

T 7 S - R 3 E
SECTION 18

LEGEND

NUMBER OF ACRES OF THE DEVELOPMENT:
11.731 ACRES
NUMBER OF LOTS OF THE DEVELOPMENT:
3 LOTS
SOURCE OF WATER SUPPLY:
CITY OF DENHAM SPRINGS

SUBDIVISION DRAINAGE:
GRAVITY DRAINAGE DISTRICT NO. 1
METHOD OF SEWAGE DISPOSAL:
CITY OF DENHAM SPRINGS
PARISH COUNCIL DISTRICT
DISTRICT 5

UTILITY/ GOVERNING AGENCIES CONTACTS

ELECTRIC
DEMCO
CONTACT: TURK TYNES
POST OFFICE BOX 15659
BATON ROUGE, LOUISIANA 70895
PHONE: (225) 261-1221

SANITARY SEWER
CITY OF DENHAM SPRINGS
WASTEWATER
CONTACT: B.J. CLARK
8300 FORREST DELATTE ROAD
DENHAM SPRINGS, LOUISIANA 70727
PHONE: (225) 667-1227

GAS
CITY OF DENHAM SPRINGS
CONTACT: DARRELL DUGAS
401 NORTH RAILROAD AVENUE
DENHAM SPRINGS, LOUISIANA 70726
PHONE: (225) 445-1418

WATER
CITY OF DENHAM SPRINGS
WATER
CONTACT: JONATHAN JOHNSON
27135 LOUISIANA HIGHWAY No. 16
DENHAM SPRINGS, LOUISIANA 70726
PHONE: (225) 667-8351

STORM WATER
LP DRAINAGE DISTRICT #1
CONTACT: JASON HARRIS
PHONE: (225) 664-5827

APPROVALS

BUYER BEWARE NOTE:
STREETS, ROADS, SERVITUDES AND RIGHTS OF WAY IN THIS SUBDIVISION
WILL NOT BE MAINTAINED BY THE LIVINGSTON PARISH COUNCIL OR ANY
OTHER PUBLIC BODY.

PLANNING DIRECTOR - SAM DIGIROLAMO DATE

PARISH PRESIDENT - LAYTON RICKS DATE

BUILDING SETBACKS

FRONT YARD: 25 FEET
REAR YARD: 20 FEET
SIDE YARD: 5 FEET

LEGEND

FOUND PROPERTY CORNER (AS NOTED)
3/4" IRON ROD SET
EXISTING TELEPHONE PEDESTAL
EXISTING SEWER MANHOLE
EXISTING FIRE HYDRANT

LINE	BEARING	LENGTH
L1	S 55°52'37" W	131.97'
L2	N 45°36'14" W	39.36'
L3	N 52°23'24" W	101.60'
L4	N 45°25'45" W	98.89'
L5	N 42°23'42" W	41.72'
L6	N 02°36'18" E	74.71'
L7	N 23°23'26" E	28.03'
L8	N 44°10'33" E	107.22'

LEGAL DESCRIPTION: LOT 1-A

A certain tract or parcel of land designated as LOT 1-A, W.F. BROWN & SON, INC. TRACT containing 5.951 acres or 259,232 sq. ft., located in Section 18, Township 7 South - Range 3 East, Livingston Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the southwest corner of Shadow Springs Estates, First Filing and the easterly right of way line of Louisiana State Highway No. 16, said point being the POINT OF COMMENCEMENT and labeled P.O.C.;

Then, North 89 degrees 44 minutes 59 seconds East a distance of 369.46 feet to a point, said point being the POINT OF BEGINNING and labeled P.O.B.3;

Then, North 89 degrees 44 minutes 59 seconds East a distance of 234.49 feet to a point; Then, South 00 degrees 15 minutes 16 seconds East a distance of 452.58 feet to a point; Then, South 00 degrees 14 minutes 46 seconds East a distance of 502.04 feet to a point; Then, South 55 degrees 52 minutes 37 seconds West a distance of 131.97 feet to a point, said point being on the easterly right of way line of Louisiana State Highway No. 16; Then, continuing along the easterly right of way line of Louisiana State Highway No. 16, North 45 degrees 36 minutes 14 seconds West a distance of 39.36 feet to a point; Then, North 52 degrees 23 minutes 24 seconds East a distance of 101.60 feet to a point; Then, North 48 degrees 19 minutes 37 seconds West a distance of 171.30 feet to a point; Then, North 45 degrees 49 minutes 27 seconds West a distance of 35.80 feet to a point; Then, leaving the easterly right of way line of Louisiana State Highway No. 16, North 44 degrees 10 minutes 33 seconds East a distance of 139.67 feet to a point; Then, North 02 degrees 36 minutes 18 seconds East a distance of 695.54 feet to the POINT OF BEGINNING.

