

BASE BEARING: GPS - CAGNET - RTN (LA SPCS SOUTH ZONE - NAD 83)
 FLOOD ZONE: "X" & "AE" BASE FLOOD ELEVATION: 37.0'
 F.E.M.A. F.I.R.M. PANEL NO. 220113 0210 E DATE: 04/03/12

DRAWN BY:	CRS
CREW CHIEF:	DEC
TECHNICIAN:	PLV
CHECKED BY:	
CHECKED BY:	

A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.

TOTAL NO. ACRES: 3.724 Acres
 TOTAL NO. LOTS: 2
 COUNCIL DISTRICT: 7
 SET BACKS: FRONT - 25'
 REAR - 20'
 SIDELINES - 7'
 ZONING: (MU) MIXED USE

REFERENCE:

1. MAP SHOWING BOUNDARY SURVEY OF A 3.724 ACRE TRACT LOCATED IN SECTION 47, T6S-R3E... BY LESTER A. McLIN, JR., P.L.S., DATED NOVEMBER 05, 2019 & REVISED AUGUST 10, 2022 TO CHANGE BEARINGS & REFLECT LOUISIANA STATE PLANE REFERENCE SYSTEM.
2. MAP SHOWING THE SURVEY OF A 4.025 ACRE TRACT OF LAND, LOCATED IN SECTION 47, T6S-R3E... BY R.L. BENNETT, PLS, DATED FEB 11, 1999, REVISED 3/25/2002 PER BOUNDARY AGREEMENT.
2. MAP DESIGNATED AS EXHIBIT "B" SURVEYORS CERTIFICATE, BEING A PLAN OF AN ACTUAL GROUND SURVEY OF A 23.06 TRACT OF LAND, LOCATED IN SECTION 47, T6S-R3E... BY WILLIAM J. BODIN, PLS, DATED OCTOBER 27, 1995. REVISED 5/15/1997 PER BOUNDARY AGREEMENT. CORRECTED 8/20/1997 LEGAL DESCRIPTION.
3. LA. DOTD RIGHT OF WAY MAP OF STATE PROJECT NO H.004634 JUBAN ROAD WIDENING (I-12 - US 190) LIVINGSTON PARISH, LA 1026, BY DARVIN W. FERGUSON, PLS, DATED 6/23/2016.
4. CONVEYANCE OF ROW-SERVITUDE-EASEMENT TO LIVINGSTON PARISH SEWER DISTRICT NO. 2., BOOK 1324, PAGE 393.

THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF:
T.A.D. JUBAN ROAD, 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.

