

BASE BEARING: GPS - C46NET - RTN (LA SPCS SOUTH ZONE - NAD 83)
FLOOD ZONE: "X" BASE FLOOD ELEVATION: N/A
F.E.M.A. F.I.R.M. PANEL NO. 220113 0120/125 E DATE: 4/03/12

DRAWN BY:	CTM
CREW CHIEF:	DEC
TECHNICIAN:	CTM
CHECKED BY:	
CHECKED BY:	

A WETLANDS INVESTIGATION WAS NOT REQUESTED
AND IS NOT A PART OF THIS SURVEY.
TOTAL NO. ACRES: 17.335 Acres
TOTAL NO. LOTS: 5
COUNCIL DISTRICT: 2
SET BACKS: FRONT - 25'
REAR - 20'
SIDELINES - 7'

REFERENCE:

1. MAP SHOWING RESUBDIVISION OF LOT D & LOT C-1 OF THE SUBDIVISION OF A PORTION OF THE W 1/2 OF THE S.E. 1/4, LOCATED IN SECTION 32, T5S-R3E..., BY ALVIN FAIRBURN, JR., P.L.S., DATED 4-5-2012.
2. RESUBDIVISION OF AN 18.08 ACRE TRACT INTO LOTS TD-1 & TD-2, LOCATED IN SECTION 32, T5S-R3E..., BY RICHMOND W. KREBS, P.L.S., DATED 3-20-2020.
3. SURVEY MAP SHOWING A CERTAIN TRACT OF LAND LOCATED IN SECTION 32, T5S-R3E..., BY ALEX THERIOT, JR., R.L.S., DATED 6-10-1977.

NOTE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND AND APPROVES OF THE DIVISION AS SHOWN HEREON.

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. LOTS ARE APPROVED ONLY FOR INDIVIDUAL SEWAGE SYSTEM TECHNOLOGY WHICH WILL NOT PRODUCE OFF LOT DISCHARGES UNLESS A SUITABLE SEWAGE DISCHARGE POINT IS PROVIDED PRIOR TO COMMENCING CONSTRUCTION OF ANY RESIDENCE.

PRIVATE DEDICATION:

THE AREA SHOWN AS A 60' PRIVATE ALL-PURPOSE SERVITUDE IS HEREBY DEDICATED AS A MEANS OF ACCESS TO LOTS FP-2 THRU FP-5 SHOWN HEREON, AS WELL AS EMERGENCY VEHICLES AND UTILITY COMPANIES. THE SERVITUDES, EASEMENTS, AND/OR DRAINAGE R/W'S SHOWN HEREON ARE DEDICATED FOR THE USE BY ANY PUBLIC OR PRIVATE ENTITY RELATING TO HEALTH AND SAFETY. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER THIS PRIVATE SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED. THE LIVINGSTON PARISH COUNCIL HAS NO RESPONSIBILITY FOR MAINTENANCE OF THE PRIVATE SERVITUDE.

Sam DiGirolamo 3/24/2022
FRONT PORCH PROPERTY GROUP, LLC DATE

APPROVED:

