTED FOR NONEXCLUSIVE 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.

/s/ Tony Bull 5/1/07
TONY BULL, AUTHORIZED AGENT, CFO
RENAISSANCE FOREST PARK, LLC
8280 YMCA PLAZA DRIVE, STE 11A BATON ROUGE, LA 70801 (225) 769-4144

/s/ Tony Bull 5/1/07
TONY BULL, CHAIRMAN OF BOARD OF SUPERVISORS
JUBAN PARC COMMUNITY DEVELOPMENT DISTRICT
8280 YMCA PLAZA DRIVE, STE 11A BATON ROUGE, LA 70801 (225) 769-4144

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 ELECTRIC 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 GRAD EARTH SO THAT THE STORM DRAINAGE RUNOFF CONFORMS TO THE APPROVED DRAINAGE LAYOUT, UNITS, SLOPES, APPROVED BY THE PARISH OF LIVINGSTON.

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

REVISION

21 JUNE 07
SHOW ADDITIONAL 12'x12' AND 10' SERVITUDE IN FAVOR OF D.S. GAS CO. & 15' PUBLIC DRAIN SERV. ON REAR OF LOTS 5 - 27; CORRECT DATA FOR CURVE 437.
RECOMMEND APPROVAL:
CHAD BACAS 7/1/07
LIVINGSTON PARISH ENGINEERING REVIEW AGENCY
APPROVED BY LPCC:
DONALD BURGESS 7/1/07
DONALD BURGESS, DIRECTOR
LIVINGSTON PARISH PLANNING DEPARTMENT

RECOMMEND APPROVAL:

/s/ Chad Bacas 5-2-07
CHAD BACAS
LIVINGSTON PARISH ENGINEERING REVIEW AGENCY
APPROVED BY:
/s/ Donald Burgess 5-2-07
DONALD BURGESS, DIRECTOR
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 5-01-07
MICHAEL B. SONGY, P.L.S.
LA. REGISTRATION NO. 04609

FILE 636678 BOOK 57 PAGE 355

SYMBOL	DESCRIPTION
(---)	CONTOUR LINES AS THEY EXISTED PRIOR TO SUBDIVISION CONSTRUCTION
(---)	SERVITUDE
(---)	BUILDING LINES
(---)	SET 1/2" IP
(---)	SET 1/2" IP IN CONC. W/
(---)	FIND IP
(---)	FLOODZONE "A"
(---)	ZERO LOT LINE WITH 6' MAINTENANCE SERVITUDE



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Tel: 225-755-0545 Fax: 225-757-0050
www.csrsinc.com

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
T-7-S R-3-E
GREENSBURG LAND DISTRICT
LIVINGSTON PARISH
LOUISIANA

For
Renaissance
Forest Park, LLC

Date: March 27, 2007

Project Number: 200608 00

Drawn by: MMS

Checked by: MMS

Sheet: 1

Scale: 1" = 100'

North Arrow

Legend

Scale: 1" = 100'

0 100 200

Sheet No: 1 of 2