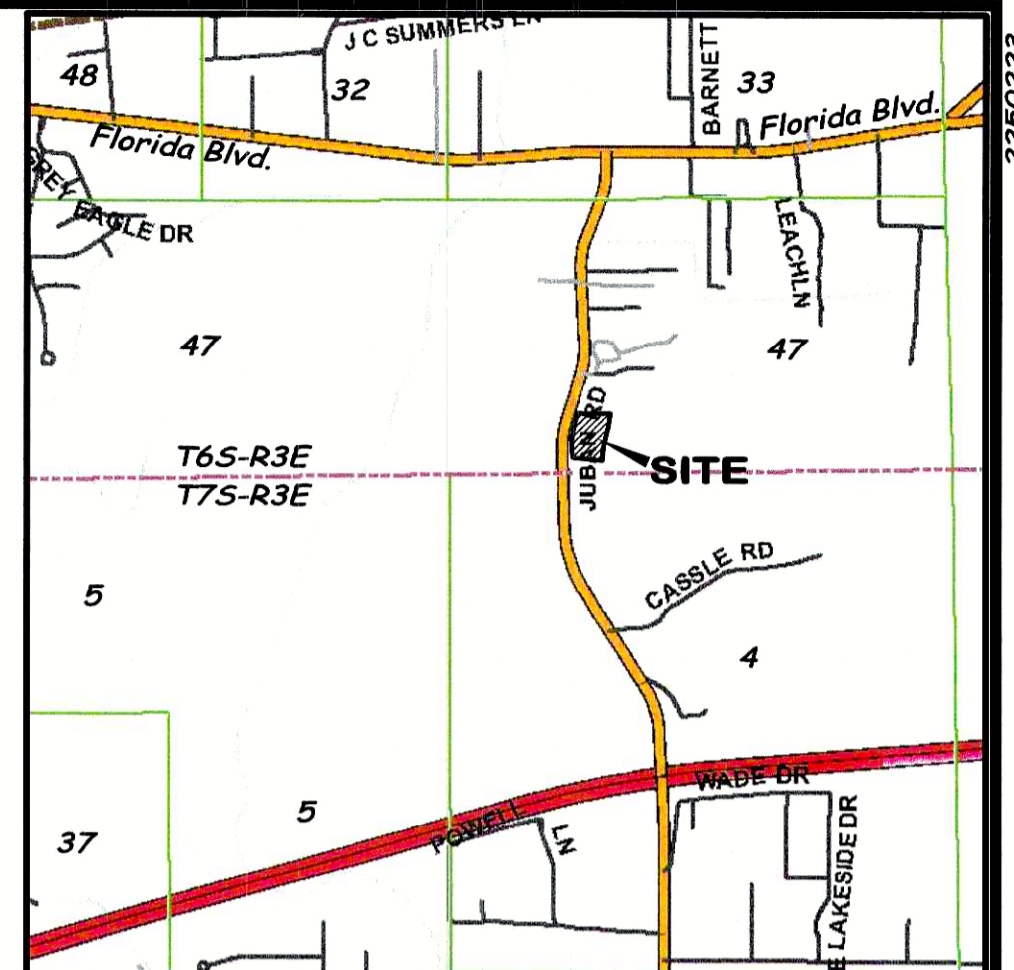
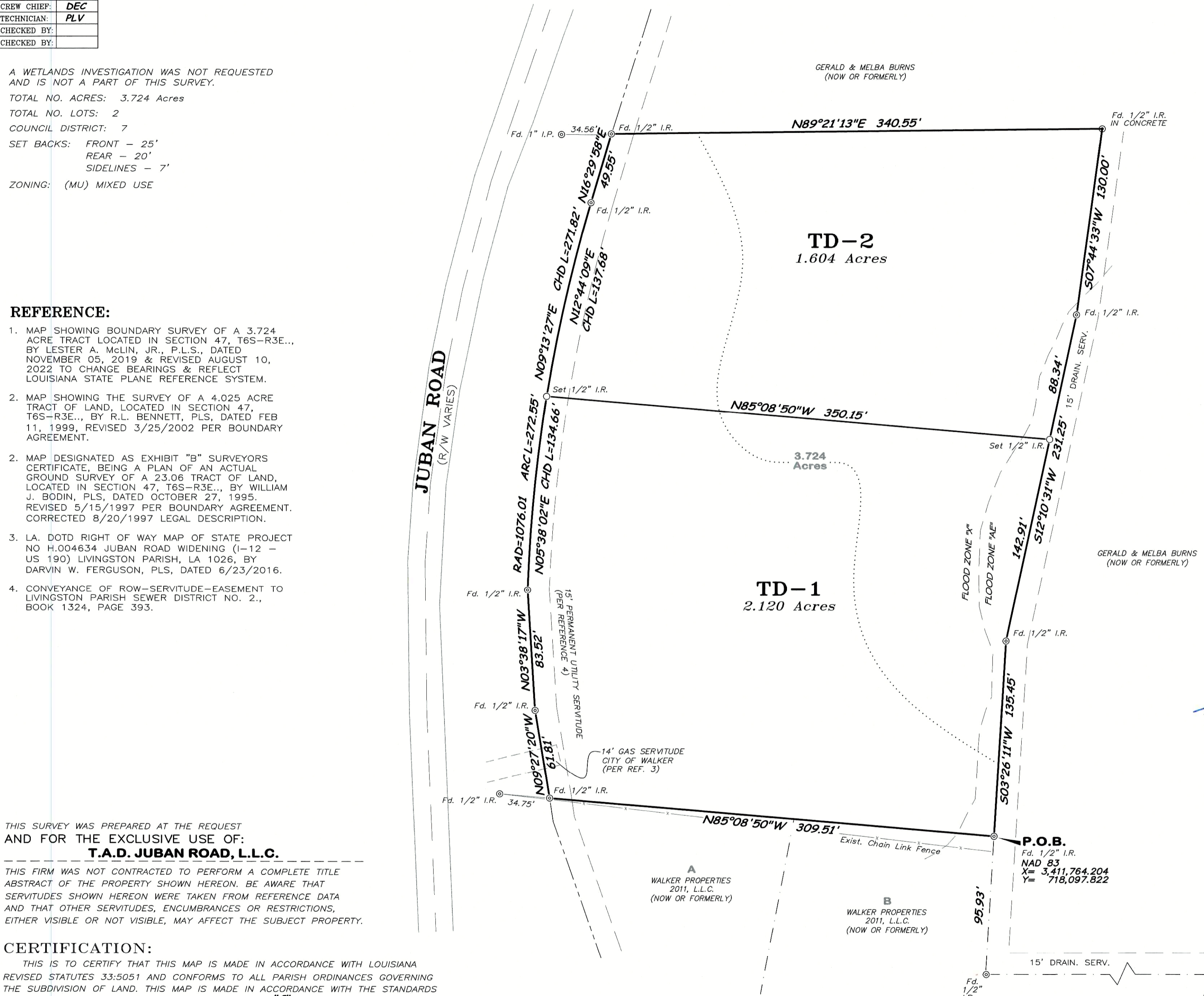
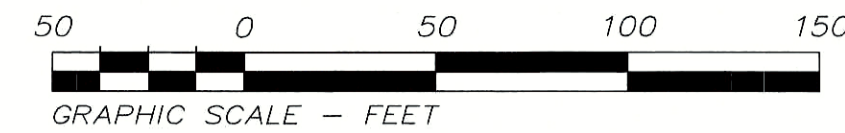
CERTIFICATION:

