

BASE BEARING: GPS - C46NET - RTN (LOUISIANA SOUTH ZONE - NAD 83)
FLOOD ZONE: "X" BASE FLOOD ELEVATION: N/A
F.E.M.A. F.I.R.M. PANEL NO. 220113 0210 E DATE: 4/3/12

DRAWN BY:	PLV
CREW CHIEF:	DEC
TECHNICIAN:	PLV
CHECKED BY:	
CHECKED BY:	

A WETLANDS INVESTIGATION WAS NOT REQUESTED
AND IS NOT A PART OF THIS SURVEY.

TOTAL NO. ACRES: 8.121 ACRES

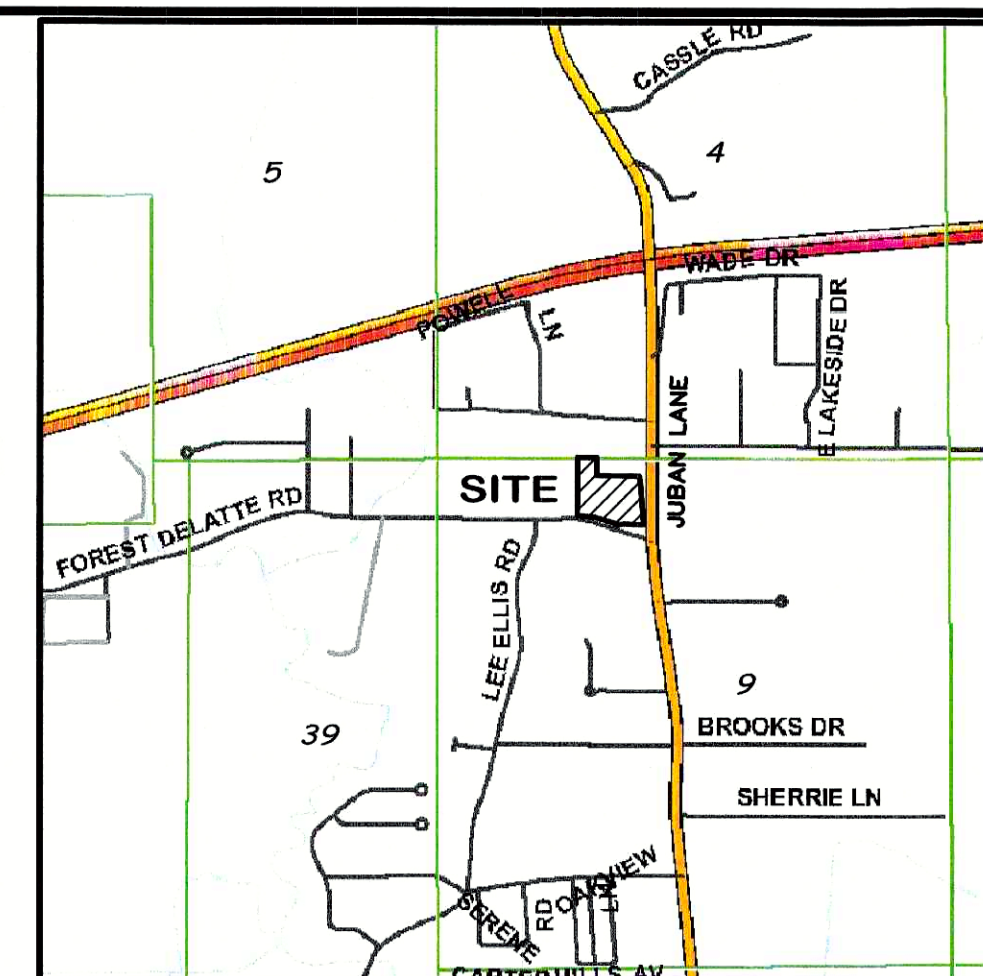
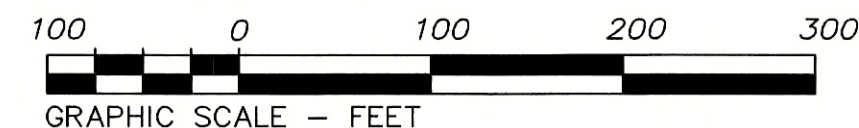
TOTAL NO. LOTS: 6

