

STATEMENT OF WORK

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GENERAL NOTES:

- The original drawing of this work is the property of Alvin Fairburn & Associates, LLC and reproduction of this plan is prohibited except by written permission of this Firm. Additional information is contained in a continuous updating process without recording changes in the public records. This firm can not be responsible for surveys, legal descriptions, or projects which are NOT based on an updated plan which is made by this Firm and based on the most recent information and proper standards of care.
- Property Restrictions, Servitudes, and/or Right of Way other than those shown may exist on this property and owners of potential buyers should be aware that obtaining the title to show all encumbrances were NOT within the scope of this survey.
- Boundaries shown are based on ground survey.
- Information marked with an asterisk (*) indicates information taken from Reference Map and NOT surveyed on the ground.
- Severage Disposal: Community Treatment Plant
- School District: Denham Springs School District
- Streets: Public: 27' Asphalt Surface on 27' Right
- Water Supply: Ward II
- No. of Acres in Subdivision: 1.0 Acres
- No. of Lots in Subdivision: 36 Lots
- Gas Supply: Water
- Electricity: Denham
- Telephone: AT&T
- Cable: Cox
- Drainage District: 1
- Fire District: 4
- Recreation District: 1
- Council District No. 2
- All Lot corners to have Set 1/2" Iron Rods, unless otherwise stated.
- Restrictions: A Protective Covenant of Subdivision Restrictions to be filed in Clerk of Courts Office
- Building lines shall be: 25' Front Yard, 20' Rear Yard & 5' Side Yard (unless otherwise noted)
- All Corner Lots to Have Side Lot Building Lines of 20'
- All Roads to be 30' R/W (Unless Otherwise Noted)
- All Servitudes Are 10' Unless Otherwise Noted
- Drainage basins will be properly created and maintained.
- This Subdivision will have a subsurface drainage system.
- Temporary Turn Around and Associated activities to be revoked with filing of the Final Plat for the adjoining Juban Parc Filing.

REFERENCE MAP:

- Survey Map for Southern Inc. Plantations of Georgia, Inc. lands comprising of 1440 Ac. in Sec. 26, 34, 35 T8S-R3E, dated May 18, 1998, by Alex Theriot, Jr. & Assoc., Inc.

FLOOD CERTIFICATION:

According to F.E.R.M. Panel NO. 220630225 D, effective date 8-23-01, this property falls in falls in flood zone "X". Flood Zone Elev. 27.07
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

GRADING INSTRUCTIONS:

As part of the house construction, it shall be the responsibility of the owner, his contractor or his representative to grade each lot so that the storm drainage runoff conforms to the approved drainage system, unless otherwise approved by the Livingston Parish Public Works Director. Contour shown are those existing prior to construction and ALL construction projects shall be provided by proper site investigation prior to design.

SEWAGE NOTE:

No person shall provide or install a method of sewage disposal or accept connection to an approved sewerage system, until the method of sewage treatment or disposal has been approved by the State Board of Health for this subdivision.

WAIVER:

SEC. 13-34.1 (B)(9) STREET STANDARDS, THE TURN-AROUND @ ROSEDALE AVE. 540' NEAREST INTERSECTION.

DEDICATION

This is to certify that the undersigned is the legal land owner, or officer, of the property being subdivided and that the servitudes and rights of way shown on this plat are hereby dedicated to the perpetual use of the public for proper purposes including drainage, removal of sewage, and utilities. No taxes, duties, or plans may be placed, nor shall any building, fence, structure, or other 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.

Wetlands Do Not Exist Within the Right-of-Way and Servitudes.

RENAISSANCE FOREST PARK, LLC.

11133 JUBAN PARC ROAD
DENHAM SPRINGS, LA 70726
TELEPHONE: (225) 243-6061
FAX: (225) 243-6031

BY: *Tony Bull* 3/6/10
TONY BULL, MANAGER DATE

CERTIFICATION

This is to certify that this plat is made in accordance with Louisiana Revised Statutes 33:5031 et seq. and conforms to all Federal regulations governing the subdivision of land. This map is made in accordance with the minimum standards for boundary surveys for a Class "C" survey and it was the intent to subdivide this surveyed tract into the platted subdivisions. This certification is specially restricted to the extent for their required subdivision of property only, and does NOT extend to third parties unless the plat is properly revised by the certifier to reflect the same.