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.

Lester A. McLin, Jr.
 LESTER A. McLIN, JR.
 PROFESSIONAL LAND SURVEYOR
 LICENSE # 4470
 McLIN TAYLOR, INC.

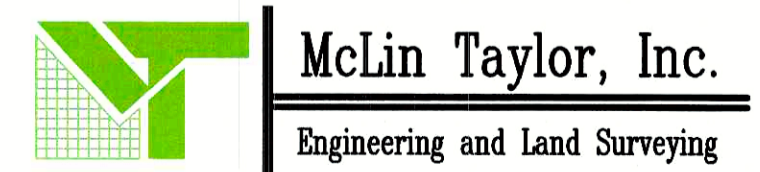
04/08/2025
 DATE



APPROVED:
LIVINGSTON PARISH COUNCIL
Dee Dee Delatte
 PLANNING DIRECTOR / PARISH PRESIDENT
 4-16-25
 DATE

OWNER SIGNATURE
 THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE SUBJECT PROPERTY AND APPROVES OF THE DIVISION AS SHOWN HEREON.
[Signature]
 T.A.D. JUBAN ROAD, L.L.C. REPRESENTATIVE
 04/14/25
 DATE

MAP SHOWING SURVEY & RESUBDIVISION
 OF
A 3.724 Acre Tract
 INTO
Tracts TD-1 & TD-2
 LOCATED IN SECTION 47, T 6 S-R 3 E
 GREENSBURG LAND DISTRICT
 LIVINGSTON PARISH, LOUISIANA
 FOR
T.A.D. JUBAN ROAD, L.L.C.



28339 FROST ROAD LIVINGSTON, LA. 70754 (225)686-1444