COUNCIL DISTRICT: 5

SET BACKS: FRONT - 25'
REAR - 20'
SIDELINES - 7'

REFERENCE:

- MAP SHOWING SURVEY OF TRACT B-1-1-A, THE REMAINDER OF TRACT A-1-A & THE REMAINDER OF TRACT B-1-1 LYING EAST OF THE NEW JUBAN ROAD R/W..., LOCATED IN SECTIONS 4 & 9, T7S-R3E,... BY RONALD K. FERRIS, P.L.S., DATED 09-15-2009.
- MAP SHOWING REVOCATION OF A THIRTY (30') FOOT PRIVATE SERVITUDE OF PASSAGE ACROSS TRACT A-1-A OF THE J.E. JUBAN ESTATE PROPERTY, LOCATED IN SECTIONS 4 & 9, T7S-R3E..., AS FILED IN THE OFFICIAL RECORDS OF LIVINGSTON PARISH AS FILE NO. 1036921, COB 77/ PG 180, DATED 05-10-2022.
- MAP SHOWING SURVEY & EXCHANGE BETWEEN TRACTS KD-1-A, KD-2 & B-1-1-A INTO TRACTS KD-A-A-1 & KD-2-A..., LOCATED IN SECTIONS 4 & 9, T7S-R3E..., BY JAMIE M. BORDELON, P.L.S., DATED 05-19-2022.
- MAP SHOWING SURVEY AND DIVISION OF A 4.10 ACRE TRACT INTO TRACTS MMS-1 & MMS-2..., LOCATED IN SECTIONS 4 & 9, T7S-R3E..., BY BRETT J. MARTIN, P.L.S., DATED 09-15-2016.



VICINITY MAP
SCALE: 1" = 2000'

SEWAGE DISPOSAL:

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE STATE BOARD OF HEALTH.

THIS SURVEY WAS PREPARED AT THE REQUEST
AND FOR THE EXCLUSIVE USE OF:

JUBAN 3, LLC

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE
TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE
AWARE THAT SERVITUDES SHOWN HEREON WERE TAKEN FROM
REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES
OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT
THE SUBJECT PROPERTY.

CERTIFICATION:

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

LESTER A. McLIN, JR.
PROFESSIONAL LAND SURVEYOR
LICENSE # 4470

McLIN TAYLOR, INC.

10/30/2023
DATE



APPROVED:

LIVINGSTON PARISH COUNCIL

Sam Higuera
PLANNING DIRECTOR / PARISH PRESIDENT

11-6-23
DATE

MAP SHOWING SURVEY & DIVISION OF THE REMAINDER OF Tract A-1-A

INTO
**Tracts A-1-A-1, A-1-A-2, A-1-A-3,
A-1-A-4, A-1-A-5, & A-1-A-6**

LOCATED IN SECTION 9, T 7 S-R 3 E
GREENSBURG LAND DISTRICT
LIVINGSTON PARISH, LOUISIANA
FOR

JUBAN 3, LLC

NOTE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF
THE LAND AND APPROVES OF THE DIVISION AS SHOWN HEREON.

PUBLIC DEDICATION:

THE SERVITUDES, EASEMENTS, AND/OR DRAINAGE R/W'S SHOWN HEREON
ARE DEDICATED FOR THE USE BY ANY PUBLIC OR PRIVATE ENTITY RELATING
TO HEALTH AND SAFETY. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE
PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS
BE CONSTRUCTED OR INSTALLED WITHIN OR OVER THIS PRIVATE SERVITUDE
SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR
WHICH THE SERVITUDE IS GRANTED.
THE LIVINGSTON PARISH COUNCIL HAS NO RESPONSIBILITY FOR MAINTENANCE
OF THE PRIVATE SERVITUDE.

John Blount
JUBAN 3, LLC, JOHN BLOUNT
OWNER TRACT A-1-A

10-31-23
DATE



McLin Taylor, Inc.
Engineering and Land Surveying

28339 FROST ROAD LIVINGSTON, LA. 70754 (225)686-1444

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