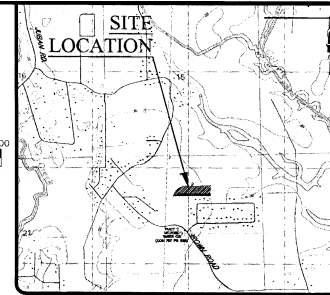
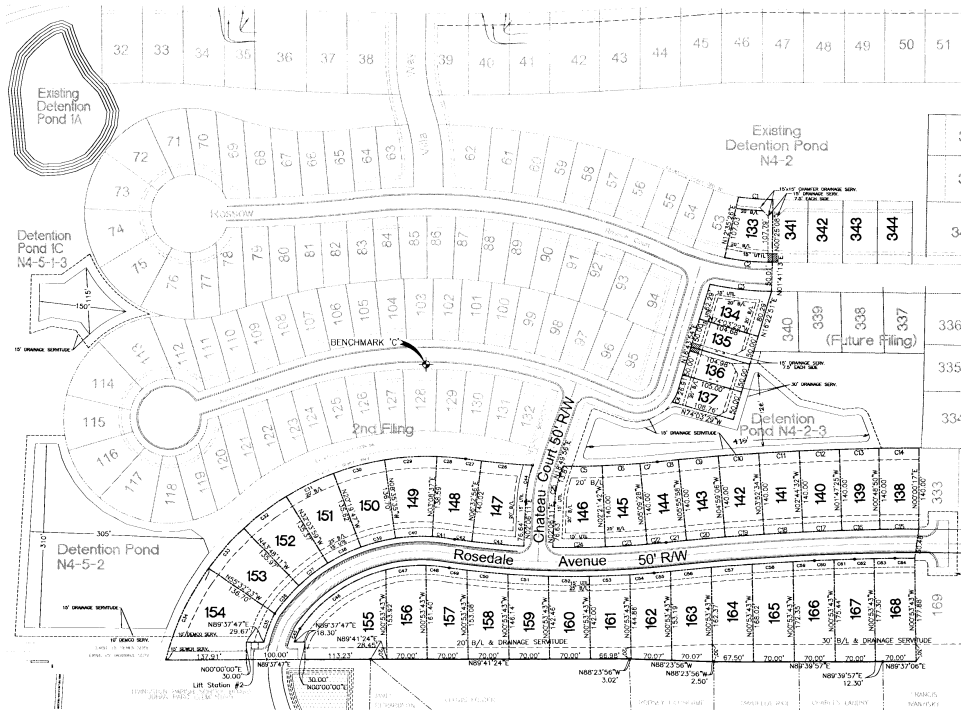
Alvin Fairburn, Jr.
ALVIN FAIRBURN, JR., P.E.
DATE: March 16, 2010
FILE: "JUBAN PARC."



BENCHMARK:
TOW. C TOP OF CATCH BASIN 1-2, AT LOTS 128 & 129 DENHAM SPRINGS, ELEV. 32.63

NUMBER	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	805.83	59.25'	N88°33'30"W	59.23'
C2	453.72	82.08'	N84°42'10"W	81.97'
C3	325.02	108.18'	N83°50'17"W	109.97'
C4	73.02	23.52'	N22°36'45"E	23.42'
C5	1,335.00	67.78'	N89°52'34"E	67.77'
C6	1,335.00	65.12'	N89°14'25"E	65.14'
C7	1,335.00	29.81'	N84°12'09"E	29.81'
C8	4,185.00	36.66'	N83°48'54"E	36.66'
C9	4,185.00	69.12'	N84°32'20"E	68.90'
C10	4,185.00	69.25'	N87°02'28"E	68.25'
C11	4,185.00	66.27'	N89°38'38"E	66.27'
C12	4,185.00	69.80'	N87°32'20"E	68.90'
C13	4,185.00	68.98'	N87°07'33"E	68.90'
C14	4,185.00	69.00'	N89°12'39"E	68.00'
C15	2,883.24	61.00'	N87°14'44"E	61.00'
C16	4,025.00	66.57'	N88°18'48"E	66.57'
C17	4,025.00	66.96'	N87°22'37"E	66.96'
C18	4,025.00	68.90'	N89°09'07"E	68.90'
C19	4,025.00	66.54'	N80°29'19"E	66.54'
C20	4,025.00	66.59'	N84°32'38"E	66.59'
C21	4,024.97	35.43'	N83°48'54"E	35.43'
C22	1,476.77	32.94'	N84°12'21"E	32.94'
C23	1,476.76	71.98'	N88°14'29"E	71.98'
C24	1,476.77	90.08'	N89°25'07"E	90.08'
C25	175.00	51.10'	N10°28'03"E	50.81'
C26	1,335.00	67.80'	N89°18'22"W	67.78'
C27	1,335.00	22.77'	N27°17'17"E	22.77'
C28	465.00	48.86'	N89°35'31"E	48.86'
C29	465.00	91.07'	N89°05'50"E	91.24'
C30	465.00	91.07'	N14°51'30"E	90.93'
C31	465.00	90.93'	N87°38'47"E	90.78'
C32	465.00	90.97'	N52°04'21"E	90.82'

