

BASE BEARING: N 05°25'00" E (REF. #1)
FLOOD ZONE: "AE" BASE FLOOD ELEVATION: 44.5'
F.E.M.A. PANEL NO. 220113 0205 E DATE: 4/3/12

REFERENCE:

1. RIVER ROAD ESTATES FIRST FILING A PORTION OF THE RAYMOND BENNETT, ET AL. PROPERTY, BY ALVIN FAIRBURN SR., CIVIL ENGINEER & LAND SURVEYOR, DATED 2/28/1978, RECORDED AS MAP ENTRY #136490 ON 3/14/1978.
2. RIGHT OF WAY MAP STATE PROJECT NO. 832-22-0021 F.A.P. NO. 3208(308) REALIGNMENT OF LA 1032 (RIVER ROAD), BY BILLY D. CROW, P.L.S., DATED 1/9/2007.
3. FINAL PLAT OF ONE-NINETY COMMERCIAL PARK, BY ALEX THERIOT JR., R.L.S., DATED 7/25/1977, REVISED THRU 11/14/1977
4. MAP OF HIGHLAND PARK, BY C.M. MOORE, REG. C.E. & SURVEYOR, DATED 3/31/1954.
5. MAP OF WOODCREST, BY C.M. MOORE, REG. C.E. & SURVEYOR, DATED 5/27/1954.
6. MAP SHOWING SUBDIVISION OF LOT A IN WOODCREST SUBDIVISION, BY C.M. MOORE, REG. C.E. & SURVEYOR, DATED 1/31/1935.
7. MAP SHOWING SURVEY & DIVISION OF THE REMAINDER OF TRACTS A & B AND THE REMAINDER OF TRACT Y INTO TRACTS AB-1 & AB-2, BY F. DEWITT LADNER, P.L.S., DATED 10/21/15.
8. TRACTS AB-1 & AB-2-A FORMERLY A PORTION OF THE RAYMOND BENNETT, ET AL. PROPERTY INTO TRACTS AB-1-A & AB-2-A-1, BY F. DEWITT LADNER, P.L.S., DATED 3/15/17, RECORDED AS INSTRUMENT #900988.
9. MAP SHOWING SURVEY & DIVISION OF TRACT AB-2-A-1 FORMERLY A PORTION OF THE RAYMOND BENNETT, ET AL. PROPERTY INTO TRACTS AB-2-A-1-A & AB-2-A-1-B, BY F. DEWITT LADNER, P.L.S., DATED 5/22/17.

DEDICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN HEREON.
THE STREET, RIGHTS OF WAY AND SERVITUDES SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC, IF NOT OTHERWISE DESCRIBED AS PRIVATE, FOR PURPOSE FOR THE GENERAL USE OF THE PUBLIC.

CLIFTON BROWN, OWNER DATE

RECOMMENDED FOR APPROVAL:
CITY OF DENHAM SPRINGS

CITY ENGINEER DATE

PLANNING COMMISSION CHAIRMAN DATE

APPROVED:
CITY OF DENHAM SPRINGS

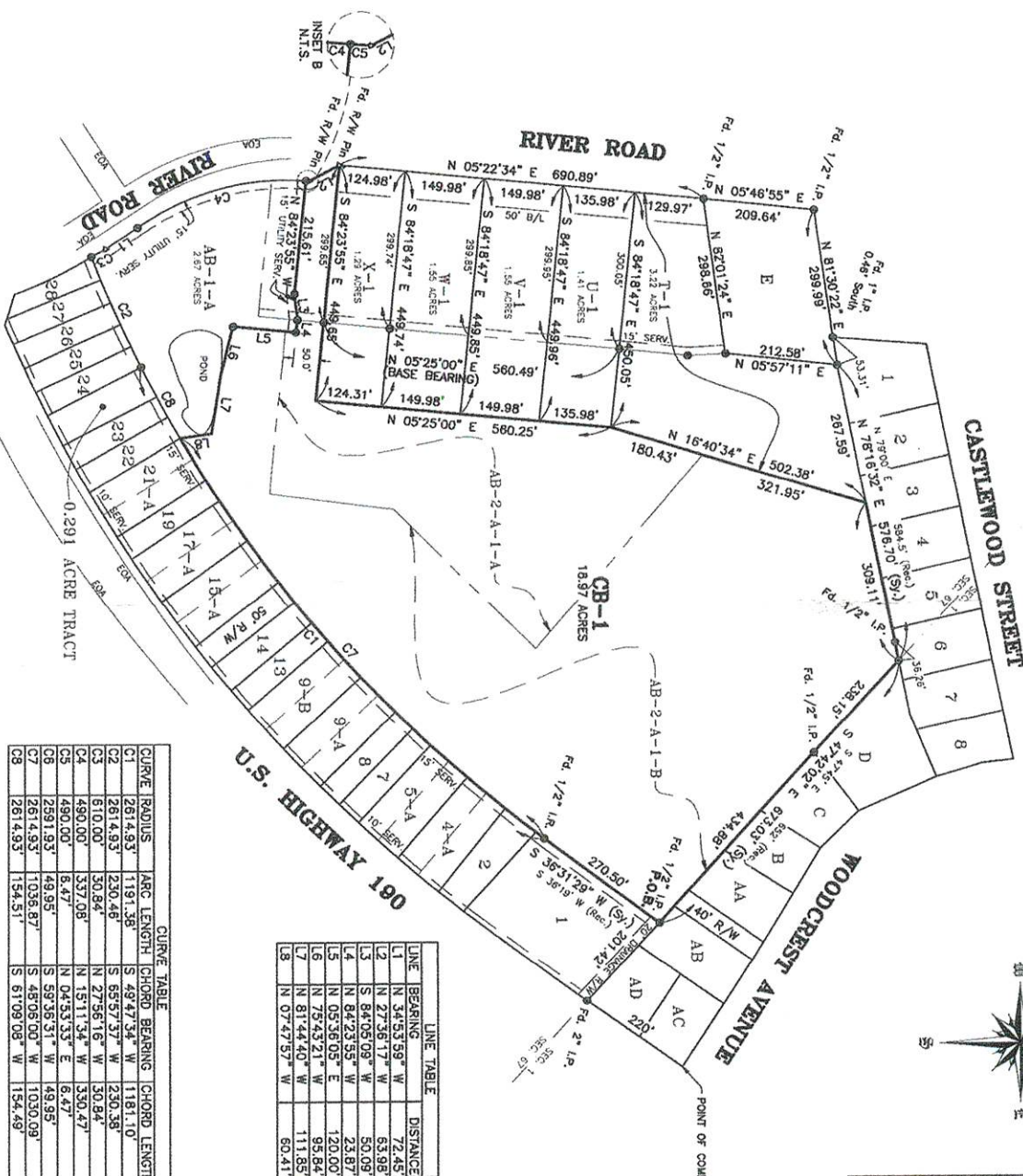
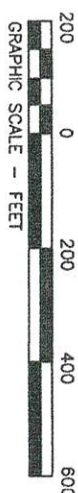
GERARD LANDRY, MAYOR DATE

