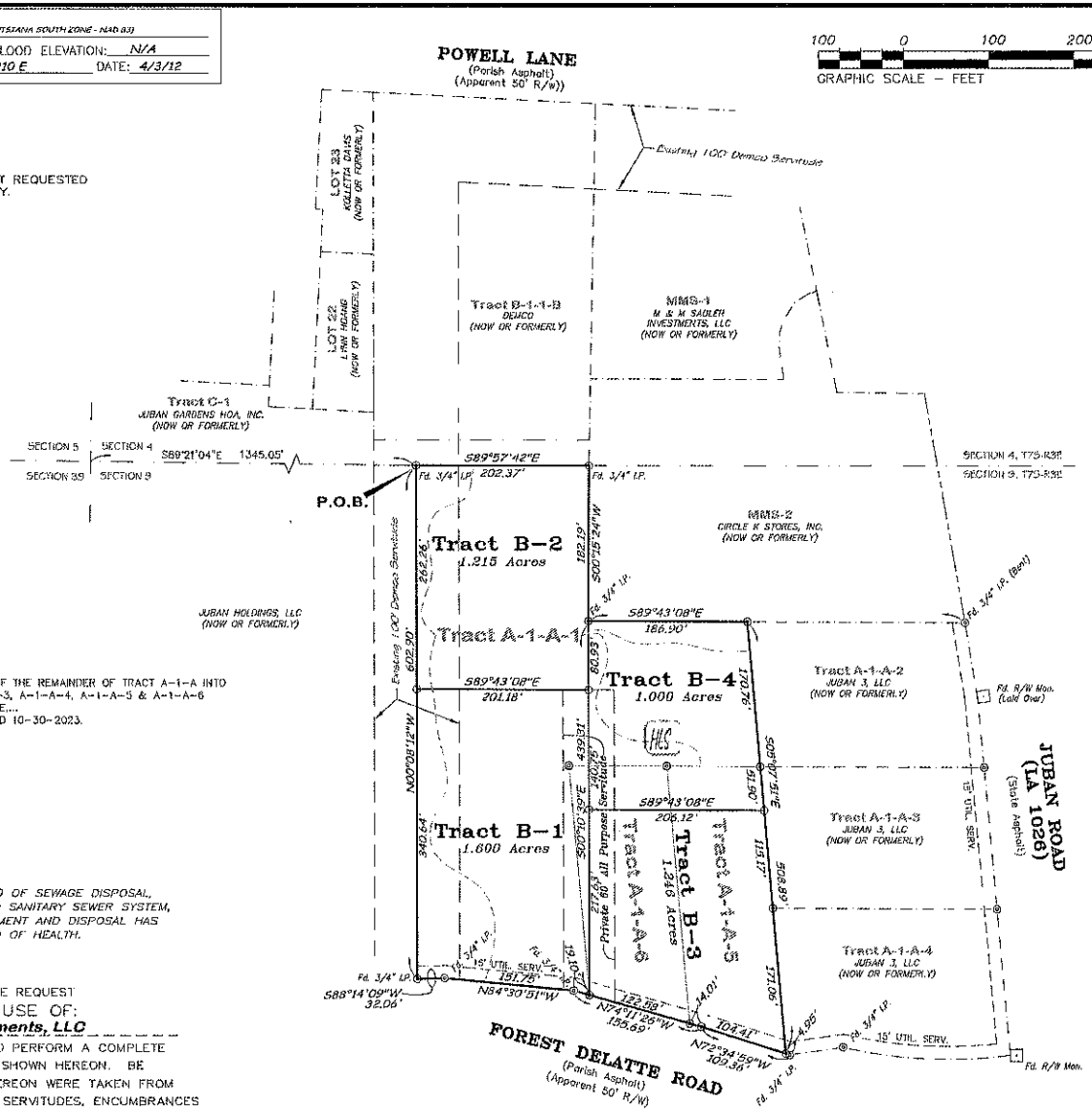
BASE BEARING: GPS - CAGNET - RTN (LOUISIANA SOUTH ZONE - NAD 83)
FLOOD ZONE: "X" BASE FLOOD ELEVATION: N/A
F.E.M.A. F.I.R.M. PANEL NO. 220113 0210 E DATE: 4/3/12