LEGAL DESCRIPTION: LOT 2-A

A certain tract or parcel of land designated as LOT 2-A, W.F. BROWN & SON, INC. TRACT containing 4.928 acres or 214,651 sq. ft., located in Section 18, Township 7 South - Range 3 East, Livingston Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the southwest corner of Shadow Springs Estates, First Filing and the easterly right of way line of Louisiana State Highway No. 16, said point being the POINT OF BEGINNING and labeled P.O.B.1;

Then, North 89 degrees 44 minutes 59 seconds East a distance of 369.46 feet to a point; Then, South 02 degrees 36 minutes 18 seconds West a distance of 695.54 feet to a point; Then, South 44 degrees 10 minutes 33 seconds West a distance of 139.67 feet to a point, said point being on the easterly right of way line of Louisiana State Highway No. 16; Then, continuing along the easterly right of way line of Louisiana State Highway No. 16, North 45 degrees 49 minutes 27 seconds West a distance of 46.00 feet to a point; Then, leaving the easterly right of way line of Louisiana State Highway No. 16, North 44 degrees 10 minutes 33 seconds East a distance of 107.22 feet to a point; Then, North 23 degrees 23 minutes 26 seconds East a distance of 28.03 feet to a point; Then, North 02 degrees 36 minutes 18 seconds East a distance of 74.71 feet to a point; Then, North 42 degrees 23 minutes 42 seconds West a distance of 41.72 feet to a point; Then, North 87 degrees 23 minutes 42 seconds West a distance of 262.70 feet to a point, said point being on the easterly right of way line of Louisiana State Highway No. 16; Then, continuing along the easterly right of way line of Louisiana State Highway No. 16, North 30 degrees 30 minutes 55 seconds West a distance of 56.37 feet to a point; Then, North 02 degrees 30 minutes 05 seconds East a distance of 292.99 feet to a point; Then, North 02 degrees 45 minutes 24 seconds East a distance of 200.27 feet to the POINT OF BEGINNING.

LEGAL DESCRIPTION: LOT 2-B

A certain tract or parcel of land designated as LOT 2-B, W.F. BROWN & SON, INC. TRACT containing 0.852 acres or 37,110 sq. ft., located in Section 18, Township 7 South - Range 3 East, Livingston Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the southwest corner of Shadow Springs Estates, First Filing and the easterly right of way line of Louisiana State Highway No. 16, said point being the POINT OF COMMENCEMENT and labeled P.O.C.;

Then, continuing along the easterly right of way line of Louisiana State Highway No. 16, South 02 degrees 45 minutes 24 seconds West a distance of 200.27 feet to a point; Then, South 02 degrees 30 minutes 05 seconds West a distance of 292.99 feet to a point; Then, South 30 degrees 30 minutes 55 seconds East a distance of 56.37 feet to a point, said point being the POINT OF BEGINNING and labeled P.O.B.2;

Then, leaving the easterly right of way line of Louisiana State Highway No. 16, South 87 degrees 23 minutes 42 seconds East a distance of 262.70 feet to a point; Then, South 42 degrees 23 minutes 42 seconds East a distance of 41.72 feet to a point; Then, South 02 degrees 36 minutes 18 seconds West a distance of 74.71 feet to a point; Then, South 23 degrees 23 minutes 26 seconds West a distance of 28.03 feet to a point; Then, South 44 degrees 10 minutes 33 seconds West a distance of 107.22 feet to a point, said point being on the easterly right of way line of Louisiana State Highway No. 16; Then, continuing along the easterly right of way line of Louisiana State Highway No. 16, North 45 degrees 49 minutes 27 seconds West a distance of 137.36 feet to a point; Then, North 45 degrees 25 minutes 45 seconds West a distance of 98.89 feet to a point; Then, North 30 degrees 30 minutes 55 seconds West a distance of 63.72 feet to the POINT OF BEGINNING.

