

SITE DATA:
TOTAL AREA BEING SUBDIVIDED -- 111408.78 SQ. FT. (2.5576 ACRES)
TOTAL NUMBER OF LOTS ----- 7
STREET -- CHANDLER BLUFF ROAD (APPARENT 40' RIGHT OF WAY)

BUILDING SETBACKS:
FRONT YARD - 25 FEET
REAR YARD - 20 FEET
SIDE YARD - 7 FEET
BUILDING LINE - MINIMUM 80 FEET

WETLANDS:
A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT PART OF THIS SURVEY

DEDICATION OF SERVITUDE:

THE SERVITUDES, EASEMENTS, AND/OR DRAINAGE RIGHTS-OF-WAYS SHOWN HEREON AND DEDICATED FOR THE USE BY ANY PUBLIC OR PRIVATE ENTITY RELATING TO HEALTH, UTILITY SERVICES, SAFETY AND THE LIKE. NO TREES, SHRUBS OR OTHER PLANTS SHALL BE PLANTED, NOR BUILDING STRUCTURE OR FENCE CONSTRUCTED WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.

BUYER BEWARE:

"STREETS, SERVITUDES AND RIGHT-OF-WAYS IN THE SUBDIVISION WHICH DO NOT JOIN OR CONNECT WITH PUBLICLY MAINTAINED STREETS, ROADS, SERVITUDES OR RIGHTS-OF-WAY SHALL "NOT" BE MAINTAINED BY THE LIVINGSTON PARISH COUNCIL OR ANY OTHER PUBLIC BODY"

SEWERAGE:

NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL OTHER THAN 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.

OWNER:

ANTHONY FEDUCCIA
34122 LA HIGHWAY 1019
DENHAM SPRINGS, LA 70706

ANTHONY FEDUCCIA

DATE

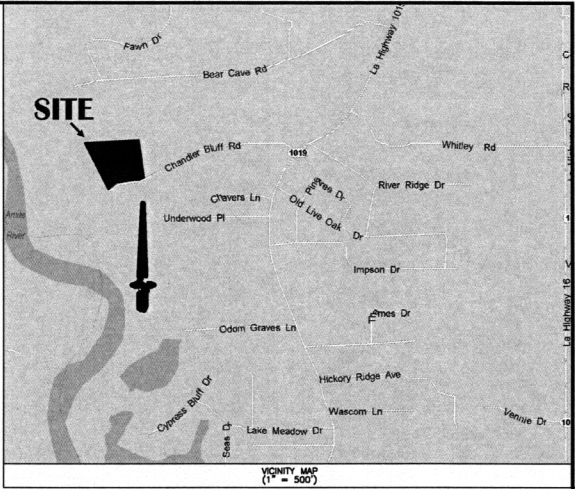


31.29 ACRE TRACT
RUSSELL J. & JANICE M. HOWARD
BEAR CAVE ROAD
PARCEL No. 0369470
(NOW OR FORMERLY)
(NOT A PART)

2.35 ACRE TRACT
DAVID R. & BETTY F. MESSINA
7080 BEAR CAVE ROAD
PARCEL No. 0033159A
(NOW OR FORMERLY)
(NOT A PART)

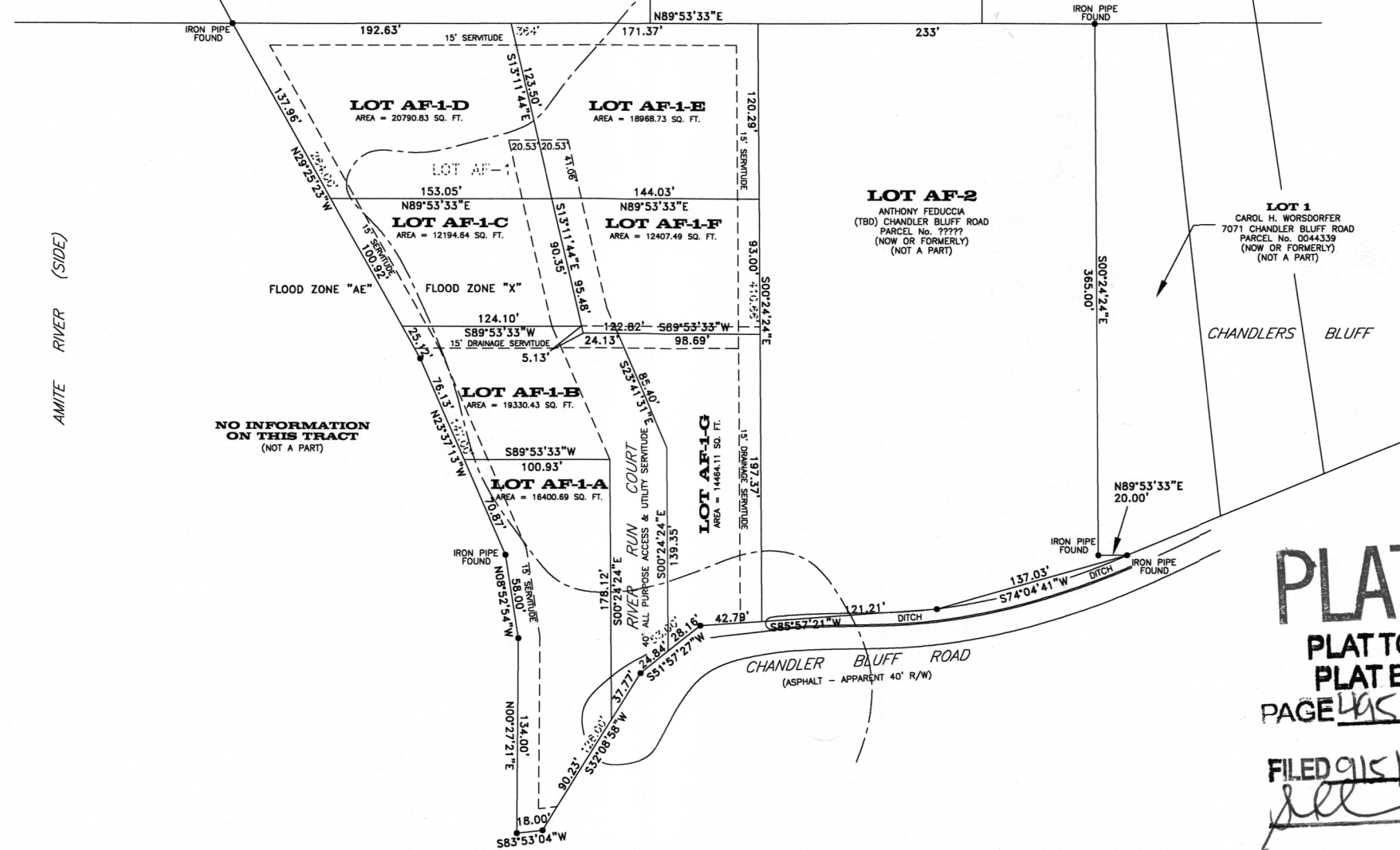
TRACT MC-1-A
BRETT D. & JESSICA H. ALMAND
7139 CHANDLER BLUFF ROAD
PARCEL No. 0594291A
(NOW OR FORMERLY)
(NOT A PART)