LIVINGSTON PARISH COUNCIL

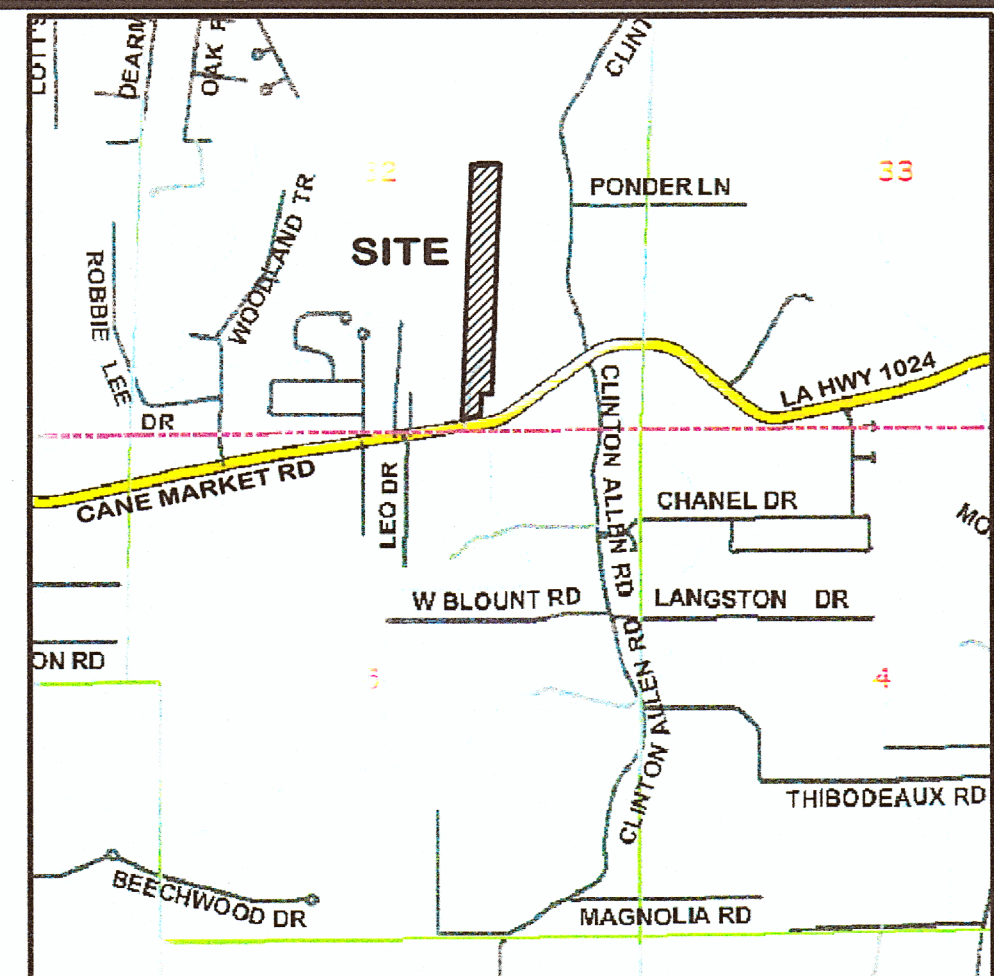
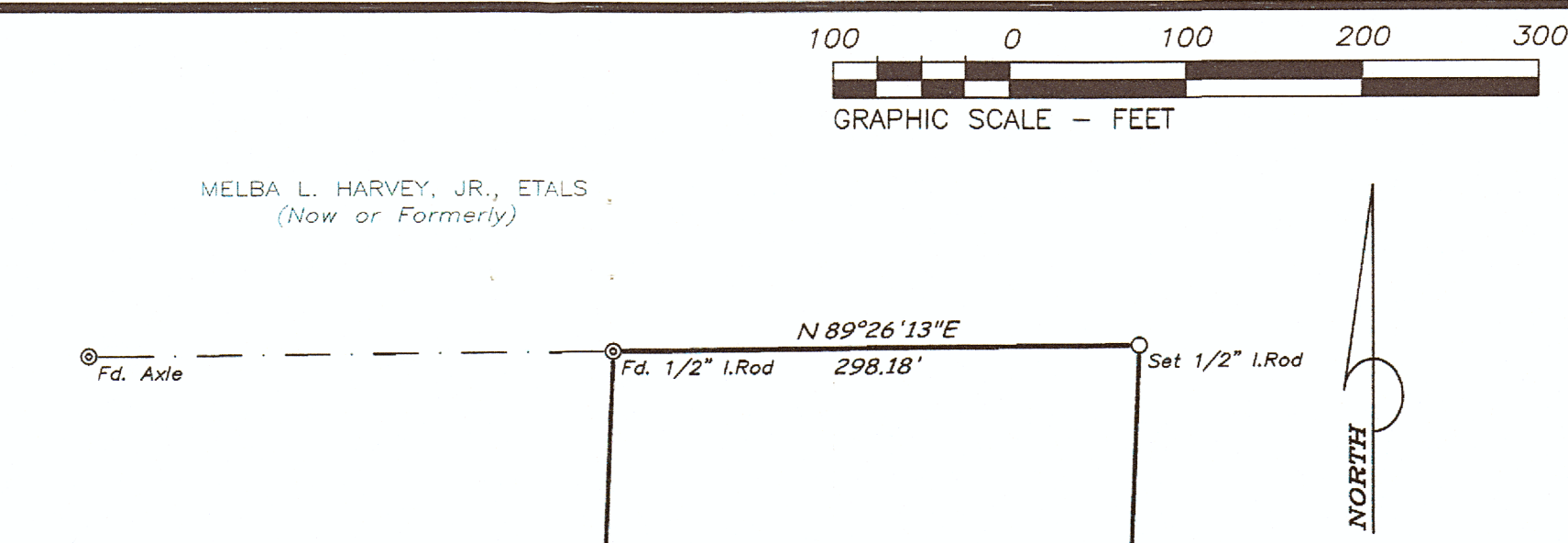
Sam DiGirolamo 3-28-22
SAM DIGIROLAMO, PLANNING DIRECTOR DATE

