

BASE BEARING: *** N 01°41'10"W (REF. #1)**
FLOOD ZONE: "A" & "AE" BASE FLOOD ELEVATION: **44.45**
F.E.M.A. F.I.R.M. PANEL NO. **220113 0210 E** DATE: **4/03/12**

DRAWN BY: **CBM**
CHECKED BY: **JMB**
TECHNICIAN: **BJM**
CHECKED BY: **BJM**

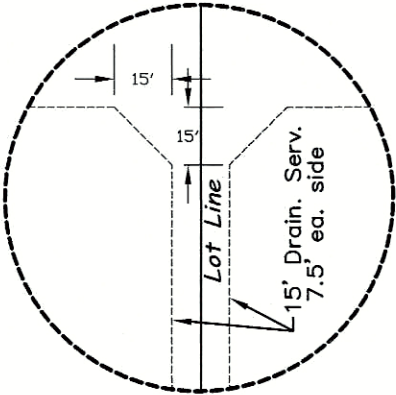
FLOOD ZONE SCALED FROM F.I.R.M.

GENERAL NOTES:

TOTAL AREA: 16.148 Acres (Second & Third Filings)
TOTAL NO. LOTS: 68 & CA-4
(SECOND FILING - 34 LOTS)
(THIRD FILING - 34 LOTS)
ELECTRICITY: ENERGY
TELEPHONE: AT & T
GAS UTILITY: CITY OF WALKER
WATER: WARD 2 WATER
SEWER: PROPOSED SUBDIVISION PUMP STATION AND FORCE MAIN TO SS DIST #2.
SCHOOL DISTRICT: WALKER
STREETS: PUBLIC - 3" ASPHALT OVER 10" SOIL CEMENT BASE
CURB & GUTTER WITH SUBSURFACE DRAINAGE (50' R/W)
FIRE DISTRICT: No. 4
GRAVITY DRAINAGE DISTRICT: No. 5
RECREATION DISTRICT: No. 1
BUILDING LINES (UNLESS OTHERWISE SHOWN):
FRONT - 25'
REAR - 20'
SIDELINES - 5'
DETENTION POND TO BE PRIVATELY OWNED AND MAINTAINED.
ALL LOT CORNERS ARE SET 1/2" I.Rods, UNLESS OTHERWISE SHOWN.

GENERAL NOTES:

REQUIRED GUEST PARKING SPACES: 43
PROVIDED GUEST PARKING SPACES: 0
REQUIRED RECREATIONAL SPACE: 1.158 ACRES
PROVIDED RECREATIONAL SPACE: 1.180 ACRES
(CA-1, CA-2 & A PORTION OF CA-3)
T-TURNAROUND TO BE PAVED IF SECOND/THIRD FILING
CONSTRUCTION DOES NOT BEGIN WITHIN 18 MONTHS
OF COMPLETION OF FIRST/SECOND FILING.
DETENTION POND BUILT ACROSS FIRST AND THIRD FILINGS.



TYPICAL DETAIL
NTS

WAIVER REQUESTED:

Section 13.55.G
Requesting waiver of the required
guest parking spaces

WAIVER APPROVED

by Livingston Parish Council
on June 9th, 2016

APPROVED BY: LIVINGSTON PARISH COUNCIL

[Signature] 6/13/18
SAM DIGIROLAMO, PLANNING DIRECTOR DATE

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

[Signature] 6/13/18
REVIEW ENGINEER DATE

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

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
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 SERVIDUES 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 SERVIDUE OR
RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH
ANY PURPOSE FOR WHICH THE SERVIDUE OR RIGHT OF WAY IS GRANTED.

[Signature] 06/07/2018
AGENT DATE
THE SANCTUARY DEVELOPMENT, L.L.C.

THIS SURVEY WAS PREPARED AT THE REQUEST
AND FOR THE EXCLUSIVE USE OF:

THE SANCTUARY DEVELOPMENT, L.L.C.

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE
ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT
SERVIDUES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA
AND THAT OTHER SERVIDUES, 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.

