

SECTION 44, TOWNSHIP 6 SOUTH, RANGE 3 EAST  
GREENSBURG LAND DISTRICT  
CITY OF DENHAM SPRINGS  
LIVINGSTON PARISH, LOUISIANA

LEGEND

- SET 5/8" REBAR
- FOUND MONUMENTATION
- RIGHT OF WAY/PROPERTY LINE
- CENTERLINE OF ROADWAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- X FENCE (AS NOTED)
- ASPHALT
- CONCRETE

FLOOD ZONE DATA:

BASED ON FIRM FLOOD INSURANCE RATE MAP NO. 220116 0205 E (APRIL 3, 2012), FOR LIVINGSTON PARISH, LOUISIANA, THE ENTIRE PROPERTY LIES IN FLOOD ZONE "X".

LEGAL DESCRIPTION (PARENT TRACT):

A CERTAIN PIECE OR PORTION OF GROUND, TOGETHER WITH ALL OF THE RIGHTS, WAYS, MEANS, PRIVILEGES, SERVITUDES, APPURTENANCES AND ADVANTAGES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, SITUATED IN THE PARISH OF LIVINGSTON, STATE OF LOUISIANA, AND DESIGNATED AS LOT 1-B-4-D ON THAT PLAN OF RESUBDIVISION BY F. DEWITT LADNER, RPLS, OF L & L LAND SURVEYING, LLC, DATED AUGUST 1, 2013, APPROVED BY THE CITY OF DNHAM SPRINGS ON AUGUST 22, 2013, ENTITLED "MAP SHOWING SURVEY & EXCHANGE OF PROPERTY OF 1-B-1, 1-B-2, 1-B-3, & 1-B-4 INTO 1-B-4-A, 1-B-4-B, 1-B-4-C, 1-B-4-D, LOCATED IN SECTION 44, T6S-R3E, GREENSBURG LAND DISTRICT, CITY OF DENHAM SPRINGS, LIVINGSTON PARISH, LOUISIANA, FOR MID-BAY ENTERPRISES, LLC & DHS X VENTURES, LLC," AND RECORDED ON AUGUST 28, 2013, AT PLAT BOOK 65, PAGE 122, FILE NO. 803403; SAID LOT 1-B-4-D CONTAINS 1.789 ACRES, MORE OR LESS, AND HAS THE MEASUREMENTS AND DIMENSIONS AS SHOWN THEREON.

IMPROVEMENTS THEREON BEAR THE MUNICIPAL NUMBER; 246 FLORIDA AVENUE, DENHAM SPRINGS, LA 70726

BEING THAT SAME PROPERTY ACQUIRED BY DHS X VENTURES, LLC AND MID-BAY ENTERPRISES, LLC IN THAT ACT DATED JUNE 25, 2013 RECORDED IN THE CLERK OF COURT RECORDS FOR LIVINGSTON PARISH, LOUISIANA AT BOOK 65 PAGE 122.

SURVEYOR'S NOTES:

1. THE BEARINGS AND DIMENSIONS SHOWN HEREON ARE BASED ON PLAN OF RESUBDIVISION AND DESIGNATION AS LOT 1-B-4-D BY F. DEWITT LADNER, RPLS, OF L & L LAND SURVEYING, LLC, DATED AUGUST 1, 2013, APPROVED BY THE CITY OF DENHAM SPRINGS ON AUGUST 22, 2013, ENTITLED "MAP SHOWING SURVEY & EXCHANGE OF PROPERTY OF 1-B-1, 1-B-2, 1-B-3, & 1-B-4 INTO 1-B-4-A, 1-B-4-B, 1-B-4-C, 1-B-4-D, LOCATED IN SECTION 44, T6S-R3E, GREENSBURG LAND DISTRICT, CITY OF DENHAM SPRINGS, LIVINGSTON PARISH, LOUISIANA, FOR MID-BAY ENTERPRISES, LLC & DHS X VENTURES, LLC," AND RECORDED ON AUGUST 28, 2013, AT PLAT BOOK 65, PAGE 122, FILE NO. 803403.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIR.	CHORD
C1	121.56	2814.79	N65°03'17"E	121.56
C2	126.90	2814.79	N62°31'33"E	126.87
C3	89.14	135.19	N01°35'44"E	87.54
C4	66.48	182.45	N10°48'20"E	66.11

