

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

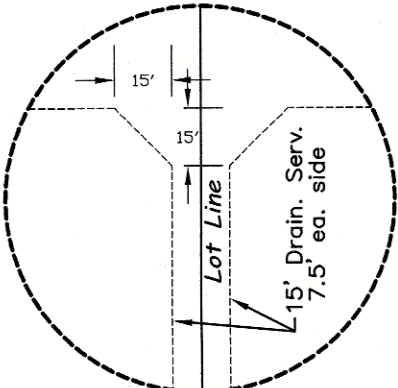
FLOOD ZONE SCALED FROM F.I.R.M.

GENERAL NOTES:

TOTAL AREA: 18.334 Acres (1st Filing)
TOTAL NO. LOTS: 71, Tracts CA-1, CA-2, & CA-3
TRACTS CA-1, CA-2, & CA-3 ARE RESERVED FOR "RECREATIONAL SPACE"
ELECTRICITY: ENTERGY
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 TO BE SET 1/2" I.Rods

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 TO BE BUILT ACROSS TWO 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

Sam Digrolamo
SAM DIGROLAMO, PLANNING DIRECTOR

4-2-17
DATE

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

Brett J. Martin
BRET J. MARTIN, REVIEW ENGINEER

3/23/17
DATE

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

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:

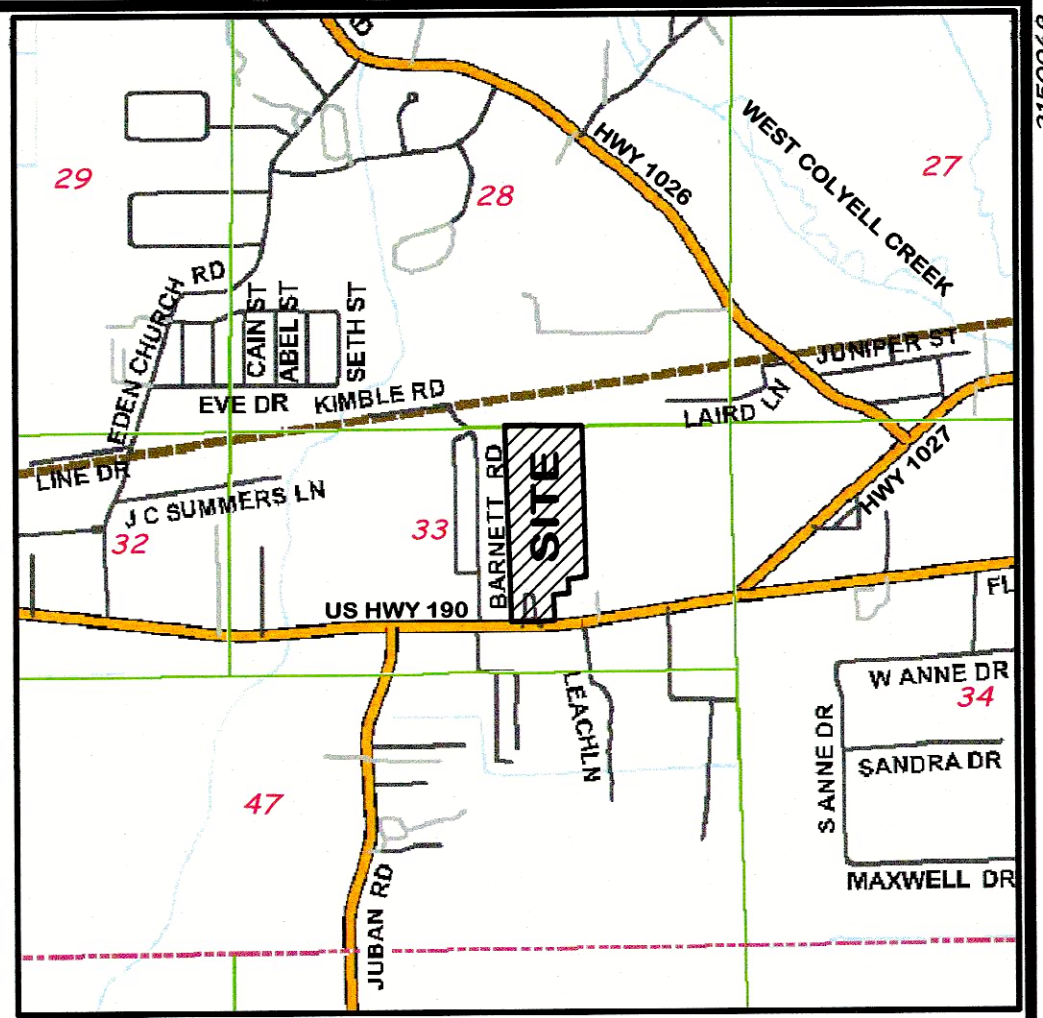
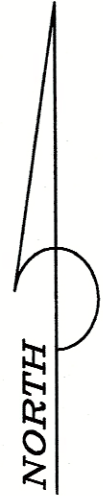
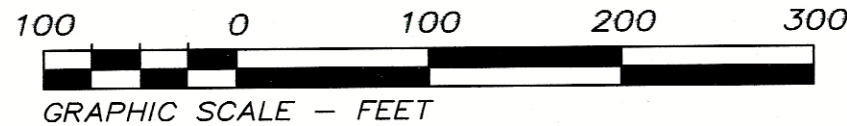
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF
OF THE LAND SHOWN HEREON.
THE STREET AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY
DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE
PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVIDITUDES ARE
GRANTED TO THE PUBLIC FOR USE OF UTILITIES, 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 SERVIDUTE OR
RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH
ANY PURPOSE FOR WHICH THE SERVIDUTE OR RIGHT OF WAY IS GRANTED.

