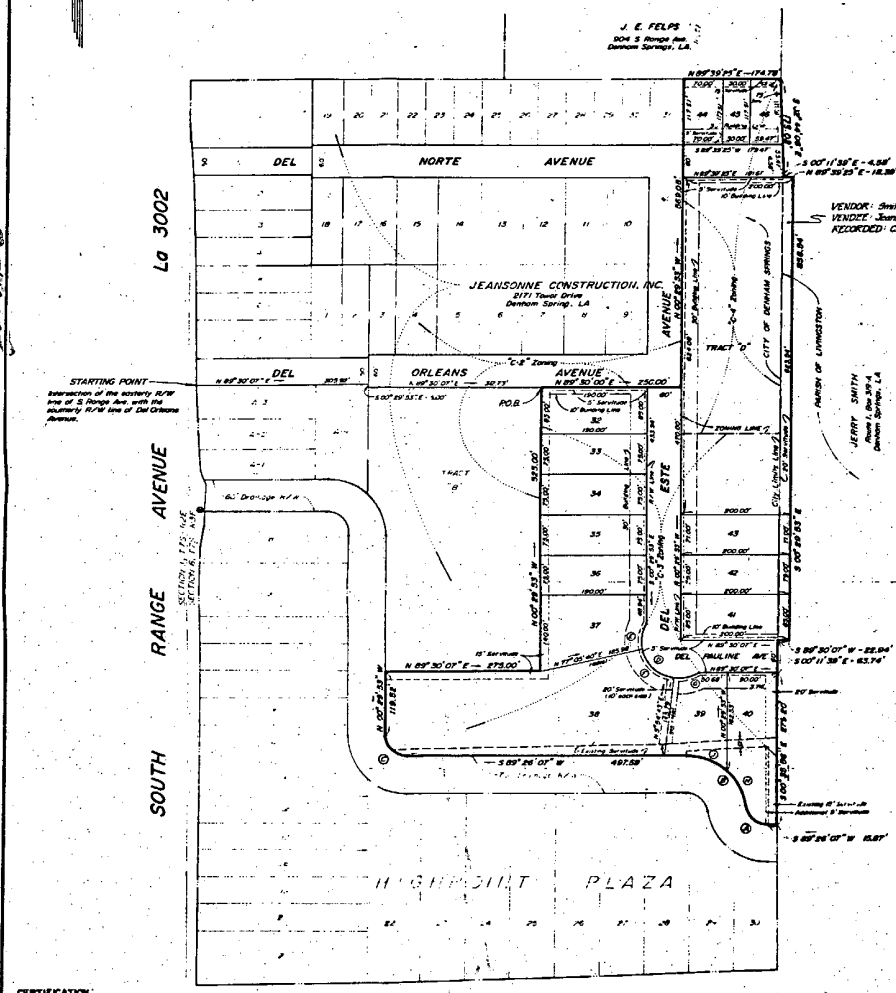
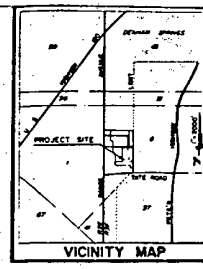
SEE ORIGINAL No. 251,697
THEN COB BOOK 483
PAGE 259 FOR PLAT.





RESTRICTIONS

All lots are subject to Declaration of Protective Covenants recorded in the Livingston Parish Clerk of Court's office.

GENERAL NOTES

The original drawing of this work is the property of Alvin Fairburn & Assoc., Inc. Reproduction of this print is prohibited except by permission of this firm. Additional information is often added in continuous updating process. Check for latest revision date before acting on data shown. This firm is not responsible for actions or projects taken based upon obsolete drawings for which this firm was not specifically consulted.

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.

SITE DATA

TOTAL AREA BEING SUBDIVIDED ..... 10.69 Acres
TOTAL Nº LOTS 16
ZONING DISTRICT ..... As shown
STREETS ..... Proposed public; 6" concrete, curb & gutter
SCHOOL DISTRICT ..... 1 (Denham Springs)
UTILITIES
Water ..... City of Denham Springs
Electric ..... D.E.M.C.O.
Telephone ..... South Central Bell
Gas ..... City of Denham Springs
SEWERAGE ..... Collection lines to City oxidation pond

FLOOD ZONE

According to F.I.R.M., Community Panel Nº 220185 0005 B, effective date 10-15-81, this property falls in zone AO ("Areas of 100-year shallow flooding where depths are between one and three feet; average depths of inundation are shown "1.2" for this property)", but no flood hazard factors are determined.")

