

BASE BEARING: **GPS-C46NET-RTN** (LA SPCS SOUTH ZONE - NAD 83)
 FLOOD ZONE: "X" & "AE" BASE FLOOD ELEVATION: 22.0
 F.E.M.A. F.I.R.M. PANEL NO. 220113 0250 E DATE: 4/03/12

DRAWN BY: **CRS**
 CHECKED BY: **CRS**
 CREW CHIEF: **CRS**
 TECHNICIAN: **CTM**
 CHECKED BY: **CTM**
 FLOOD ZONE SCALED FROM F.I.R.M.

- GENERAL NOTES:**
- TOTAL AREA: 63.605 Acres
 - TOTAL NO. LOTS: 21, TS & CA-1-A
 CA-1-A IS A GREEN SPACE LOT AND NON-BUILDABLE SITE
 TRACT TS IS A NON-BUILDABLE SITE
 - ELECTRICITY: DEMCO
 - TELEPHONE: AT & T
 - GAS: ATMOS ENERGY
 - WATER: WARD 2 WATER
 - SEWER: INDIVIDUAL APPROVED MECHANICAL TREATMENT SYSTEM
 - SCHOOL DISTRICT: DENHAM SPRINGS
 - STREETS: PUBLIC - 3" ASPHALT OVER 10" SOIL CEMENT OPEN DITCH DRAINAGE (60" R/W)
 - FIRE DISTRICT: No. 4
 - DRAINAGE DISTRICT: No. 8
 - RECREATION DISTRICT: No. 1
 - COUNCIL DISTRICT: No. 5
 - BUILDING LINES: FRONT - 25'
 REAR - 20' or as shown
 SIDELINES - 7'

NOTE: 5' B/L PROVIDED ADJACENT TO ALL DRAINAGE SERVITUDES
 DETENTION PONDS, SHORELINES AND CONTROL STRUCTURES SHALL BE PRIVATELY OWNED AND MAINTAINED.

⊙ DENOTES FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
 ALL LOT CORNERS ARE SET 1/2" I. ROD (UNLESS OTHERWISE NOTED)

RIGHT OF WAY TO BE DEDICATED (30' OFF C/L CLYDE COCKERHAM RD.)
 FROM NORTHWEST CORNER OF THE PROPERTY, PROCEED S85°12'57"E 25.80', S00°21'45"W 79.06', S00°30'44"W 69.68', S01°07'35"W 103.36', N73°06'40"W 22.09', N00°19'42"E 247.81' BACK TO THE NORTHWEST CORNER OF THE PROPERTY.

WETLANDS DO NOT EXIST WITHIN THE ROADWAY RIGHTS-OF-WAY AND ALL SERVITUDES.

NOTE:
 NO ONE SHALL INSTALL SUBSURFACE DRAINAGE CULVERTS, OTHER THAN A TWENTY (20) FOOT LONG DRIVEWAY CULVERT, (ACCORDING TO CULVERT PERMIT, FORM 20-C) IN ROAD/STREET DITCHES UNTIL AFTER THE EIGHTEEN (18) MONTH MAINTENANCE BOND HAS BEEN RELEASED BY THE PARISH COUNCIL ON THE STREET AND DRAINAGE IMPROVEMENTS.

RESTRICTIONS:
 ALL LOTS ARE SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS FILED AS AN ADJUNCT HERETO.

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 STATE BOARD OF HEALTH.

DEDICATION:
 THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN HEREON.
 THE STREET AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. 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 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.

S\| MATT DAVIDSON 04/07/2025
 HUSKY REAL ESTATE, L.L.C. DATE

THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF:
HUSKY REAL ESTATE, L.L.C.

