

1.0+- up to 21.1+- Ac. AVAILABLE - 28600 JUBAN RD., DENHAM SPRINGS LA.



Marketed exclusively by:

RE/MAX Partners

Office: 225-250-4450

St. Francisville, LA

For more information contact:

Doug Ferris 225-954-4747 doug@dougferris.com

**RE/MAX
PARTNERS**

225-250-4450

Remaxpartnersla.com

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- 1.0+- acres up to 21.1+- acres with 241+- feet of frontage on Juban Road, and approximately 1,300 frontage on Valmon Burns Rd. available for sale.
- Excellent development opportunity for Office, Warehouse, or apartments.
- Located adjacent to Juban Crossing with easy access to Interstate 12.

**1.0+- up to 21.5+- acres
available for sale**



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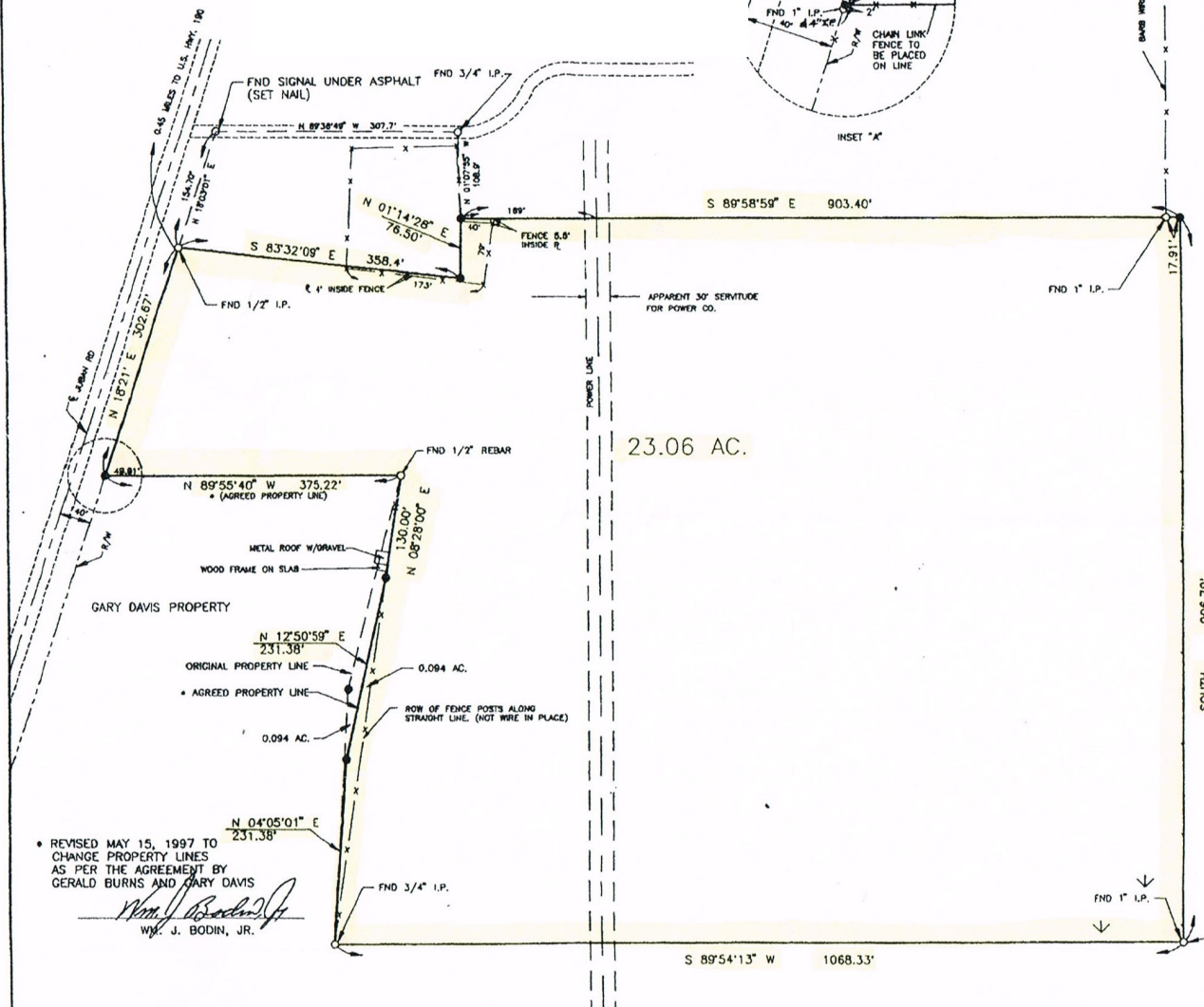
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JOB NUMBER: T6SR3E47\FDIC

INVOICE NUMBER: 95-25533-N-JN



OCTOBER 27, 1995
A PLAN OF AN ACTUAL GROUND SURVEY OF A 23.06 TRACT OF LAND CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SECTION 47, T6S-R3E, LIVINGSTON PARISH, LOUISIANA.