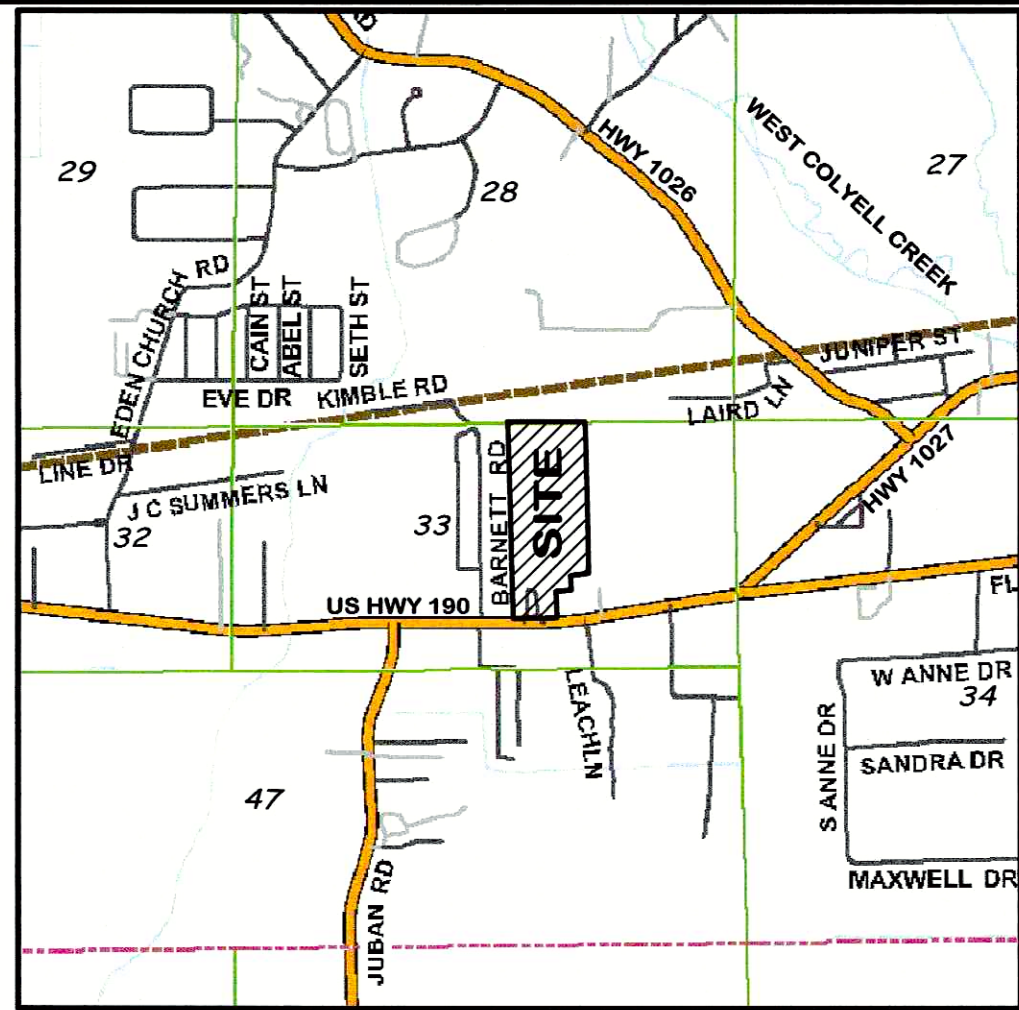
[Signature] 6/7/2018
BRETT J. MARTIN DATE
PROFESSIONAL LAND SURVEYOR
REG. # 5135
McLIN TAYLOR, INC.



REFERENCE:

1. SURVEY MAP SHOWING A 15.51 ACRE TRACT OF LAND, BEING
LOT C, OF THE ALLEN DIXON ESTATE AND 100' OFF THE EAST SIDE
OF THE SAMUEL DIXON ESTATE LOCATED IN SECTION 33, T6S-R3E,...
BY LOUIS L. HIGGINBOTHAM, P.L.S., DATED 5-14-02
2. MAP SHOWING PROPERTY EXCHANGE BETWEEN LOTS A & B,
INTO LOTS A-1 & A-2, LOCATED IN SECTION 33, T6S-R3E,...
BY DAVID L. PATTERSON, P.L.S., DATED 8-19-11
3. MAP OF LAND IN SECTION 33, T6S-R3E, (LOTS A, B, & C)
BY C. M. MOORE, C.E. & R.L.S., DATED 6-29-1957
4. DEED FILED IN THE LIVINGSTON PARISH CLERK OF COURTS OFFICE
AS FILE NO. 843901 BOOK 1223 PAGE 574
5. DEED FILED IN THE LIVINGSTON PARISH CLERK OF COURTS OFFICE
AS FILE NO. 843900 BOOK 1223 PAGE 569
6. FINAL PLAT OF THE SANCTUARY AT JUBAN CROSSING - FIRST FILING -
LOCATED IN SECTION 33, T 6 S-R 3 E FOR SANCTUARY DEVELOPMENT, L.L.C.
BY BRETT J. MARTIN, P.L.S., DATED 3/10/2017