SCALE: 1" = 60'
SCALE IN FEET

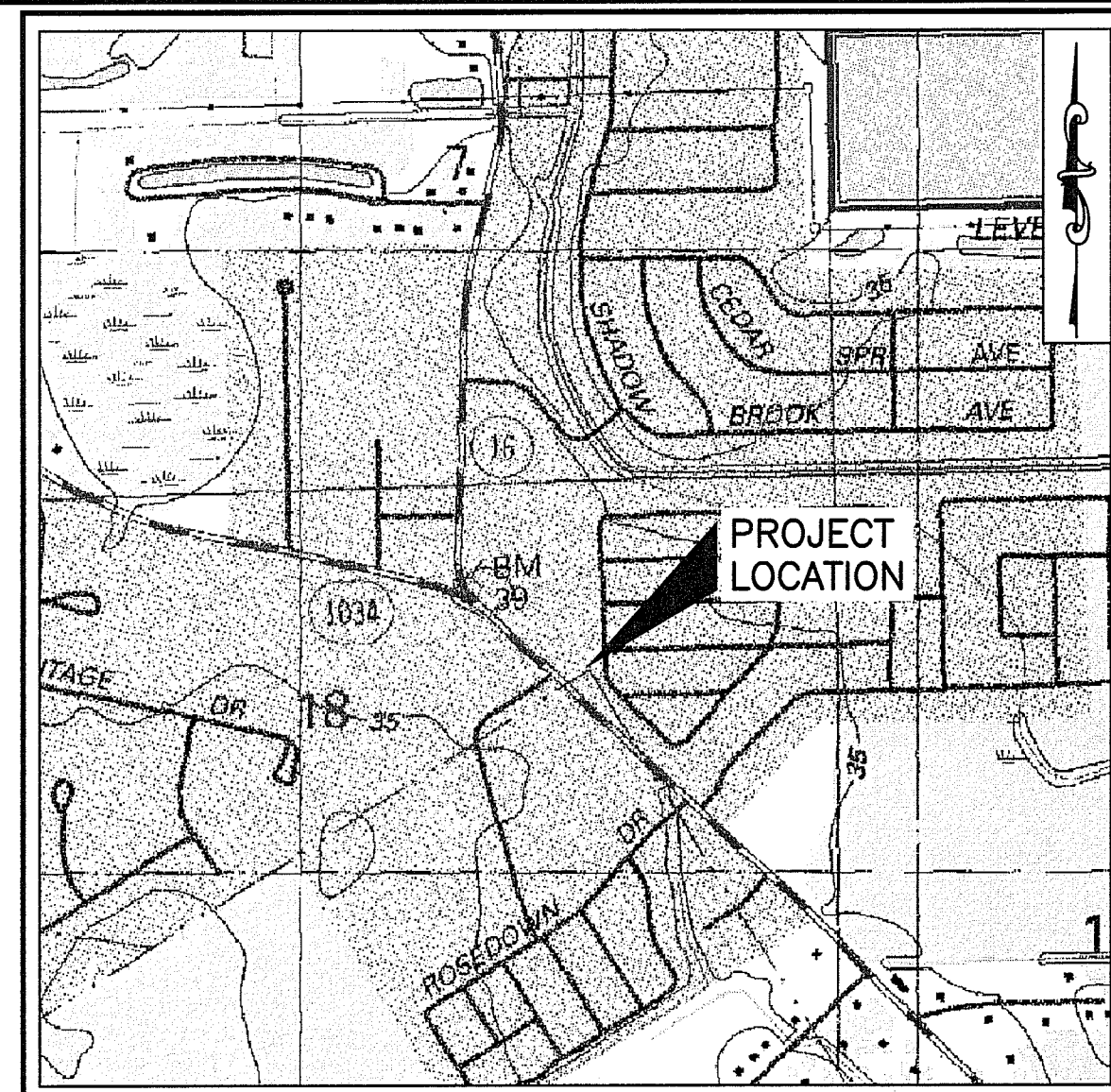
60 30 0 60 120 180

CERTIFICATION:

This survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Standards of Practice for Boundary Surveys as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the accuracy specification and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

Byron J. Oncle, P.L.S.,
This survey plot is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

Reg. No. 5011



VICINITY MAP
SCALE 1" = 2000'

PLAT SHOWING RESUBDIVISION

OF
LOT 1 & LOT 2
W.F. BROWN & SON, INC. TRACT
INTO
LOTS 1-A, 2-A & 2-B
W.F. BROWN & SON, INC. TRACT
LOCATED IN SECTION 18,
TOWNSHIP 7 SOUTH - RANGE 3 EAST
LIVINGSTON PARISH, LOUISIANA
FOR
WAL-MART REAL ESTATE BUSINESS TRUST

NOTES:

- Zoning: NONE
- Reference Maps:
A) Map Showing the Subdivision of the W.F. Brown & Son, Inc. Tract Located in Section 18, T-7-S, R-3-E, GLD, Livingston Parish, Louisiana for Gary Guido
By: R. Dale Hodges Consulting Engineers & Land Surveyors
Job Number: 05-047, Dated: November 11, 2005
Approved By: Livingston Parish Council, Dated: December 13, 2005
Recorded: December 28, 2005, Plat Book: 54, Page: 404, Entry: 595373
- Basis of Bearing: Reference Map "A"
- Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel Number 22063C0205E, (Community Panel Number 220113 0205 E), dated: April 3, 2012, for Livingston Parish, Louisiana and Incorporated Areas, the property herein is located in Flood Zone "AE" (1% Annual Chance Of Flood) and Flood Zone "X" (0.2% Annual Chance Of Flood)
- Utilities: The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, except for above ground visible utility features. No excavations were made during the progress of this survey to locate buried utilities/ structures.
- No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right-of-way or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown herein. The surveyor has made no title search or public record search in compiling the data for this survey.
- Acadia Land Surveying, L.L.C. has not and does not provide Delineation of Jurisdictional Wetlands.
- The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
- Setback lines shall be verified by owner or contractor prior to any construction.

ACADIA

LAND SURVEYING, LLC

LOUISIANA • MISSISSIPPI • TEXAS

206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301

Phone • (985) 449-0094 Fax • (985) 449-0085

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REVISION DESCRIPTION

INT.

FIELD BOOK: 236, PG 16-18 FIELD WORK COMPLETED ON: OCTOBER 16, 2013 ALS FILE: 2013/13-3005/13-3005.DWG