● - SET 1" I.P.

SURVEY FOR:
FEDERAL DEPOSIT INSURANCE CORPORATION
JUBAN ROAD
DENHAM SPRINGS, LA 70728

METES AND BOUNDS DESCRIPTION
A CERTAIN PIECE OR PARCEL OF LAND SITUATED IN SECTION 47, T6S-R3E, PARISH OF LIVINGSTON, STATE OF LOUISIANA, BEING MORE FULLY DESCRIBED AS BEGINNING AT A POINT 2668.6' S 89°45' W OF THE SOUTHEAST CORNER OF SECTION 47, T6S-R3E; THENCE PROCEED S 89°54'13\"/>

EXHIBIT "B" SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, WM. J. BODIN, JR. HEREBY CERTIFIES THAT (A) THIS PLAT OF SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON ARE TRUE AND CORRECT AND WERE PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE REAL PROPERTY, 23.06 ACRES IN SECTION 47, T6S-R3E, SHOWN HEREON; (B) SUCH SURVEY WAS CONDUCTED BY THE SURVEYOR OR UNDER HIS SUPERVISION; (C) ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE CORRECTLY SHOWN; (D) EXCEPT AS SHOWN HEAREON, THERE ARE NO VISIBLE ENCROACHMENTS ONTO THE PROPERTY OR PROTRUSION THEREFROM, THERE ARE NO IMPROVEMENTS ON THE PROPERTY, THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY ON THE PROPERTY, AND THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, OR BOUNDARY LINE CONFLICTS; (E) THE SIZE, LOCATION AND TYPE OF IMPROVEMENTS ARE AS SHOWN HEREON, AND ALL ARE LOCATED WITHIN THE BOUNDARIES OF THE PROPERTY AND SET BACK FROM THE PROPERTY LINES THE DISTANCE INDICATED; (F) THE DISTANCE FROM THE NEAREST INTERSECTING STREET OR ROAD IS SHOWN; (G) THE PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY; (H) ALL RECORDED EASEMENTS HAVE BEEN CORRECTLY PLATTED HEREON; AND (I) THE BOUNDARIES, DIMENSIONS AND OTHER DETAILS SHOWN HEREON ARE TRUE AND CORRECT.

THE SURVEYOR EXPRESSLY UNDERSTANDS AND AGREES THAT (A) THIS CERTIFICATE IS MADE FOR THE BENEFIT OF FEDERAL DEPOSIT INSURANCE CORPORATION, IN ANY OF ITS CORPORATE CAPACITIES, THE (FDIC) AND FOR THE BENEFIT OF THE UNITED GENERAL TITLE INSURANCE COMPANY TO ISSUE A POLICY OF TITLE INSURANCE INSURING THE VALIDITY AND PRIORITY OF A DEED OF TRUST LEIN; AND (B) BOTH FDIC AND UNITED GENERAL TITLE INSURANCE COMPANY ARE ENTITLED TO RELY ON THIS PLAT OF SURVEY AS BEING TRUE AND ACCURATE IN ALL RESPECTS AND UPON THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

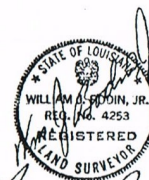
EXECUTED THIS 21 DAY OF OCTOBER, 1995

COMPANY NAME: BODIN AND WEBB, INC.
WM. J. BODIN, JR.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. LA 4253

P.O.B. - 2668.6' S 89°45' W OF THE
S.E. COR. OF SECTION 47, T6S-R7E.

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225-250-4450



BODIN AND WEBB, INC.
ENGINEERS & SURVEYORS
LICENSE NUMBER: 4253
1024 S. CYPRESS ST.
HAMMOND, LA 70403
PHONE: (504) 345-3947

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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. 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.

REFERENCE:

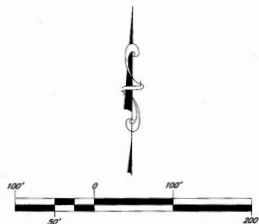
1. "Survey for Federal Deposit Insurance Corporation...," dated 10-21-95 by William J. Bodin, Jr., P.L.S.

DEDICATION:

This is to certify that the undersigned is the legal land owner, or officer, of the property and that the servitudes and rights of way shown on the plat are hereby dedicated to the perpetual use of the public for proper purposes including drainage, removal of swamps, and utilities. No trees, shrubs, or plants may be planted, nor shall any building, fence, structure, or other improvements be constructed or installed within or over any servitude or right-of-way so as to prevent or unreasonably interfere with any purpose for which the servitude or right-of-way is granted.

