SITE DATA:

TOTAL AREA BEING RESUBDIVIDED	8.66 ACRES
TOTAL NO. LOTS	4
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. (SY) INDICATES INFORMATION ACTUALLY SURVEYED ON THE GROUND.
9. ZONING: (C-1) LIGHT COMMERCIAL
   REQUIRED MINIMUM BUILDING LINE SETBACKS:
   FRONT YARD: TWENTY-FIVE (25') FEET
   REAR YARD: TWENTY (20') FEET
   SIDE YARD: SEVEN (7') FOOT SETBACK

FLOOD CERTIFICATION:
ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 220113 & MAP NO. 22063C0210 E, EFFECTIVE DATE 4-3-12, THIS PROPERTY FALLS IN FLOOD ZONE "X & AE". BASE FLOOD ELEVATION ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL FLOOD PLAIN ADMINISTRATOR.

REFERENCE:
1. "MAP SHOWING THE SURVEY OF TRACTS B-4, B-5 AND B-6...", DATED 7-29-2026, BY ALVIN FAIRBURN & ASSOCIATES, LLC.

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

SEWER:
SANITARY SEWER SYSTEM WILL CONNECT TO LIVINGSTON PARISH SEWER DISTRICT.

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.

KILGORE APEX VENTURES, LLC
OWNER

10/20/26
DATE

IN ACCORDANCE WITH LIVINGSTON PARISH COUNCIL SUBDIVISION ORDINANCE. THIS IS A MINOR SUBDIVISION.

APPROVED:
LIVINGSTON PARISH COUNCIL

DeeDee Delatte 11-5-2026
PARISH PRESIDENT DATE
or
PLANNING DIRECTOR

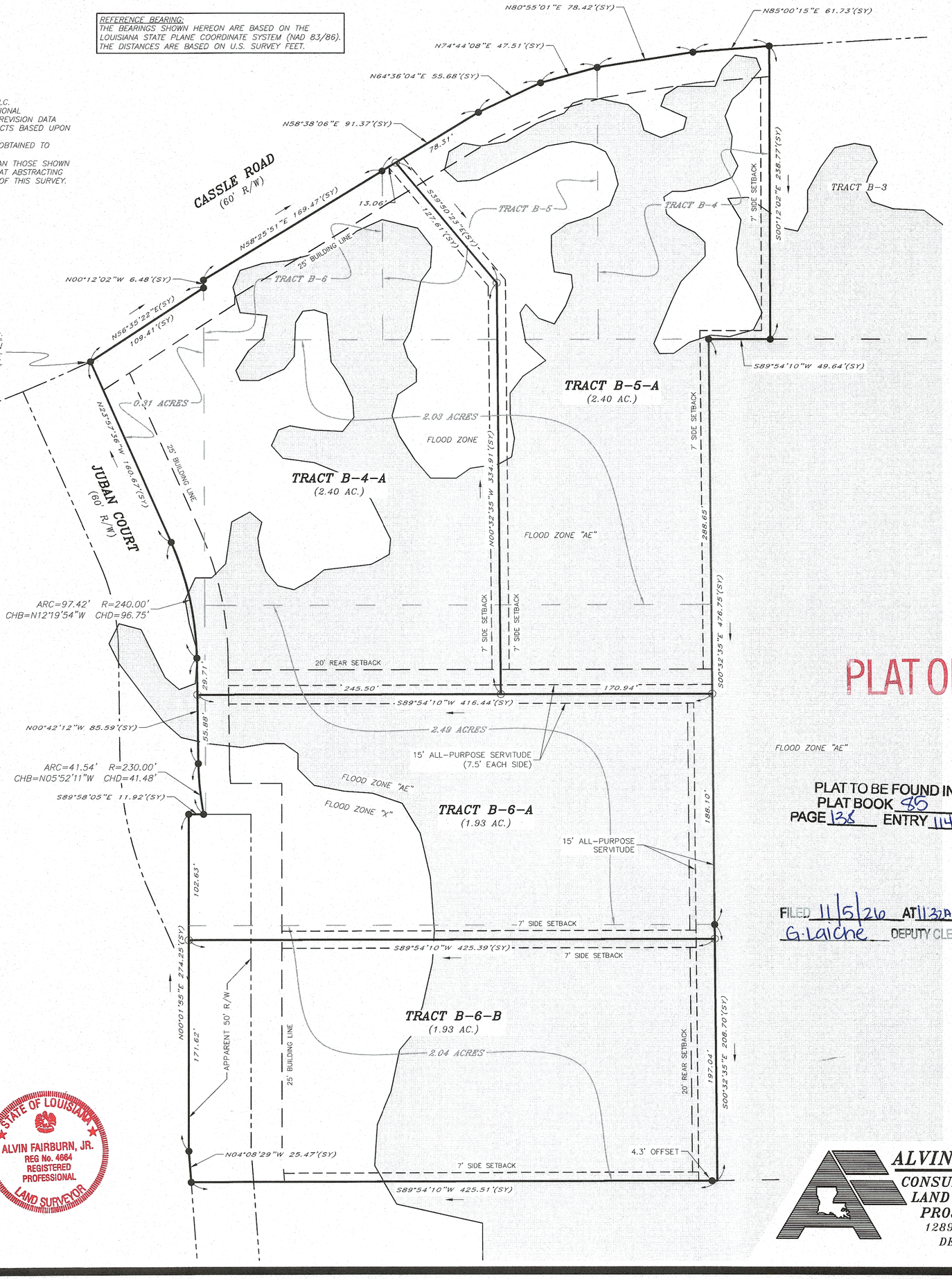
THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS FOR CLASS C SURVEY AND IT WAS THE INTENT TO 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 THIS PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