NUMBER	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C33	403.41'	91.15'	N40°47'30"E	90.96'
C34	448.96'	175.20'	N25°01'43"E	174.09'
C35	262.47'	52.87'	N87°02'28"E	52.72'
C36	308.47'	63.19'	N87°04'45"E	63.08'
C37	308.47'	63.19'	N25°03'35"E	63.08'
C38	308.47'	63.19'	N4°34'01"E	63.08'
C39	308.47'	63.19'	N75°52'19"E	63.08'
C40	308.47'	63.19'	N87°18'31"E	63.08'
C41	308.47'	38.84'	N84°32'37"E	38.84'
C42	1,476.77	29.96'	N87°02'40"W	29.96'
C43	1,476.77	89.98'	N89°11'21"W	89.57'
C44	225.00	64.12'	N10°28'03"E	64.12'
C45	151.82'	24.90'	N22°50'51"E	24.92'
C46	225.00	183.47'	N20°29'21"E	179.62'
C47	226.65'	70.34'	N83°38'21"E	70.32'
C48	226.65'	40.32'	N84°07'44"W	40.28'
C49	1,523.31'	30.31'	N82°40'42"W	30.31'
C50	1,523.31'	70.42'	N84°38'22"W	70.42'
C51	1,523.31'	70.14'	N87°17'59"W	70.14'
C52	1,523.31'	70.02'	N89°58'08"W	70.01'
C53	1,523.31'	70.04'	N89°25'56"E	70.03'
C54	1,523.31'	41.51'	N85°19'58"E	41.50'
C55	1,526.26'	28.70'	N84°01'03"E	28.70'
C56	3,875.00'	70.27'	N84°01'08"E	70.27'
C57	3,875.00'	70.17'	N80°06'36"E	70.17'
C58	3,875.00'	70.10'	N88°07'31"E	70.06'
C59	3,875.00'	36.44'	N89°01'35"E	36.44'
C60	3,875.00'	33.61'	N87°23'52"E	33.61'
C61	3,875.00'	35.83'	N87°53'34"E	35.83'
C62	3,875.00'	34.18'	N89°24'10"E	34.18'
C63	3,875.00'	35.30'	N89°04'15"E	35.30'
C64	3,875.00'	34.62'	N89°24'31"E	34.62'



VICINITY MAP
1"=2000'

RECOMMEND TO APPROVE:

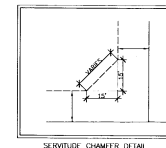
Alvin Fairburn 3/6/10
Review Engineer DATE

APPROVED:

Livingston Parish Council
Josh Taylor 3/6/10
Planning Director DATE

LEGEND

- BUILDING LINE (B/L)
- 15' SERVITUDE (UNLESS OTHERWISE SPECIFIED)
- NO ABOVE GROUND UTILITIES (PEDESTAL/ EQUIPMENT)



15' TEMPORARY SERVITUDE
SEE NOTE 27.

PLAT TO BE FOUND IN
PLAT BOOK 62
PAGE 123 ENTRY 719596

FILED 3-23-10 AT 11:02 AM
CLERK

FINAL PLAT of Juban Parc Subdivision Third Filing A Residential Development

Located in Section 22, T7S, R3E, G.L.D.; Livingston Parish, Louisiana
for
Renaissance Development Group, LLC.

11333 Juban Parc Road
Denham Springs, LA 70726
(225) 243-6061

Devile Estates Subdivision



ALVIN FAIRBURN & ASSOCIATES, LLC
CONSULTING ENGINEERS - ARCHITECTS
LAND SURVEYORS - DESIGNERS
LAND DEVELOPMENT CONSULTANTS
1289 DEL ESTE AVENUE
DENHAM SPRINGS, LOUISIANA 70727-1173 (225) 665-1515
JCH# NO. A080527