Brett J. Martin
AGENT
THE SANCTUARY DEVELOPMENT, L.L.C.

03/23/2017
DATE

REFERENCE:

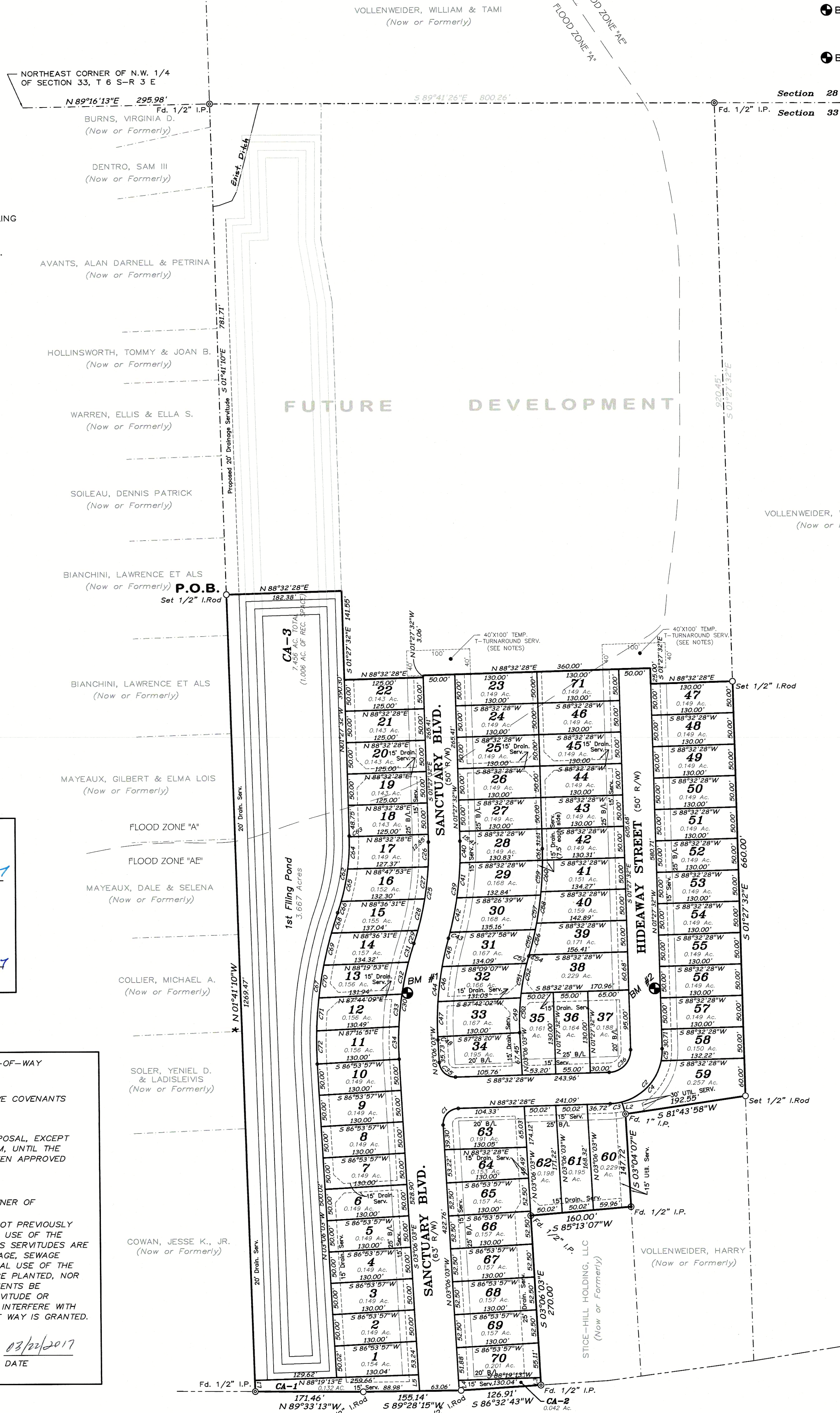
1. SURVEY MAP SHOWING A 15.51 ACRE TRACT OF LAND, BEING
LOT C, OF THE ALLEN DIXON ESTATE AND 100' OFF THE EAST SIDE
OF THE SAMUEL DIXON ESTATE LOCATED IN SECTION 33, T6S-R3E,...
BY LOUIS L. HIGGINBOTHAM, P.L.S., DATED 5-14-02
2. MAP SHOWING PROPERTY EXCHANGE BETWEEN LOTS A & B,
INTO LOTS A-1 & A-2, LOCATED 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