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

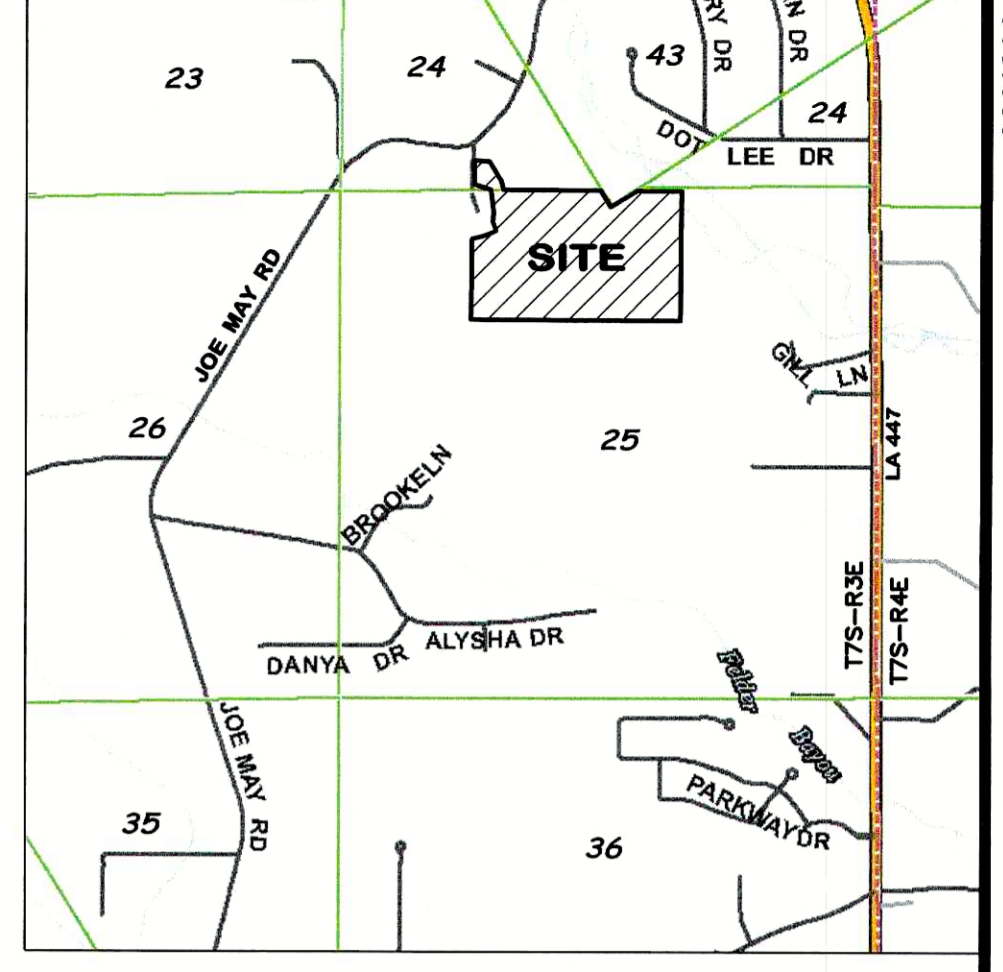
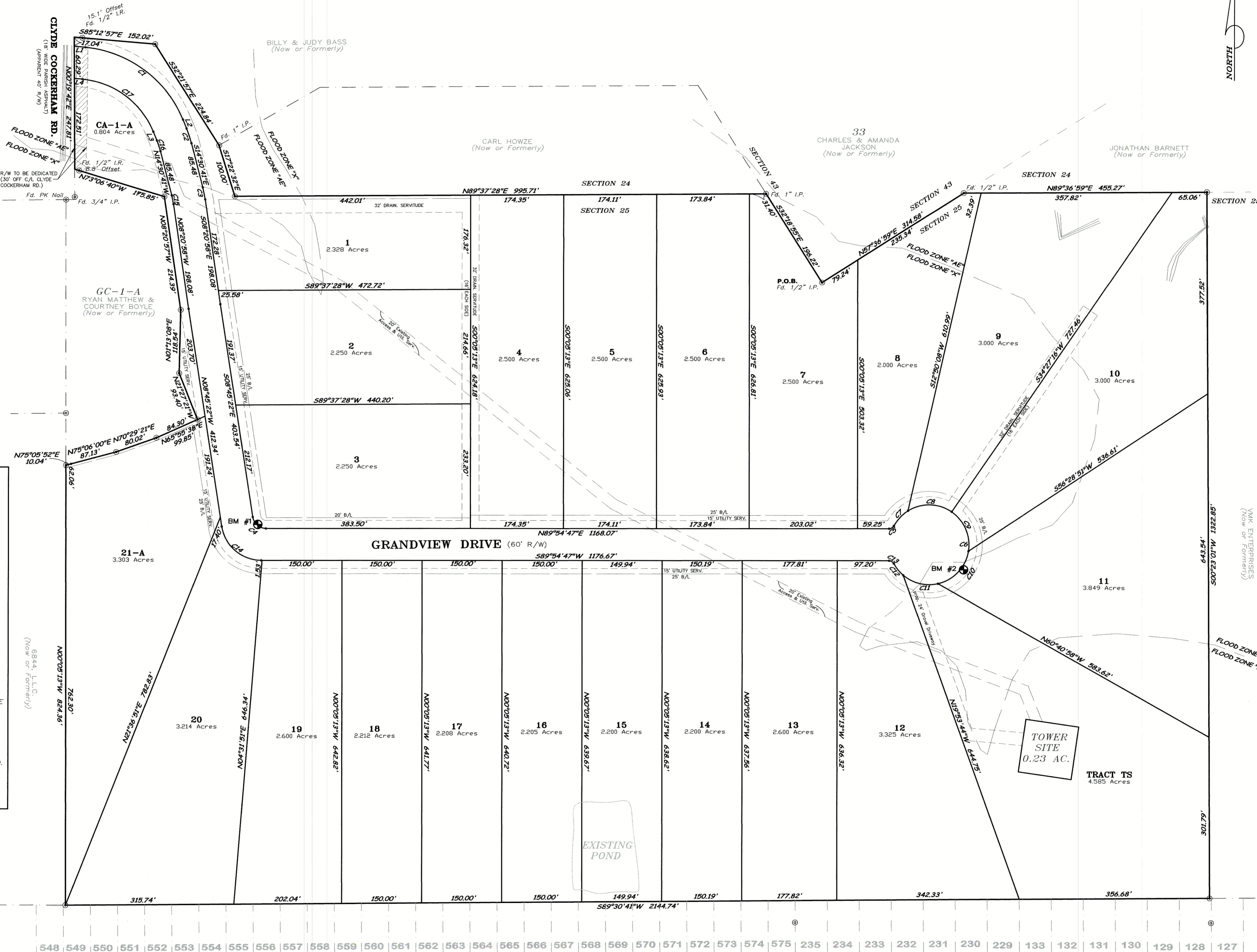
CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