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 MINIMUM STANDARDS 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.

F. DEWITT LADNER
PROFESSIONAL LAND SURVEYOR
REG. #4983
DATE 4/18/19

- LEGEND**
- Found Iron
 - Set 1/2" I.R.
 - ▣ Fd. Right-of-Way Mon.
 - ▣ Fd. Right-of-Way Pin
 - Edge of Asphalt



LINE	BEARING	DISTANCE
1	N 34°53'59" W	72.45'
2	N 27°35'17" W	63.98'
3	S 64°05'05" W	50.99'
4	S 64°23'55" E	23.87'
5	N 03°38'05" E	120.00'
6	N 73°43'21" E	95.84'
7	N 81°44'40" W	111.85'
8	N 07°47'57" W	60.41'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2614.93'	1191.38'	S 49°47'34" W	1181.10'
C2	2614.93'	230.46'	S 65°57'37" W	230.38'
C3	610.00'	30.84'	N 27°56'16" W	30.84'
C4	490.00'	337.08'	N 15°11'34" W	330.47'
C5	490.00'	6.47'	N 04°53'33" E	6.47'
C6	2591.93'	49.95'	S 59°36'31" W	49.95'
C7	2614.93'	1036.87'	S 48°08'00" W	1030.09'
C8	2614.93'	154.51'	S 61°09'08" W	154.49'

GENERAL NOTES:

P.O.B. NOTE:
COMMENCING AT THE INTERSECTION OF THE WEST MARGIN OF WOODCREST AVENUE AND THE WEST MARGIN OF U.S. HIGHWAY 190, FROM THIS INTERSECTION 220' ON AN WESTERLY DIRECTION TO THE SOUTHEAST CORNER OF LOT 1, THENCE 201.42' ON AN NORTHERLY DIRECTION TO THE POINT OF BEGINNING.

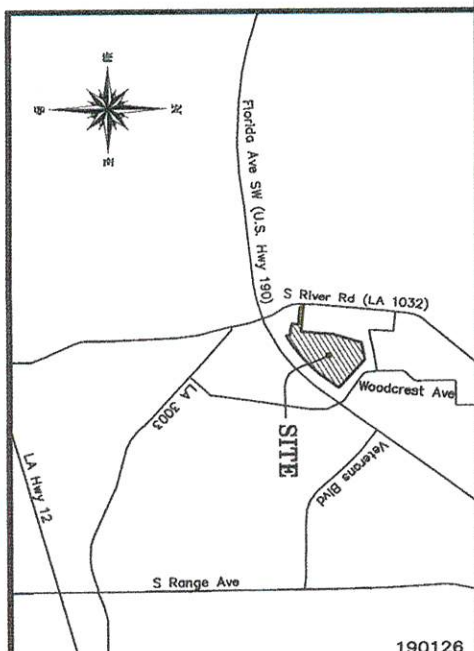
TOTAL LOTS: 1
TOTAL AREA: 18.97 ACRES
ADDRESS: RIVER ROAD OR U.S. HWY 190 (FLORIDA BLVD)

WATER: CITY OF DENHAM SPRINGS
SEWER: CITY OF DENHAM SPRINGS
GAS: CITY OF DENHAM SPRINGS
ELECTRICITY: AT & T
TELEPHONE: AT & T
SCHOOL DISTRICT: DENHAM SPRINGS
FIRE DISTRICT: DENHAM SPRINGS
CITY OF DENHAM SPRINGS:

ZONING: R-1, PER CITY PLANNING COMMISSION
BUILDING SETBACKS PER ZONING DISTRICT:
FRONT: 30'
SIDE: 5'-15' Aggregate
REAR: 25'

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.

VICINITY MAP
SCALE: 1" = 2000'



MAP SHOWING SURVEY & CONSOLIDATION
OF
Tract AB-2-A-1-A & AB-2-A-1-B
Formerly a Portion of the Raymond
Bennett, et al Property
INTO
Tract CB-1
LOCATED IN SECTION 67, T7S-R2E
GREENSBURG LAND DISTRICT
CITY OF DENHAM SPRINGS
LIVINGSTON PARISH, LOUISIANA
FOR
CLIFTON BROWN

