

**SITE DATA:**  
 TOTAL AREA BEING RESUBDIVIDED . . . . . 1.57 ACRES  
 TOTAL NO. LOTS . . . . . 2  
 STREETS . . . . . CITY/STATE ROAD

This is to certify that the undersigned is the owner, or legal officer, of the land shown hereon.

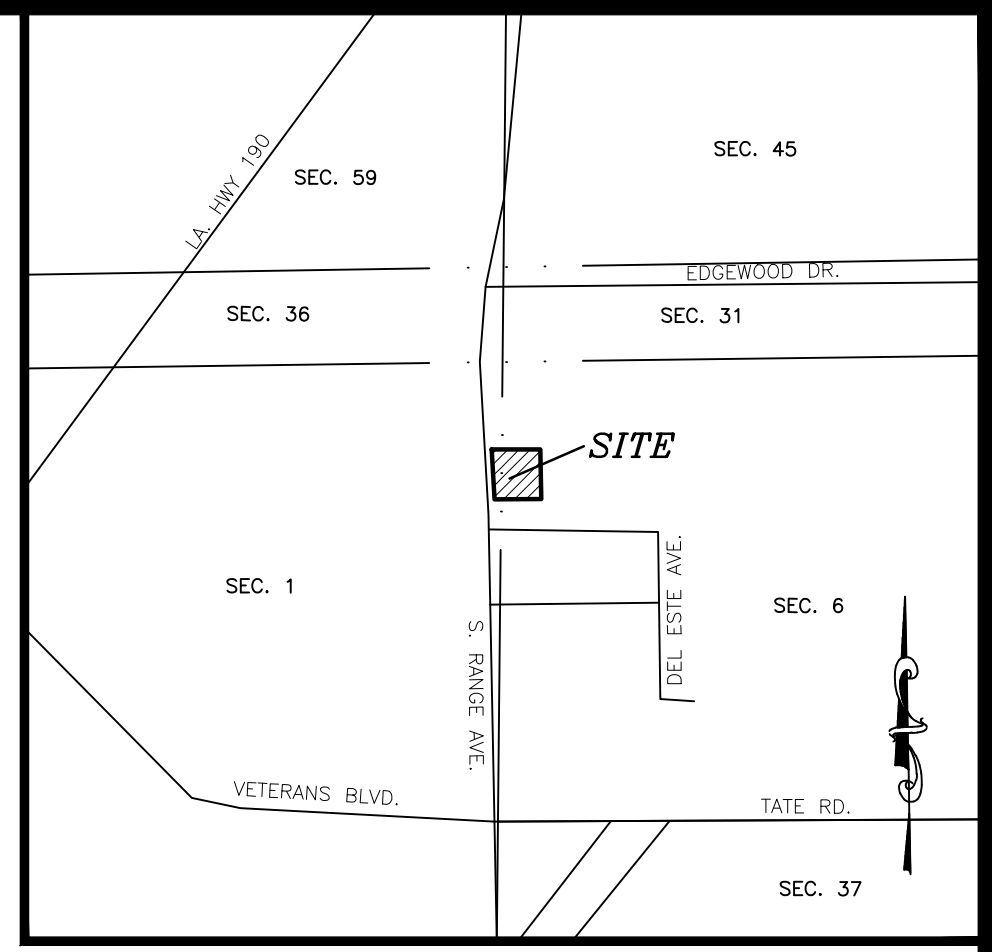
**SEWERAGE:**  
 No person shall provide or install a method of sewage disposal other than connection to an approved sanitary sewer system, until the method of sewage treatment and disposal has been approved by the Health Unit of Livingston Parish.