S\| LESTER A. MCLIN, JR. 04/02/2025
 LESTER A. MCLIN, JR. DATE
 PROFESSIONAL LAND SURVEYOR
 LICENSE #4470
 MCLIN TAYLOR, INC.

REFERENCE:

- MAP SHOWING SURVEY & DIVISION OF A 1.57 ACRE TRACT & ± 60 ACRE TRACT INTO TRACTS GC-1 & GC-2 LOCATED IN SECTION 24, T7S-R3E... BY BRETT J. MARTIN, P.L.S., DATED DECEMBER 19, 2017.
- MAP SHOWING SURVEY & DIVISION OF GC-1 ± 58.4 ACRE TRACT INTO TRACTS GC-1-A LOCATED IN SECTIONS 24 & 25, T7S-R3E... BY BRETT J. MARTIN, P.L.S., DATED AUGUST 30, 2018.



VICINITY MAP
 SCALE: 1" = 2000'

LINE TABLE

LINE	LENGTH	BEARING
L1	21.09'	S 84°41'43" E
L2	17.74'	S 22°18'22" E
L3	17.74'	N 22°18'22" W
L4	15.17'	N 84°41'43" W

CURVE TABLE

CURVE	RADIUS	ARC LEN.	CHD. BEARING	CHORD
C1	220.00	239.56'	S 53°30'03" E	227.90'
C2	215.00	231.21'	S 18°24'32" E	232.23'
C3	215.00	231.21'	S 11°25'49" E	231.11'
C4	25.00	35.49'	S 49°25'17" E	32.58'
C5	10.00	10.91'	N 58°56'57" E	10.29'
C6	75.00	39.72'	S 00°53'13" E	70.59'
C7	75.00	39.38'	N 43°01'42" E	38.93'
C8	75.00	39.38'	S 88°47'25" W	82.09'
C9	75.00	39.38'	S 23°21'52" E	80.13'
C10	75.00	39.38'	S 42°56'59" W	83.94'
C11	75.00	39.38'	N 76°28'31" W	67.04'
C12	75.00	39.38'	N 39°02'35" W	28.32'
C13	10.00	10.91'	N 59°07'23" W	10.29'
C14	75.00	39.38'	N 49°25'17" W	97.75'
C15	155.00	16.67'	N 11°25'49" W	16.66'
C16	155.00	16.67'	N 18°24'32" W	16.07'
C17	160.00	174.22'	N 53°30'03" W	165.74'