TRACT MC-1-B
MONTGOMERY R. & SHEILA B. HOLLAND
7147 CHANDLER BLUFF ROAD
PARCEL No. 0594291B
(NOW OR FORMERLY)
(NOT A PART)



LEGEND

- S --- S --- SEWER MANHOLE, SEWER LINE
- W --- W --- WATER MANHOLE, WATER LINE
- D --- D --- DRAIN MANHOLE, DRAIN LINE
- D --- D --- DRAIN INLET, DRAIN LINE
- G --- G --- GAS MANHOLE, GAS LINE
- U --- U --- UGTEL --- SCB MANHOLE, SCB LINE
- E --- E --- E T TV --- POWER POLE / OVERHEAD LINES
- E --- E --- E T TV --- ELEC TOWER / OVERHEAD LINES
- D --- D --- CULVERT, DRAIN LINE
- CB --- CATCH BASIN
- GM --- GAS METER
- GV --- GAS VALVE
- WM --- WATER METER
- WV --- WATER VALVE
- DC --- DRAIN CLEANOUT
- SC --- SEWER CLEANOUT
- FH --- FIRE HYDRANT
- STLT --- STREET LIGHT
- TRLT --- TRAFFIC LIGHT
- ANCHOR --- ANCHOR
- SIGN --- SIGN
- GUARD POST --- GUARD POST
- TREE --- TREE
- BUSH --- BUSH
- FENCE --- FENCE



PLAT ONLY

PLAT TO BE FOUND IN PLAT BOOK 19

PAGE 495 ENTRY 1071079

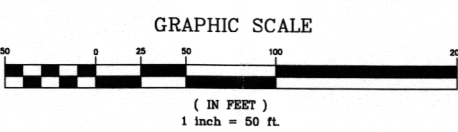
FILED 9/15/22 AT 2:06 PM

DEPUTY CLERK

APPROVED: LIVINGSTON PARISH COUNCIL

Sam Digirolamo 9-5-23
SAM DIGIROLAMO, PLANNING DIRECTOR

LAYTON RICKS, PARISH PRESIDENT



NOTE:
ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

ELEVATION NOTES	GENERAL NOTES	REFERENCE NOTES	THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:10, CHAPTER 29 FOR A CLASS "C" (SUBURBAN) SURVEY. FURTHER, THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.	STATE OF LOUISIANA RICHMOND W. KREBS REG. NO. 4866 PROFESSIONAL LAND SURVEYOR 1211 NORTH RANGE AVENUE SUITE B DENHAM SPRINGS, LA 70726 PH (225) 435-7010 FAX (225) 435-7011 www.rwkrebssurvey.com	RESUBDIVISION OF LOT AF-1 INTO LOT AF-1-A, LOT AF-1-B, LOT AF-1-C, LOT AF-1-D, LOT AF-1-E, LOT AF-1-F, AND LOT AF-1-G SECTION 52, T8S - R2E, OLD LIVINGSTON PARISH, LA FOR ANTHONY G. FEDUCCIA
THIS IS TO CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED: APRIL 3, 2012 FLOOD ZONE: X & AE BASE FLOOD ELEVATION: N/A & 60.0' COMMUNITY PANEL #: 220113 0125 E	THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY. THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR. THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.	BEARINGS BASED ON GPS OBSERVATIONS USING TOPCON TOPNET LIVE NETWORK DISTANCES BASED ON REFERENCE MAPS BY: 1) C.M. MOORE P.L.S., DATED: SEPTEMBER 14, 1960 2) J.C. KERSTENS, P.L.S., DATED: NOVEMBER 12, 1967 3) J.C. KERSTENS, P.L.S., DATED: OCTOBER 16, 1974 DATE: MAY 06, 2022 DRAWN BY: RWK SCALE: 1" = 50' CHECKED BY: JOB #: 220331	BY: <i>Richmond W. Krebs</i> RICHMOND W. KREBS, SR., PLS, No. 4836		