LINE TABLE		
LINE	LENGTH	BEARING
L1	38.64	S10°04'24"W
L2	85.19	N19°53'29"E

UTILITIES:

SEWER: CITY OF DENHAM SPRINGS  
WATER: CITY OF DENHAM SPRINGS  
GAS: CITY OF DENHAM SPRINGS  
ELECTRICITY: DEMCO  
TELEPHONE: A T & T  
FIRE DISTRICT: DENHAM SPRINGS

OWNER REPRESENTATION:

DHS X VENTURES, LLC

MEMBER DATE

MID-BAY ENTERPRISES, LLC

MEMBER DATE

RECOMMENDATION FOR APPROVAL:

CITY OF DENHAM SPRINGS

CITY ENGINEER DATE

PLANNING COMMISSION CHAIRMAN DATE

APPROVED:

CITY OF DENHAM SPRINGS

H. GERARD LANDRY, MAYOR DATE

CERTIFICATION:

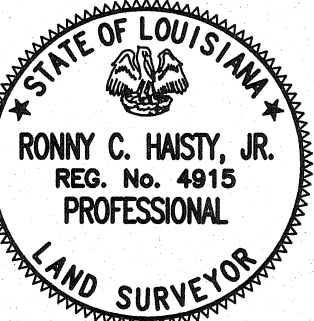
TO: DHS X VENTURES, LLC AND MID-BAY ENTERPRISES, LLC, ITS SUCCESSORS AND/OR ASSIGNS, JMB INVESTMENT COMPANY, LLC, ITS SUCCESSORS AND/OR ASSIGNS, PINNACLE BANK, FPMCM, LLC, AND WFG NATIONAL TITLE INSURANCE AGENCY, L.L.C.

I, RONNY C. HAISTY, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF LOUISIANA, DO HEREBY CERTIFY THAT I HAVE PERFORMED A CLASS "C" SURVEY IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND TO THE BEST OF MY KNOWLEDGE IS A TRUE REPRESENTATION OF THAT SURVEY.

FIELDWORK WAS COMPLETED ON OCTOBER 12, 2020  
DATE OF PLAT OR MAP: OCTOBER 21, 2020

PRELIMINARY

RONNY C. HAISTY, JR.  
P.L.S. NO. 4915  
1566 HWY. 80 E  
CALHOUN, LA 71225  
(318)387-5335



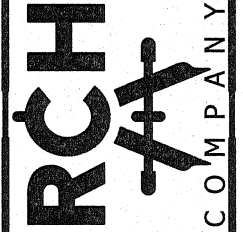
PARISH	LIVINGSTON
PROJECT NUMBER	20E262
CITY & STATE	DENHAM SPRINGS LA

DESIGNED	CHECKED
DETAILED	CHECKED
DATE	8-25-20
SHEET	

BY	
NO.	
DATE	
REVISION DESCRIPTION	

RESUBDIVISION PLAT  
SECTION 44, TOWNSHIP 6 SOUTH, RANGE 3 EAST  
GREENSBURG LAND DISTRICT  
CITY OF DENHAM SPRINGS, LIVINGSTON PARISH, LOUISIANA  
246 FLORIDA AVENUE, DENHAM SPRINGS, LA 70726

ENGINEERING  
& LAND SURVEYING  
P.O. BOX 2653  
WEST MONROE, LOUISIANA  
71294  
1-318-387-5335



SHEET NO.  
1 OF 1