[illegible]

WOOLPERT, INC.

DESCRIPTION:

S:\20-028 Juban-Firestone\dwg\Plots\20-028 Juban Firestone_Sub.dwg 3/23/2020

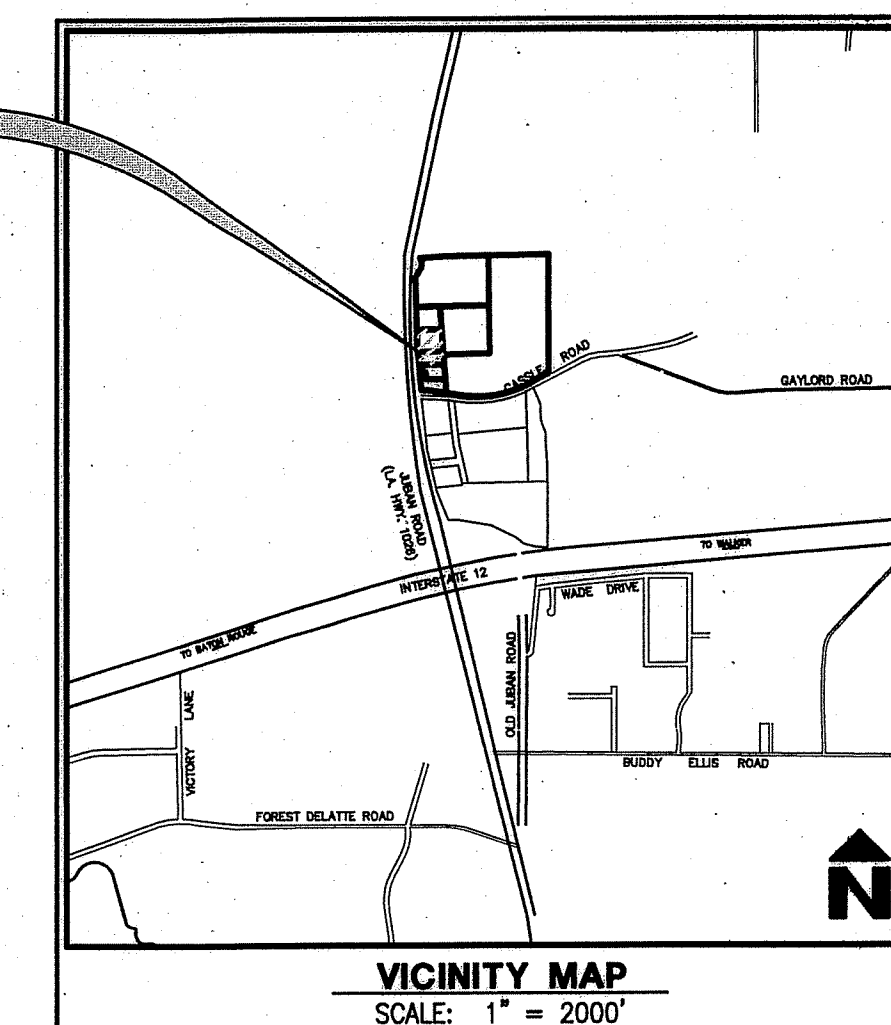
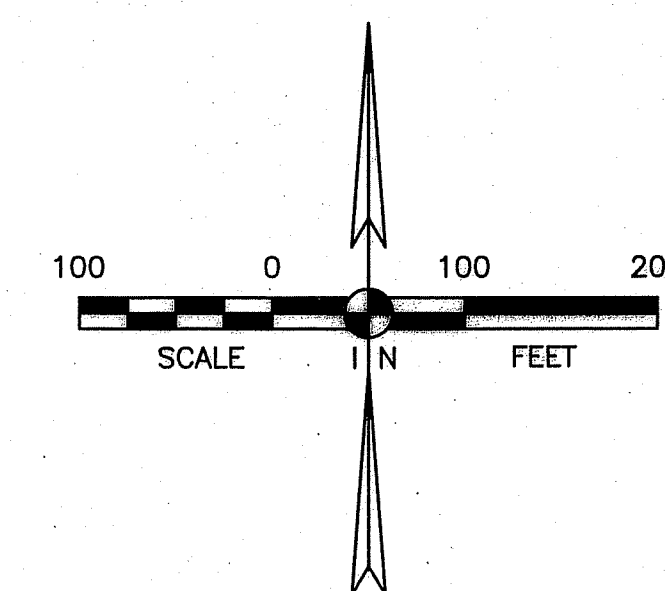
RELATIONSHIP BETWEEN

III.

CHIEF / DRAFTSMAN:
RAB / DWF

PROJECT NUMBER: 20-028

SUBJECT
PROPERTY



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	$\Delta=13^{\circ}37'19''$	345.00'	82.02'	N87°59'58"W	81.83'

APPROVED

IN ACCORDANCE WITH LIVINGSTON PARISH COUNCIL SUBDIVISION ORDINANCE SECTION 13-45 (5), THIS IS A MINOR SUBDIVISION

Sam L. Grolan

SAM DIGIROLAMO, PLANNING DIRECTOR
LIVINGSTON PARISH PLANNING COMMISSION

8-10-2020

DATE

PUBLIC DEDICATION NOTE

ALL SERVITUDES AND RIGHTS-OF-WAY SHOWN ON THIS MAP AND DESIGNATED AS "PUBLIC", IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY PUBLIC SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE PUBLIC SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

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 HEALTH UNIT OF LIVINGSTON PARISH.