GERALD BURNS

DATE:



CERTIFICATION:

THIS MAP IS NOT A BOUNDARY SURVEY AND SHALL NOT BE CONSTRUED AS SUCH. THE PURPOSE OF THIS MAP IS TO DEDICATE A 60' PUBLIC ROAD RIGHT-OF-WAY AND A 15' PUBLIC UTILITY SERVITUDE.

Alvin Fairburn, Jr.
ALVIN FAIRBURN, JR. P.L.S.
DATE: MAY 21, 2015
FILE: "SELA GARDENS..."



C1
A=21°51'40"
R=330.00'
T=63.73'
CHORD=N79°05'11"E 125.15'
L=125.91'

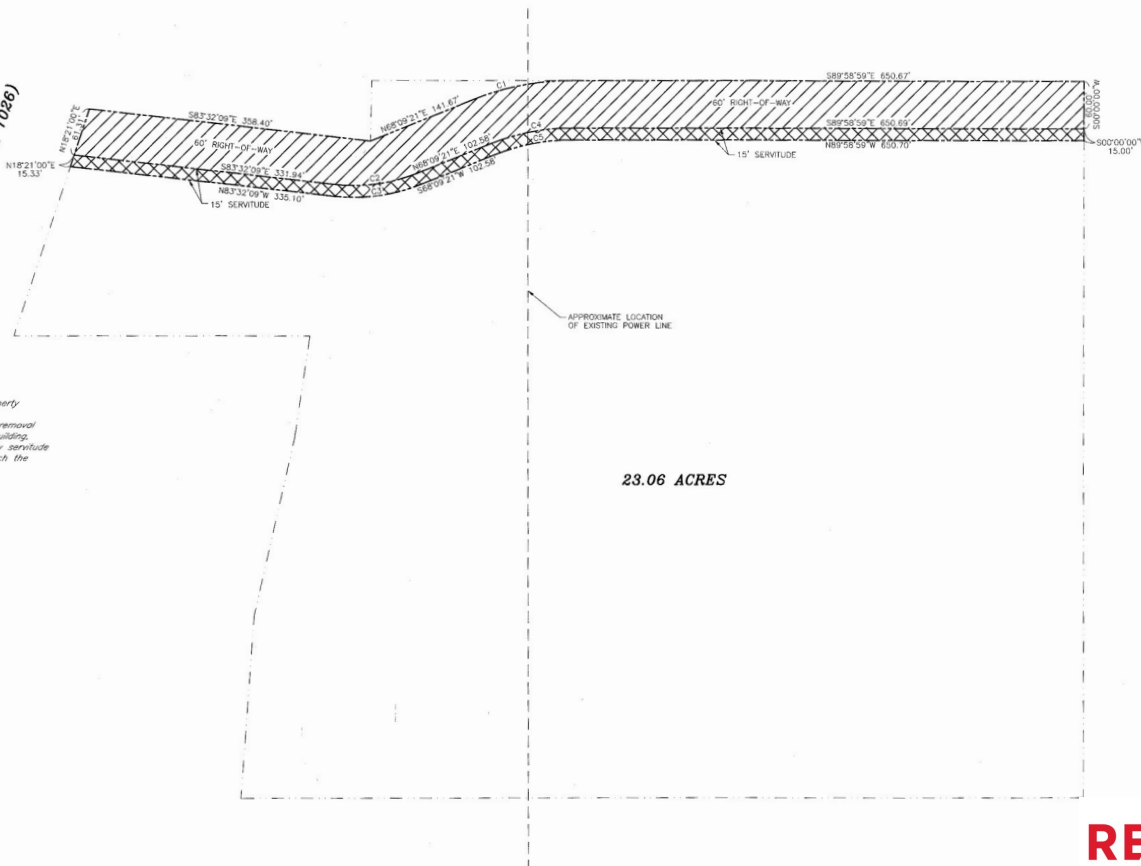
C2
A=28°18'30"
R=215.00'
T=54.22'
CHORD=N82°18'36"E 105.15'
L=106.23'

C3
A=28°18'30"
R=230.00'
T=56.00'
CHORD=N82°18'36"E 112.48'
L=115.64'

C4
A=21°50'39"
R=270.00'
T=52.10'
CHORD=N79°05'11"E 102.39'
L=103.02'

C5
A=21°51'40"
R=255.00'
T=49.25'
CHORD=N79°05'11"E 96.71'
L=97.29'

JUBAN RD. (LA 1026)



MAP SHOWING DEDICATION OF
RIGHT-OF-WAY AND SERVITUDE ON
A CERTAIN 23.06' ACRE
TRACT OF LAND
LOCATED IN SECTION 47, T6S-R3E, G.L.D.,
LIVINGSTON PARISH, LOUISIANA
FOR
SELA GARDENS, L.L.C.
PO BOX 321473
FLOWOOD, MS 39232
(601) 829-3628

