SITE DATA.

| | |
|---|---|
| TOTAL AREA BEING RESUBDIVIDED | 4.48 ACRES |
| TOTAL NO. LOTS | 3 |
| STREETS | PARISH ROAD |
| SEWER | PUBLIC |

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. (SV) INDICATES INFORMATION ACTUALLY SURVEYED ON THE GROUND
9. ZONING: (R-1) RESIDENTIAL - RURAL SINGLE FAMILY
   REQUIRED MINIMUM BUILDING LINE SETBACKS.
   FRONT YARD: TWENTY-FIVE (25') FEET
   REAR YARD: THIRTY (30') FEET
   SIDE YARD: SEVEN (7') FOOT SETBACK

STARTING POINT & POINT OF BEGINNING:
THE INTERSECTION OF SOUTHERN R/W OF JUBAN ROAD (LA 1026) WITH THE EASTERN R/W OF SPILLERS RANCH ROAD

FLOOD CERTIFICATION:
ACCORDING TO F I R M COMMUNITY PANEL NO. 220113 & MAP NO. 22063C0225 E, EFFECTIVE DATE 4-3-12, THIS PROPERTY FALLS IN FLOOD ZONE "AE & X"
100 YEAR FLOOD ELEV. 31.5'

REFERENCES.

1. "FINAL PLAT OF SPILLERS RANCH...", DATED 10-26-1973, BY ALEX THERIOT JR. INC.
2. "MAP SHOWING RESUBDIVISION OF A CERTAIN 3.14 ACRE TRACT OF LAND ", DATED 7-29-2005, BY ALVIN FAIRBURN & ASSOCIATES

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

SEWER.
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 USE 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 SHRUBBERY 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

Nikki Leader — 4/30/25

NIKKI LEADER, OWNER — DATE

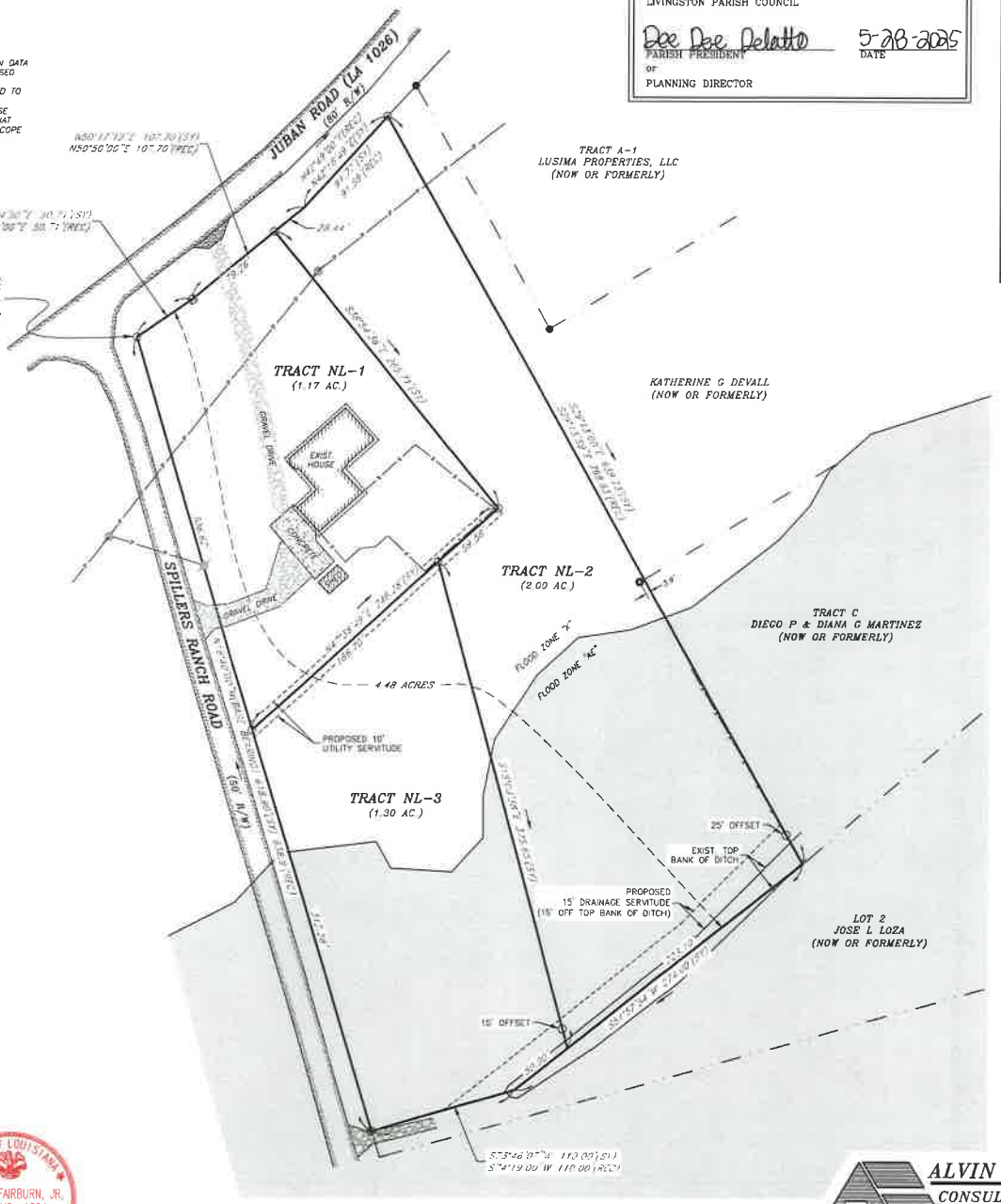
IN ACCORDANCE WITH LIVINGSTON PARISH COUNCIL SUBDIVISION ORDINANCE SECTION 125-37, THIS IS A MINOR SUBDIVISION.