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



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. DIR.	CH. DIST.
C1	39.99	25.00	91°38'31"	S42°43'13"W	35.86
C2	133.52	85.00	90°00'00"	N43°32'28"E	120.21
C3	18.56	85.00	12°30'33"	N82°17'11"E	18.52
C4	95.51	85.00	64°22'37"	N43°50'36"E	90.56
C5	18.45	85.00	13°06'50"	N05°05'53"E	19.41
C25	163.77	475.00	19°45'17"	N08°25'07"E	162.96
C26	39.48	475.00	4°45'44"	N00°55'20"E	39.47
C27	51.34	475.00	6°11'33"	N06°23'59"E	51.31
C28	51.56	475.00	6°13'07"	N12°36'19"E	51.53
C29	21.40	475.00	2°34'52"	N17°00'19"E	21.40
C30	186.72	500.00	21°23'48"	S07°35'52"W	185.63
C31	31.21	500.00	3°34'36"	S16°30'27"W	31.21
C32	51.83	500.00	5°56'23"	S11°44'58"W	51.81
C33	51.83	500.00	5°56'23"	S05°48'34"W	51.81
C34	51.83	500.00	5°56'23"	S00°07'49"E	51.81
C35	38.55	25.00	88°21'29"	S47°16'48"E	34.85
C36	54.98	35.00	90°00'00"	N43°32'28"E	49.50
C39	156.45	525.00	17°04'28"	N07°04'41"E	155.87
C40	34.61	525.00	3°46'39"	N00°25'48"E	34.61
C41	56.03	525.00	6°06'54"	N05°22'34"E	56.00
C42	56.03	525.00	6°06'54"	N11°29'28"E	56.00
C43	9.77	525.00	1°03'59"	N15°04'54"E	9.77
C44	163.33	500.00	18°42'57"	S06°15'25"W	162.60
C45	46.26	500.00	5°18'04"	S12°57'52"W	46.24
C46	56.03	500.00	6°25'15"	S07°06'12"W	56.00
C47	56.03	500.00	6°25'15"	S00°40'58"W	56.00
C48	5.00	500.00	0°34'23"	S02°48'51"E	5.00
C49	55.60	370.00	8°36'36"	S01°46'38"W	55.55
C50	62.79	370.00	9°43'22"	S02°20'01"W	62.71
C51	55.60	370.00	8°36'36"	S10°23'15"W	55.55
C52	60.54	370.00	9°22'32"	S11°52'58"W	60.48
C53	12.13	370.00	1°52'41"	S15°37'54"W	12.13
C54	1.93	550.00	0°12'04"	N16°28'12"E	1.93
C55	43.47	550.00	4°31'44"	N14°18'22"E	43.46
C56	51.81	550.00	5°23'52"	N13°40'14"E	51.80
C57	55.60	550.00	5°47'32"	N09°08'45"E	55.58
C58	50.76	550.00	5°17'15"	N08°19'41"E	50.74
C59	55.60	550.00	5°47'32"	N03°21'13"E	55.58
C60	50.17	550.00	5°13'37"	N03°04'15"E	50.16
C61	18.39	550.00	1°54'59"	N00°30'03"W	18.39
C62	124.08	345.00	20°36'23"	N08°50'40"E	123.41
C63	1.25	345.00	0°12'27"	N01°21'18"W	1.25
C64	51.42	345.00	8°32'24"	N03°01'07"E	51.38
C65	52.67	345.00	8°44'50"	N11°39'41"E	52.62
C66	18.74	345.00	3°08'42"	N17°35'30"E	18.73
C67	244.63	630.00	22°14'52"	S08°01'25"W	243.09
C68	34.15	630.00	3°06'20"	S17°35'41"W	34.14
C69	52.46	630.00	4°46'17"	S13°39'23"W	52.45
C70	52.67	630.00	4°47'25"	S08°52'32"W	52.66
C71	52.67	630.00	4°47'25"	S04°05'07"W	52.66
C72	52.67	630.00	4°47'25"	S00°42'19"E	52.66

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	17.51'	N01°41'10"W
L2	19.88'	N17°12'51"W
L3	11.97'	S03°06'03"E
L4	15.84'	N03°06'03"W
L5	29.66'	S03°06'03"E

FINAL PLAT

OF

THE SANCTUARY
AT JUBAN CROSSING
- FIRST FILING -

(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) 686-1444

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

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
SERVIDITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA
AND THAT OTHER SERVIDITUDES, 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.

Brett J. Martin
BRETT J. MARTIN
PROFESSIONAL LAND SURVEYOR
REG. # 5135
McLIN TAYLOR, INC.

3/10/2017
DATE



DATE: MARCH 10, 2017