**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.

OWNER OR REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

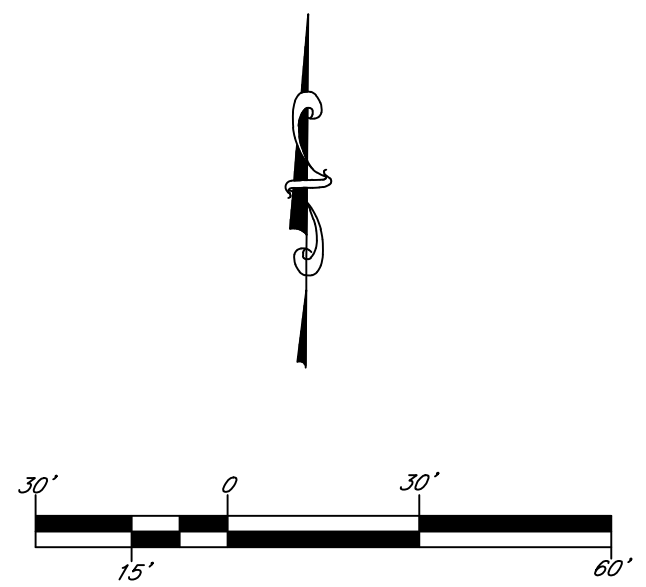
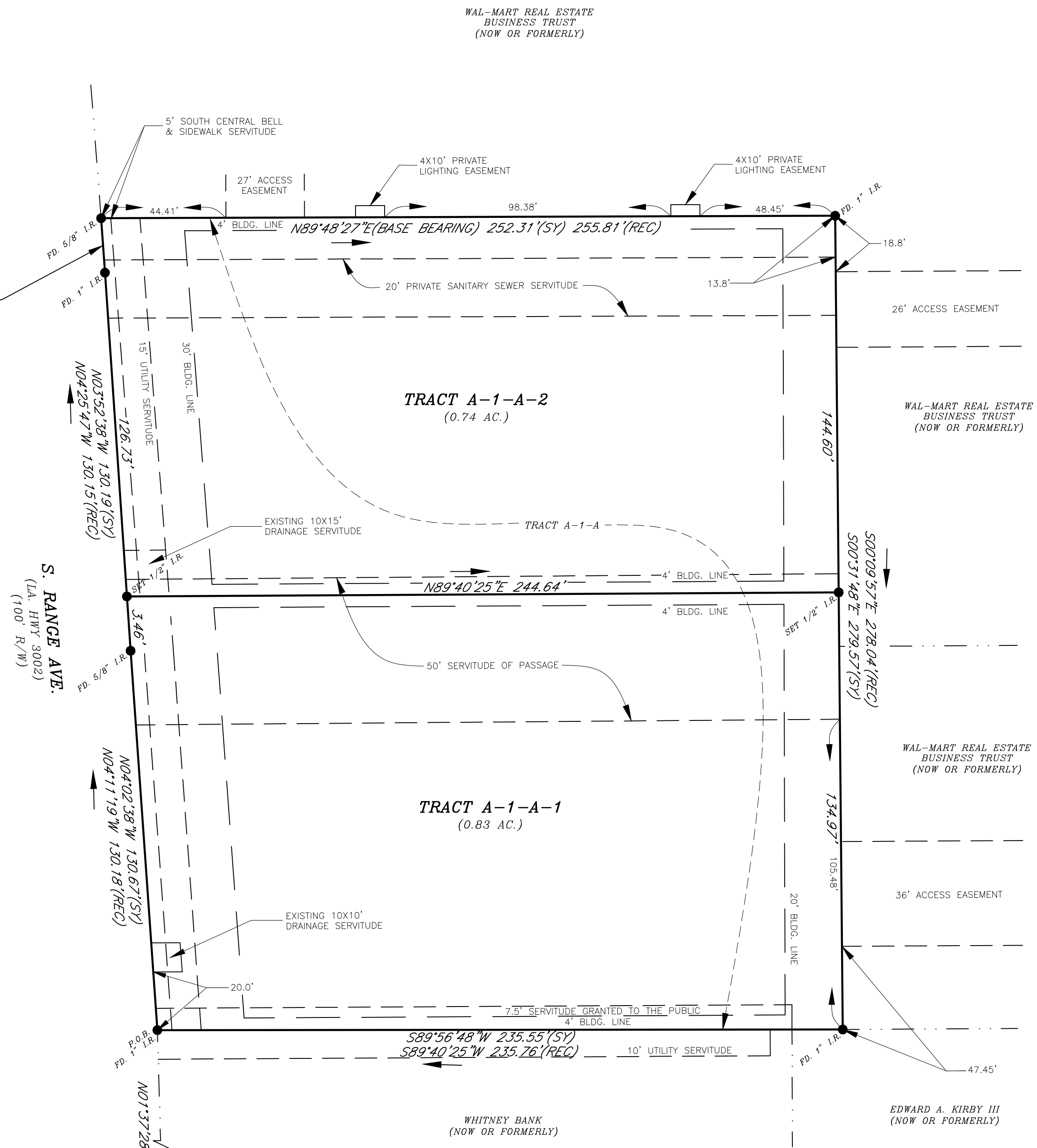
**FLOOD CERTIFICATION:**  
 According to F.I.R.M. Community Panel No. 220116 & Map No. 22063C0205 E, effective date 4-3-12, this property falls in flood zone "AE".  
 100 Year Flood Elev. 43.0'

**REFERENCE:**  
 1. "ALTA/NSPS Land Title Survey...", dated 08-07-2006, by Collins Land Surveyors.



**VICINITY MAP**  
 1" = 2000'

- GENERAL NOTES**
- 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.
  - This survey was based on information supplied by the client, no abstract was obtained to verify ownership of this property.
  - 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.
  - Bearings shown are based on reference map No. 1.
  - \* Indicates taken from reference and not surveyed.
  - Wetland determination was not requested, and was not included in this survey.
  - (REC) indicates taken from reference, not field verified this survey.
  - (SY) indicates information actually surveyed on the ground.
  - Zoning AND Setback Requirements:  
 C-3: 30' Front  
 20' Rear  
 4' Sideline
  - Access: South Range Avenue(Direct Access)
  - Total Acreage=1.57 Acres
  - Total Square Footage=68388.00
  - Existing Land Use: Commercial



MAP SHOWING RESUBDIVISION OF  
**TRACT A-1-A**  
 INTO  
**TRACTS A-1-A-1 & A-1-A-2**  
 LOCATED IN SECTION 1, T7S-R2E, &  
 LOCATED IN SECTION 6, T7S-R3E, G.L.D.,  
 CITY OF DENHAM SPRINGS  
 LIVINGSTON PARISH, LOUISIANA  
 FOR  
**LAND AT 16, LLC.**

**Recommended for Approval:**  
 City of Denham Springs  
 Planning Commission

\_\_\_\_\_  
 Fred Banks  
 Chairman Date \_\_\_\_\_

\_\_\_\_\_  
 Acting City Engineer Date \_\_\_\_\_

**Approved:**  
 City of Denham Springs

\_\_\_\_\_  
 Gerard Landry  
 Mayor Date \_\_\_\_\_

This is to certify that this plot 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 B 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 plot is properly revised by the certifier to reflect same.

**PRELIMINARY**

ALVIN FAIRBURN, JR., P.L.S.  
 DATE: NOVEMBER 1, 2018  
 FILE: "LAND AT 16..."

**STARTING POINT:**  
 The Intersection of the northern R\W of Del Norte Avenue with the Eastern R\W of South Range Avenue.\*

3-U	54	NC	DC	DC	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. A180289-2A

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