High water elevation of April, 1983 = 40.5, N.G.V.D. (Lot 2, Highpoint Plaza)

BENCHMARK

A chiseled "x" on top of the south end of the east concrete headwall of the Felder Ditch culvert under S. Range Avenue, as shown (⊕).
Elevation = 36.26, N.G.V.D.

REFERENCES

1. "Map showing survey of a 1.23 ac tract, a 79.12 ac tract & a 40.94 ac. tract ..." by Edward E. Evans, dated June 6, 1956
2. "Survey map showing required drainage right-of-way across the Livingston Investment Co property" by Alex Theriot dated January 31, 1973.
3. "Map showing subdivision of the Livingston Investment Co., Inc. property" by this office, dated October 17, 1977.
4. La. Dept of Highways (now DOTD) right-of-way plans of Range Ave., State Project 852-32-02, sheets 11,13 & 14.
5. First plat of "Highpoint Plaza" by this office, dated June 15, 1979

BEARINGS SHOWN HEREON BASED ON REF. Nº 4.

CURVE DATA

	Radius	Δ	Arc	Chord	Tan.
A	40.00'	82° 01' 12"	57.26'	52.50'	34.78'
B	110.00'	82° 01' 12"	157.47'	144.36'	93.66'
C	40.00'	80° 04' 00"	62.38'	56.61'	40.05'
D	70.00'	152° 00' 20"	185.71'	135.84'	280.81'
E	70.00'	43° 24' 37"	53.03'	51.79'	27.88'
F	70.00'	68° 27' 20"	83.64'	78.75'	47.68'
G	70.00'	40° 08' 17"	49.04'	48.04'	25.57'
H	110.00'	39° 41' 44"	76.21'	74.70'	39.71'
J	110.00'	42° 19' 28"	81.26'	79.43'	42.59'

CERTIFICATION:
This is to certify that this plat conforms to La Revised Statutes 33:5051 et seq. and conforms to all parish ordinances governing the subdivision of land

Alvin Fairburn, Jr. 9/1/86
Alvin Fairburn, Jr.
Cert. Engineer & Land Surveyor — Date

This is to certify that Jeansonne Construction is the owner of the land shown hereon.

DEDICATION: This is to certify that the servitudes and rights-of-way shown on this plat are hereby dedicated to the perpetual use of the public for proper purposes including drainage, removal of sewage, and utilities, but it does not obligate any body to construct, nor limit any building, fence, pavement, or other improvements to be constructed on the dedicated strips, or over any servitude or right-of-way as all to be placed at unreasonably shorter use by the public for which the servitude or right-of-way is granted.

No person shall operate or cause or suffer to be operated any mobile home or manufactured home park within the limits of the Parish of Livingston unless a valid permit shall have been issued by the Livingston Parish Board of Health for the operation.

ROBERT M. JEANSONNE, President — DATE

RECOMMENDED FOR APPROVAL
FRED BAKER, Chairman, Planning Commission — 10-14-86 DATE

NO EXCEPTIONS TAKEN
ALEX THERIOT, JR., City Engineer — 10-16-86 DATE

APPROVED
W. HERBERT HOOVER, Mayor — 10-1-86 DATE

Ward 2

FINAL PLAT OF
HIGHPOINT PLAZA II, Third Filing
LOCATED IN
SECTION 6, T7S-R3E, G.L.D., DENHAM SPRINGS, LOUISIANA
FOR
Jeansonne Construction, Inc.
2171 TOWER DRIVE
DENHAM SPRINGS, LA 70726

ALVIN FAIRBURN & ASSOCIATES
CONSULTING ENGINEERS - ARCHITECTS
LAND SURVEYORS - LAND PLANNERS
DENHAM SPRINGS, LOUISIANA (504)665-1515

FILE NAME Highpoint Plaza II, 3rd filing
JOB Nº 85175 MAP Nº 85175-3A

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