

SITE DATA
 TOTAL AREA BEING RESUBDIVIDED 8.406 ACRES
 TOTAL NO. LOTS 2
 STREETS PARISH ROAD & STATE HIGHWAY
 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 HAS 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.T.R.M. COMMUNITY PANEL NO. 220113
 4. MAP NO. 2206302020 E. EFFECTIVE DATE 4-3-12,
 THIS PROPERTY FALLS IN FLOOD ZONE "AE".
 100 YEAR FLOOD ELEV. 31.0' (ADJACENT)

REFERENCES:
 1. FINAL PLAT OF COLONIAL ACRES SUBDIVISION, DATED 4-6-1983, BY ALVIN FAIRBURN & ASSOCIATES.
 2. "MAP SHOWING SURVEY," DATED 5-15-1977, BY ALVIN FAIRBURN & ASSOCIATES.

IN ACCORDANCE WITH LIVINGSTON PARISH COUNCIL SUBDIVISION ORDINANCE SECTION 125-37, THIS IS AN EXCHANGE OF PROPERTY, NO ADDITIONAL LOTS WERE CREATED.

APPROVED:
 LIVINGSTON PARISH COUNCIL

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

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 SHORBBERRY 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.

TERM BORDE
 OWNER OR REPRESENTATIVE

2/10/26
 DATE

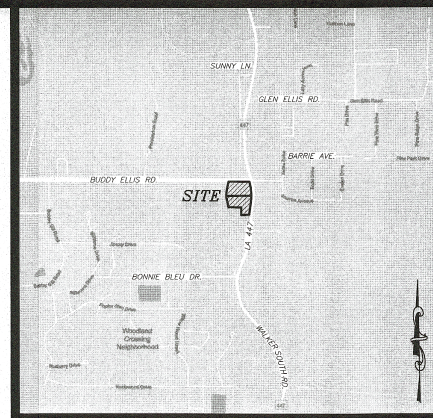
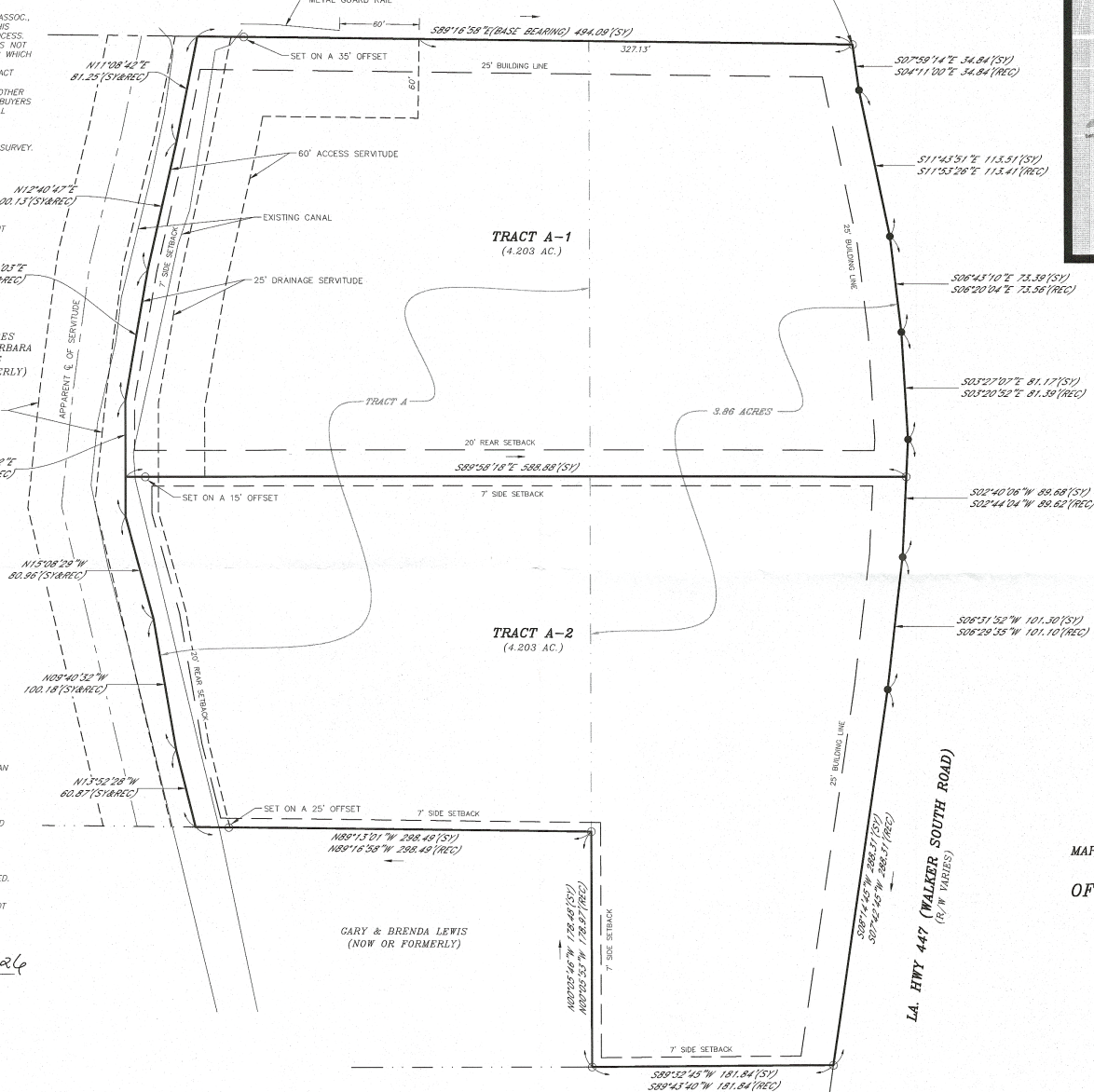
THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS FOR CLASS C SURVEY AND WAS THE INTENT TO SUBDIVIDE 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: FEBRUARY 17, 2026
 FILE: "FAIRHUGH, LLC"



STARTING POINT & POINT OF BEGINNING:
 THE INTERSECTION OF THE SOUTHERN R/W
 OF BUDDY ELLIS ROAD WITH THE WESTERN
 R/W OF LA. HWY 447 (WALKER SOUTH ROAD)

BUDDY ELLIS ROAD
 (50' R/W)



VICINITY MAP
 1" = 2000'



LEGEND:
 ● FD. 5/8" IRON ROD
 ○ SET 1/2" IRON ROD

MAP SHOWING EXCHANGE OF PROPERTY BETWEEN
 TRACT A
 OF COLONIAL ACRES SUBDIVISION
 & 3.86 ACRES
 INTO
 TRACTS A-1 & A-2
 LOCATED IN SECTION 12, T7S-R3E, G.L.D.,
 LIVINGSTON PARISH, LOUISIANA
 FOR
 FAIRHUGH, LLC



ALVIN FAIRBURN & ASSOCIATES, LLC
 CONSULTING ENGINEERS ~ LAND SURVEYORS
 LAND DEVELOPMENT CONSULTANTS ~
 PROJECT DESIGNERS
 1289 DEL ESTE AVE.
 DENHAM SPRINGS, LOUISIANA 70726 (225) 665-1515
 JOB NO. S260016-2A

21-J	27	RB	MA	TJC	AFJR
FB	PGS	PC	CALC.	DWG	CKD