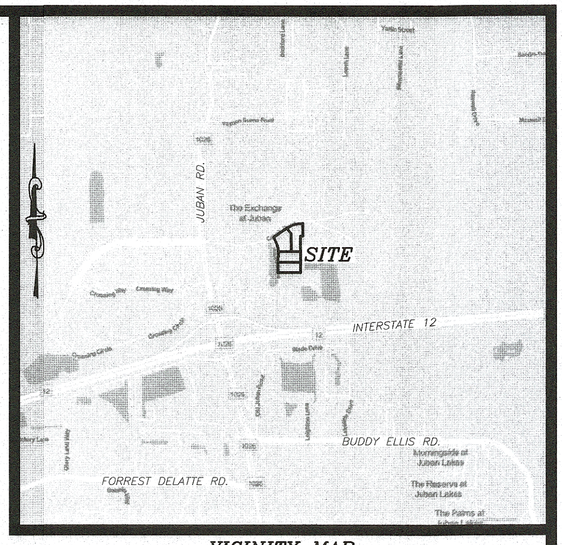
ALVIN FAIRBURN, JR., P.L.S.
DATE: OCTOBER 19, 2026
FILE: "KILGORE APEX VENTURES, LLC"

STATE OF LOUISIANA
ALVIN FAIRBURN, JR.
REG No. 4664
REGISTERED PROFESSIONAL
LAND SURVEYOR

REFERENCE BEARING:
THE BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM (NAD 83/86). THE DISTANCES ARE BASED ON U.S. SURVEY FEET.

STARTING POINT:
THE INTERSECTION OF THE SOUTHERN R/W OF CASSLE ROAD WITH THE EASTERN R/W OF JUBAN COURT





VICINITY MAP
1" =2000'

60' 0 60'
30' 120'

PLAT ONLY

FLOOD ZONE "AE"

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

PLAT TO BE FOUND IN
PLAT BOOK 85
PAGE 138 ENTRY 1145130

FILED 11/5/26 AT 11:32A M.
G. Laiche DEPUTY CLERK

MAP SHOWING COMBINATION OF LOTS BETWEEN
TRACTS B-4, B-5 AND B-6
AND
A 0.31 ACRE TRACT,
A 2.03 ACRE TRACT,
A 2.49 ACRE TRACT
AND A 2.04 ACRE TRACT
INTO
TRACTS B-4-A, B-5-A, B-6-A
AND B-6-B
LOCATED IN SECTION 4, T7S-R3E, G.L.D.,
LIVINGSTON PARISH, LOUISIANA
FOR
KILGORE APEX VENTURES, LLC

3-Z	7	DE	MA	TJC	AFJR
FB	PGS	PC	CALC.	DWG	CKD

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. S260159-2A

\\SERVER4\FILES\JOBFILES\A26\SURV\S260159\SURVEY\CAD\S260159 RESUB SOUTH SIDE.DWG