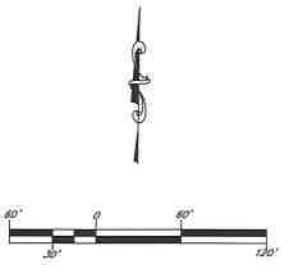
APPROVED:
LIVINGSTON PARISH COUNCIL

Dee Dee Delatte — 5-28-2025
PARISH PRESIDENT — DATE
OR
PLANNING DIRECTOR




VICINITY MAP
1" = 2000'




LEGEND:

- ● FD. 1/2" IRON ROD
- ⊙ FD. 1/2" IRON PIPE
- ◉ FD. 3/4" IRON PIPE
- ⊠ FD. LDH MONUMENT
- ○ SET 1/2" IRON ROD

MAP SHOWING RESUBDIVISION OF
4.48 ACRES
INTO
TRACTS NL-1 THRU NL-3
LOCATED IN SECTION 16, T7S-R3E, G.L.D.,
LIVINGSTON PARISH, LOUISIANA
FOR
NIKKI LEADER

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

STATE OF LOUISIANA
ALVIN A. FAIRBURN, JR.
REG. NO. 4664
PROFESSIONAL
LAND SURVEYOR

ALVIN FAIRBURN, JR., P.L.S.
DATE: APRIL 29, 2025
FILE: "LEADER, NIKKI"

| | | | | | |
|---|---|---|---|---|---|
| 3-Z | 36-37 | DE | MA | TJC | AFJR |
| FB | PGS. | PC | CALC. | DWG | CKD |


ALVIN FAIRBURN & ASSOCIATES, LLC
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LAND DEVELOPMENT CONSULTANTS ~
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JOB NO. S250111-2A

\\SERVER\FILES\JOBFILES\2025\SURV\S250111\SURVEY\CAD\S250111 RESUB.DWG