Blake Skiles

BLAKE SKILES
FOR JUBAN DEVELOPMENT COMPANY, LLC (OWNER OF TRACT B & A-2-A)

4/30/2020
DATE

Blake Skiba

BLAKE SKILES
FOR JUBAN REAL ESTATE INVESTMENTS, LLC (OWNER OF TRACT C-1-B-1)

4/30/2020

DATE



STEPHEN KELLER
FOR CREEKSTONE/JUBAN MEMBER, LLC (OWNER OF TRACT A-2-B)

5/13/2020
DATE

REFERENCE MAPS:

1.) MAP SHOWING SUBDIVISION OF A 43.186 ACRE TRACT OF THE REMAINING PORTIONS OF THE J.E. JUBAN ESTATE PROPERTY INTO TRACTS A, B AND C, LOCATED IN SECTION 4, TOWNSHIP 7 SOUTH, RANGE 3 EAST, GREENSBURG LAND DISTRICT, LIVINGSTON PARISH, LOUISIANA FOR CREEKSTONE/JUBAN II, L.L.C., PREPARED BY FERRIS ENGINEERING & SURVEYING, L.L.C., RONALD K. FERRIS, P.L.S., DATED 11/08/2012 AND RECORDED IN THE OFFICE OF THE CLERK AND RECORDER FOR LIVINGSTON PARISH, LOUISIANA AS FILE NO. 781020. BOOK 64. PAGE 302.

2) MAP SHOWING SUBDIVISION OF TRACTS A AND D INTO TRACTS A-1, A-2, D-1 AND D-2 AND TO SHOW THE REDESIGNATION AND CONFIRMATION OF EXISTING TRACTS C AND E-1 TO INCLUDE THE ADDITION OF EXCESS BODY PARCELS UR-4-1-2 & 4-1-2 AS TRACTS C-1 AND E-1-A, ALL TRACTS BEING REMAINING PORTIONS OF THE J.E. JUBAN ESTATE PROPERTY LOCATED IN SECTION TOWNSHIP 7 SOUTH, RANGE 3 EAST, GREENSBURG LAND DISTRICT, LIVINGSTON PARISH, LOUISIANA FOR CREEKSTONE/JUBAN II, L.L.C. & JUBAN DEVELOPMENT CO., L.L.C., PREPARED BY FERRIS ENGINEERING & SURVEYING, L.L.C., RONALD K. FERRIS, P.L.S., DATED 3/02/2015 AND RECORDED IN THE OFFICE OF THE CLERK AND RECORDER FOR LIVINGSTON PARISH, LOUISIANA AS INSTRUMENT NO. 6593030, BOOK 68, PAGE 381; REVISED AUGUST 11, 2015 TO SUBDIVIDE TRACT C-1 INTO C-1-A AND C-1-B,-- RECORDED AS FILE NO. 652220, BOOK 68, PAGE 381; AND TO SUBDIVIDE TRACT E-1 INTO TRACTS A-2-A, A-2-B AND A-2-C, RECORDED AS FILE NO. 681100, BOOK 67, PAGE 237.

3.) "RE-SUBDIVISION OF TRACTS C-1-A & C-1-B, J.E. JUBAN ESTATE PROPERTY, SECTION 4, T7S-R3E, LIVINGSTON PARISH, LOUISIANA", PREPARED BY TURNER SURVEYS, LLC, DENNIS L. GOWIN, P.L.S., DATED 3/28/18, REVISED 4/30/18 TO REVISE DIMENSIONS OF TRACTS C-1-A-1 & C-1-B-1, REVISED 7/06/2018 TO SHOW TRACTS C-1-A-1-A & C-1-A-1-B, AND RECORDED IN THE OFFICE OF THE CLERK AND RECORDER FOR LIVINGSTON PARISH, LOUISIANA AS FILE NO: 934987, BOOK 70, PAGE 480.

BASIS FOR BEARINGS:

ALL BEARINGS SHOWN HEREON ARE REFERENCED OFF OF AND RELATIVE TO THE BEARINGS SHOWN ON REFERENCE MAPS 1 AND 2 LISTED ON THIS SURVEY.

NOTES:

1.) THE PROPERTY SHOWN HEREON LIES WITHIN THE LIMITS OF ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD) AND ZONE "AE" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 22063C0210, SUFFIX D, WITH AN EFFECTIVE DATE OF APRIL 3, 2012.

2.) NO ATTEMPT HAS BEEN MADE BY FERRIS ENGINEERING & SURVEYING, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES THAT MAY EXIST ON THE PROPERTY SHOWN HEREON OTHER THAN THOSE FURNISHED BY THE CLIENT OR THE CLIENTS DESIGNATED REPRESENTATIVE.

3.) 1 1/2" x 18" IRON PIPES HAVE BEEN SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED

CERTIFICATION:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 ET SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Darvin W. Ferguson