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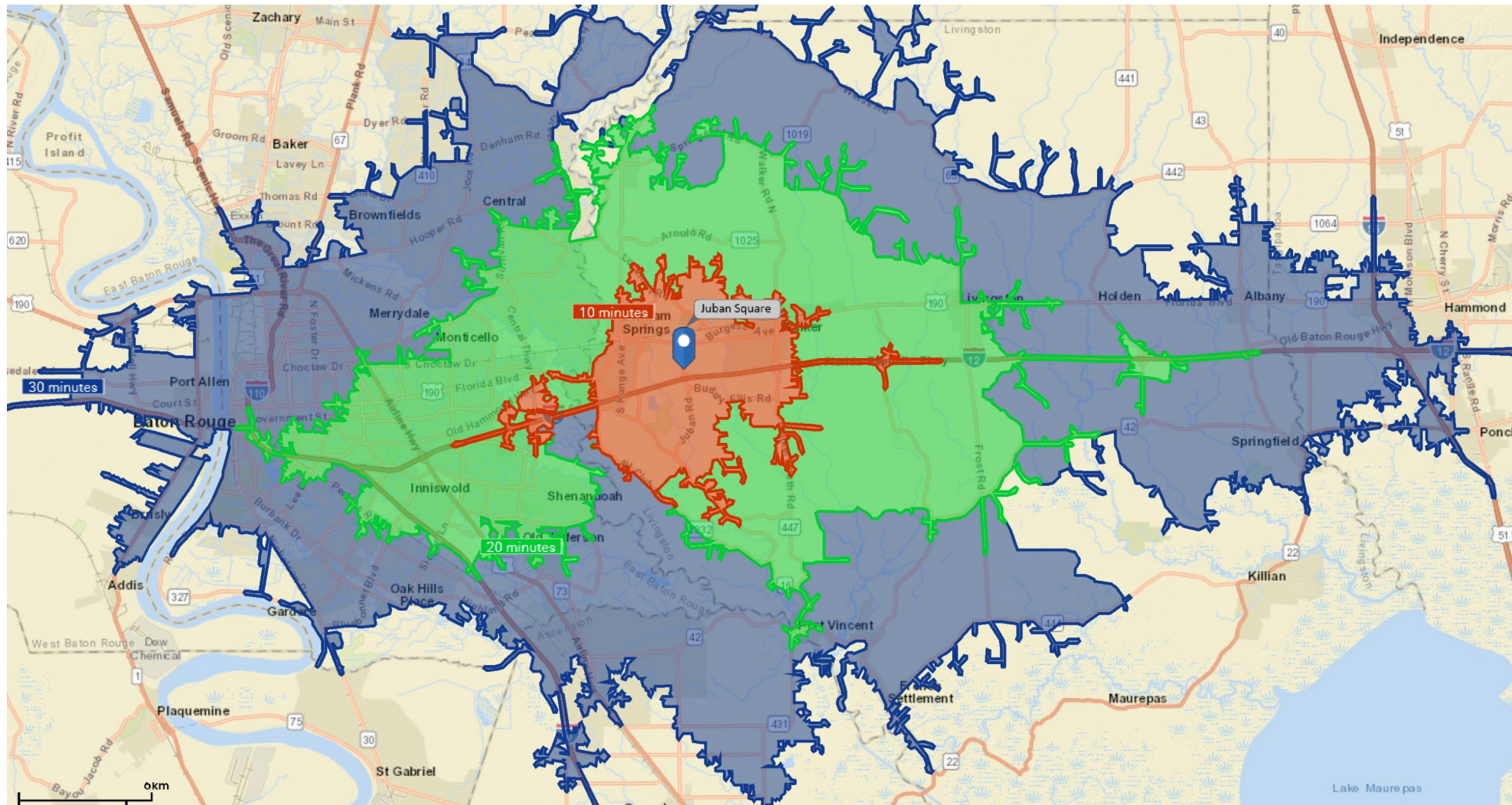
ALVIN FAIRBURN & ASSOCIATES, LLC
CONSULTING ENGINEERS ~ LAND SURVEYORS
LAND DEVELOPMENT CONSULTANTS ~
PROJECT DESIGNERS ~ ARCHITECTS
1289 DEL ESTE AVENUE
DENHAM SPRINGS, LOUISIANA 70726 (225) 665-1515

JOB NO. A140376-3A

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TRADE AREA DEMOGRAPHICS - DRIVE TIMES

	<u>10 minutes</u>	<u>20 minutes</u>	<u>30 minutes</u>
2021 Population	55,245	282,977	609,533
2021 Median Household Income	\$63,240	\$64,955	\$59,398
2021 Average Household Income	\$77,999	\$85,236	\$82,795

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