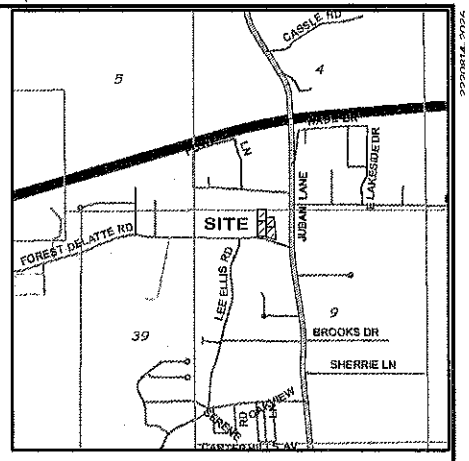
DRAWN BY:	PLV
CREW CHIEF:	DEC
TECHNICIAN:	PLV
CHECKED BY:	
CHECKED BY:	

A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.
TOTAL NO. ACRES: 5.061 ACRES
TOTAL NO. LOTS: 4 (3 INTO 4)
COUNCIL DISTRICT: 5
ZONING: C-1
SET BACKS: FRONT – 25'
REAR – 20'
SIDELINES – 7'

Legend

- Fd. Property Corner (1/2" Iron Rod Unless Otherwise Shown)
- Set 1/2" I.R.





VICINITY MAP
SCALE: 1" = 2000'

REFERENCE:

1. MAP SHOWING SURVEY AND DIVISION OF THE REMAINDER OF TRACT A-1-A INTO TRACTS A-1-A-1, A-1-A-2, A-1-A-3, A-1-A-4, A-1-A-5 & A-1-A-6 LOCATED IN SECTIONS 4 & 9, T7S-R3E... BY LESTER A. McLIN, JR., P.L.S., DATED 10-30-2023.

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.

THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF:
John Blount Investments, LLC

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

PRELIMINARY

04/09/2026
DATE

LESTER A. McLIN, JR.
PROFESSIONAL LAND SURVEYOR
LICENSE # 4470
McLIN TAYLOR, INC.

LESTER A. McLIN, JR.
Name
PRELIMINARY
4470
PLS Lic. No.

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT

APPROVED:
LIVINGSTON PARISH COUNCIL

PLANNING DIRECTOR / PARISH PRESIDENT DATE

NOTE:
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND AND APPROVES OF THE DIVISION AS SHOWN HEREON.

PRIVATE DEDICATION:

THE AREA SHOWN AS A PRIVATE 60' ALL PURPOSE SERVITUDE IS HEREBY DEDICATED AS A MEANS OF ACCESS TO TRACTS B-1, B-2, B-3 & B-4 SHOWN HEREON, AS WELL AS FOR EMERGENCY VEHICLES, SEWAGE REMOVAL AND UTILITY COMPANIES. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER THIS PRIVATE SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED. THE LIVINGSTON PARISH COUNCIL HAS NO RESPONSIBILITY FOR MAINTENANCE OF THE PRIVATE SERVITUDE.

JUBAN 3, LLC, JOHN BLOUNT
OWNER

DATE

MAP SHOWING SURVEY & REDIVISION
OF
Tracts A-1-A-1, A-1-A-5 & A-1-A-6
INTO
Tracts B-1, B-2, B-3 & B-4

LOCATED IN SECTION 9, T 7 S-R 3 E
GREENSBURG LAND DISTRICT
LIVINGSTON PARISH, LOUISIANA
FOR
John Blount Investments, LLC

McLin Taylor, Inc.
Engineering and Land Surveying
28310 FRONT ROAD LIVINGSTON, LA. 70754 (225)686-1414

2220814-2026