DRIVEWAY CULVERT CHART

LOT #	CULVERT SIZE (IN)	TYPE	DITCH SLOPE (X)	ELEV. @ DOWN STREAM LOTLINE (FT.)
1	18"	PVC	0.20	19.50
2	18"	PVC	0.20	22.30
3	15"	PVC	0.20	25.40
4	24"	PCCMPA	0.20	24.70
5	18"	PVC	0.20	26.60
6	18"	PVC	0.20	26.00
7	24"	PCCMPA	0.20	22.70
8	2-18"	PVC	0.20	18.45
9	2-18"	PVC	0.20	18.30
10	15"	PVC	0.20	18.30
11	2-24"	PCCMPA	0.20	18.45
TRACT TS	2-24"	PCCMPA	0.20	19.80
12	2-24"	PCCMPA	0.20	21.30
13	24"	PCCMPA	0.20	24.70
14	24"	PCCMPA	0.20	26.00
15	24"	PCCMPA	0.20	26.60
16	2-18"	PVC	0.20	26.20
17	2-24"	PCCMPA	0.20	24.80
18	2-24"	PCCMPA	0.20	24.90
19	2-24"	PCCMPA	0.20	25.10
20	24"	PCCMPA	0.20	25.30
21	24"	PCCMPA	0.20	26.60

FINAL PLAT OF GRANDVIEW ESTATES
 (A Large Lot Subdivision)

LOCATED IN SECTIONS 24 & 25, T 7 S-R 3 E
 GREENSBURG LAND DISTRICT
 LIVINGSTON PARISH, LOUISIANA
 FOR
HUSKY REAL ESTATE, L.L.C.
 40413 Pocarrello Drive
 Gonzales, LA. 70737
 (225) 461-6085
 matt@huskyre.com

McLin Taylor, Inc.
 Engineering and Land Surveying
 28339 FROST ROAD LIVINGSTON, LA. 70754 (225)686-1444

APPROVED: LIVINGSTON PARISH COUNCIL

S\| DEE DEE DELATTE 04/22/2025
 PLANNING DIRECTOR / PARISH PRESIDENT DATE

RECOMMEND TO APPROVE: LIVINGSTON PARISH E.R.A.

S\| MORGAN H. SANCHEZ 04/09/2025
 REVIEW ENGINEER DATE
 FORTE & TABLADA

- **REFERENCE BENCHMARK:** GPS-C46NET-RTN (NAVD 1988)
- BENCHMARK:**
- BM #1 "OPEN" ON FIRE HYDRANT SOUTHWEST CORNER OF LOT 3. ELEV. 31.98 NAVD 88
 - BM #2 "OPEN" ON FIRE HYDRANT AT THE END OF GRANDVIEW DRIVE & WEST OF LOT 11. ELEV. 22.54 NAVD 88

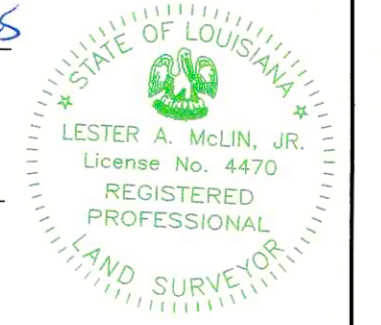
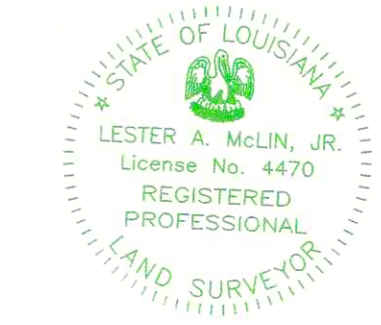
REVISED 10/23/2025: TO REVISE LOTS 21-A, CA-1-A & GENERAL NOTES

APPROVED: LIVINGSTON PARISH COUNCIL

Dee Dee Delatte 11-10-2025
 PLANNING DIRECTOR / PARISH PRESIDENT DATE

Lester A. McLin, Jr. 10/23/2025
 PROFESSIONAL LAND SURVEYOR DATE
 REG. # 4470
 MCLIN TAYLOR, INC.

SUBMITTAL DATE: APRIL 02, 2025



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