100 0 100 200 300
GRAPHIC SCALE - FEET



VICINITY MAP

SCALE: 1" = 2000'

BENCHMARK:

- BM #1 "X" IN CONC. GUTTER CENTER OF GRATE INLET,
WEST SIDE OF SANCTUARY BLVD. AT LOT LINE 12/13.
ELEV. 42.90 NAVD 88
- BM #2 "X" IN CONC. GUTTER CENTER OF GRATE INLET,
EAST SIDE OF HIDEAWAY ST. AT LOT LINE 56/57.
ELEV. 43.46 NAVD 88
- BM #3 ARROW ON FIRE HYDRANT
WEST SIDE OF HIDEAWAY ST. AT LOT LINE 45/46.
ELEV. 46.67 NAVD 88
- BM #4 ARROW ON FIRE HYDRANT
SOUTH SIDE OF OASIS DR. NEAR LOT LINE 85/126.
ELEV. 46.33 NAVD 88
- BM #5 ARROW ON FIRE HYDRANT
EAST SIDE OF SANCTUARY BLVD. AT LOT LINE 139/23.
ELEV. 46.32 NAVD 88

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. DIR.	CH. DIST.
C6	18.47	30.00	351°6'53"	S161°0'54"W	18.18
C7	188.88	68.00	159°08'45"	N45°45'02"W	133.75
C8	5.29	68.00	4°27'26"	N31°35'38"E	5.29
C9	50.08	68.00	42°12'02"	N08°15'53"E	48.96
C10	49.58	68.00	41°46'17"	N33°43'16"W	48.48
C11	42.75	68.00	36°01'14"	N72°36'58"W	42.05
C12	41.18	68.00	34°41'52"	S72°01'31"W	40.55
C13	18.47	30.00	351°6'53"	N72°19'02"E	18.18
C14	5.47	30.00	10°26'33"	N59°53'52"E	5.46
C15	13.01	30.00	24°50'20"	N77°32'18"E	12.90
C16	18.47	30.00	351°6'53"	S72°24'06"E	18.18
C17	192.66	68.00	162°19'42"	S44°04'29"W	134.39
C18	25.28	68.00	21°18'15"	N65°24'47"W	25.14
C19	34.55	68.00	29°06'53"	S89°22'39"W	34.18
C20	36.72	68.00	30°56'37"	S59°20'54"W	36.28
C21	36.72	68.00	30°56'37"	S28°24'16"W	36.28
C22	36.72	68.00	30°56'37"	S02°32'21"E	36.28
C23	22.64	68.00	19°04'42"	S27°33'01"E	22.54
C24	18.66	30.00	35°37'50"	N19°16'27"W	18.36
C37	38.65	25.00	88°35'00"	N45°45'02"W	34.92
C38	39.89	25.00	91°25'00"	S44°14'58"W	35.79

U.S. HWY 190
(80' R/W)

FINAL PLAT
OF

THE SANCTUARY AT JUBAN CROSSING - SECOND & THIRD FILINGS - (A RESIDENTIAL DEVELOPMENT)

LOCATED IN SECTION 33, T 6 S-R 3 E
GREENSBURG LAND DISTRICT
LIVINGSTON PARISH, LOUISIANA
FOR

THE SANCTUARY DEVELOPMENT, L.L.C.

6431 DOUBLE TREE DRIVE
BATON ROUGE, LA. 70817
(225) 572-8840



McLin Taylor, Inc.
Engineering and Land Surveying

28339 FROST ROAD LIVINGSTON, LA. 70754 (225) 886-1444

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