

SITE DATA
TOTAL AREA BEING RESUBDIVIDED 2.24 ACRES
TOTAL NO. LOTS 4
STREETS PARISH ROAD & STATE HIGHWAY
SEWER CITY OF DENHAM SPRINGS

- GENERAL NOTES**
1. THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF ALVIN FAIRBURN & ASSOC., LLC. REPRODUCTION OF THIS PRINT IS PROHIBITED EXCEPT BY PERMISSION OF THIS FIRM. ADDITIONAL INFORMATION IS OFTEN ADDED IN A CONTINUOUS UPDATING PROCESS. CHECK FOR LATEST REVISION DATA BEFORE ACTING ON DATA SHOWN. THIS FIRM IS NOT RESPONSIBLE FOR ACTIONS OR PROJECTS BASED UPON OBSOLETE DRAWINGS FOR WHICH THIS FIRM WAS NOT SPECIFICALLY CONSULTED.
 2. THIS SURVEY WAS BASED ON INFORMATION SUPPLIED BY THE CLIENT. NO ABSTRACT WAS OBTAINED TO VERIFY OWNERSHIP OF THIS PROPERTY.
 3. PROPERTY RESTRICTIONS, IMPROVEMENTS, SERVITUDES, AND/OR RIGHTS-OF-WAY OTHER THAN THOSE SHOWN MAY EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD BE AWARE THAT ABSTRACTING THE TITLE TO THIS PROPERTY TO SHOW ALL ENCUMBRANCES WAS NOT WITHIN THE SCOPE OF THIS SURVEY.
 4. BEARINGS SHOWN ARE BASED ON REFERENCE MAP NO. 1.
 5. * INDICATES TAKEN FROM REFERENCE AND NOT SURVEYED.
 6. WETLAND DETERMINATION WAS NOT REQUESTED, AND WAS NOT INCLUDED IN THIS SURVEY.
 7. (REC) INDICATES TAKEN FROM REFERENCE, NOT FIELD VERIFIED THIS SURVEY.
 8. (SY) INDICATES INFORMATION ACTUALLY SURVEYED ON THE GROUND.
 9. ZONING: (C-1) LIGHT COMMERCIAL
REQUIRED MINIMUM BUILDING LINE SETBACKS:
FRONT YARD: 25'
REAR YARD: 20'
SIDE YARD: 7'
BUFFER ZONE REQUIREMENTS: 25' (BETWEEN THE COMMERCIAL, RESIDENTIAL, LIGHT INDUSTRIAL, INSTITUTIONAL, RELIGIOUS, EDUCATIONAL OR PUBLIC PROPERTY DEVELOPMENTS OR AS APPROVED BY THE PARISH COUNCIL)

FLOOD CERTIFICATION:
ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 220113
MAP NO. 220630205 E, EFFECTIVE DATE 4-3-12,
THIS PROPERTY FALLS IN FLOOD ZONE "X & AE".
100 YEAR FLOOD ELEV. 37.0'

- REFERENCES:**
1. "RIGHT OF WAY MAP, STATE PROJECT NO. 832-14-05, JCT. LA 3022 - JCT. LA 1026," DATED 6-12-1986, BY FORTE AND TABADA, INC.
 2. "FINAL PLAT OF PLANTATION COMMERCIAL PARK...", BY ALVIN FAIRBURN & ASSOCIATES.

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER, OR LEGAL OFFICER, OF THE LAND SHOWN HEREON.

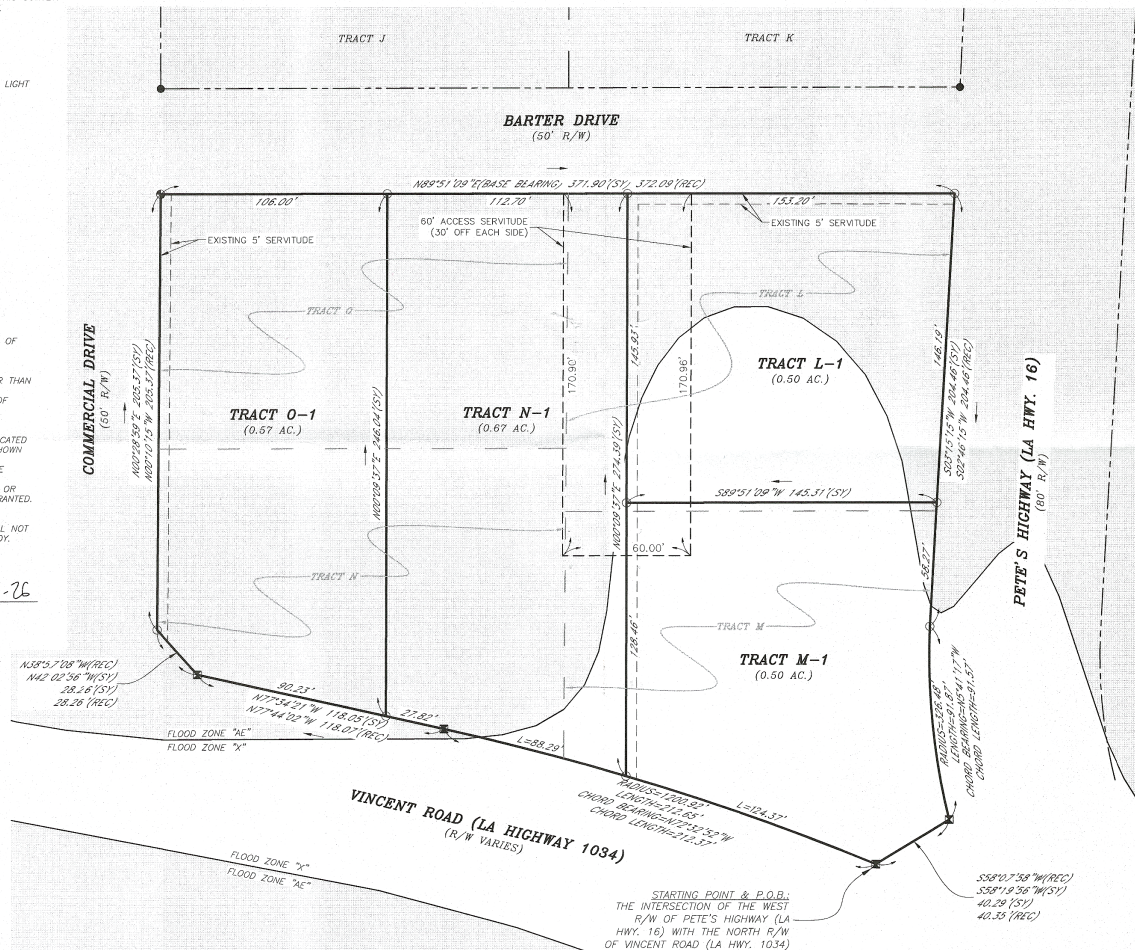
SERIES:
NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, OTHER THAN CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF LIVINGSTON PARISH.

PUBLIC DEDICATION:
THE SERVITUDES AND RIGHTS-OF-WAY SHOWN HEREON IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE PURPOSES OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, NOR SHALL ANY PLANTING BE PLANTED WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.

BUYER BEWARE:
THE STREETS, ROADS, SERVITUDES AND RIGHTS OF WAY IN THIS SUBDIVISION WILL NOT BE MAINTAINED BY THE LIVINGSTON PARISH COUNCIL OR ANY OTHER PUBLIC BODY.

Alvin Fairburn, Jr.
16 VINCENT PROPERTY, LLC
OWNER OR REPRESENTATIVE

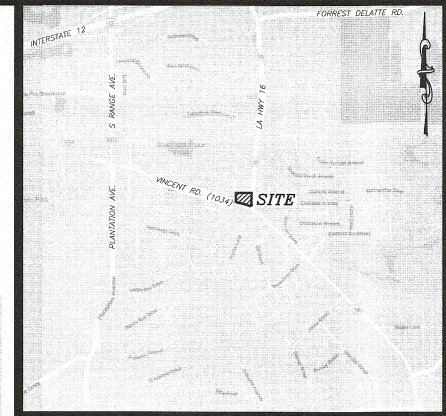
1-29-26
DATE



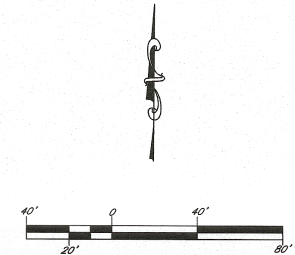
IN ACCORDANCE WITH LIVINGSTON PARISH COUNCIL
SUBDIVISION ORDINANCE SECTION 125-37, THIS IS A
MINOR SUBDIVISION. NO ADDITIONAL LOTS WERE CREATED.

APPROVED:
LIVINGSTON PARISH COUNCIL

Dee Dee Delatte 2-18-2026
PARISH PRESIDENT DATE
or
PLANNING DIRECTOR



VICINITY MAP
1" = 2000'



- LEGEND:**
- FD. 1/2" IRON ROD
 - ⊕ FD. 1/2" IRON PIPE
 - ⊠ FD. DOTD CAP
 - SET 1/2" IRON ROD

MAP SHOWING RESUBDIVISION OF
TRACTS L,M,N,O
OF
PLANTATION COMMERCIAL PARK
INTO
TRACTS L-1, M-1, N-1 & O-1
LOCATED IN SECTION 18, T7S-R3E, G.L.D.,
LIVINGSTON PARISH, LOUISIANA
FOR
16 VINCENT
PROPERTY, LLC

THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LOUISIANA
REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH
ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN
ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS FOR
CLASS C SURVEY AND IT WAS THE INTENT TO SUBDIVIDE THIS SURVEYED TRACT
INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED
TO THE CLIENT FOR HIS REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES
NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE
CERTIFIER TO REFLECT SAME.

Alvin Fairburn, Jr.
ALVIN FAIRBURN, JR., P.L.S.
DATE: JANUARY 29, 2026
FILE: "16 VINCENT PROPERTY, LLC"



3-X	51	DB	MA	TJC	AFJR
FB	PGS	PC	CALC.	DWG	CKD.



ALVIN FAIRBURN & ASSOCIATES, LLC
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LAND DEVELOPMENT CONSULTANTS ~
PROJECT DESIGNERS
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JOB NO. S230249-2A