THIS SURVEY WAS PREPARED AT THE REQUEST
AND FOR THE EXCLUSIVE USE OF:
FRONT PORCH PROPERTY GROUP, LLC
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.

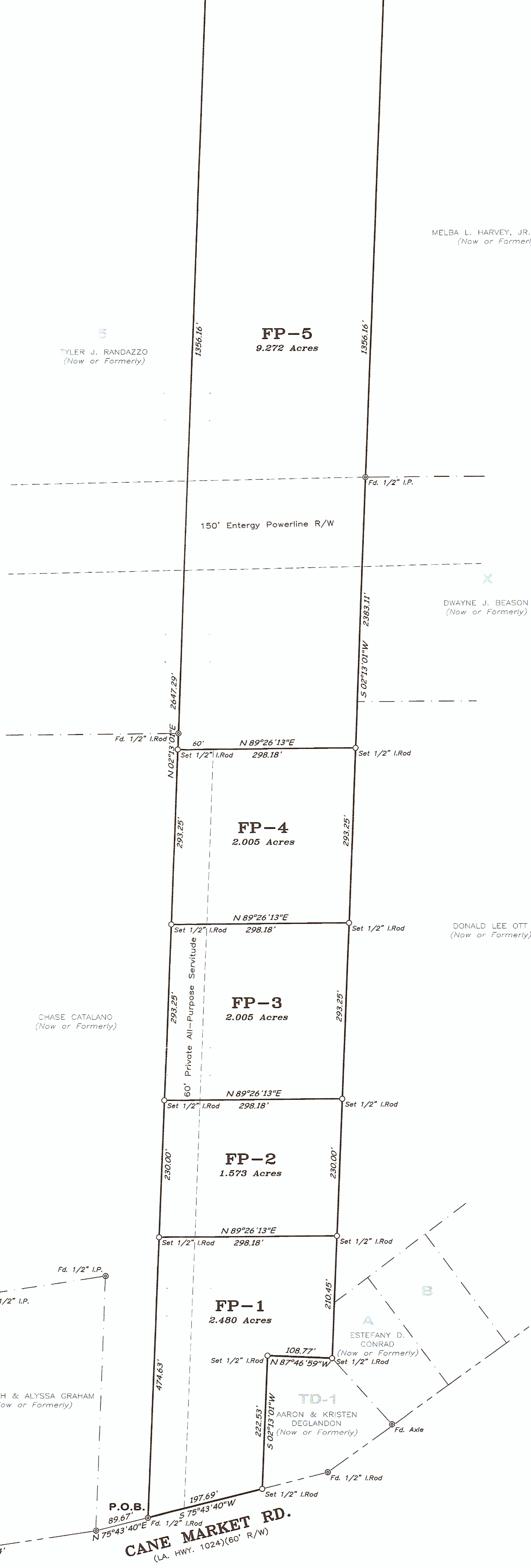
CERTIFICATION:

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 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. 3/22/2022
LESTER A. McLIN, JR. DATE
PROFESSIONAL LAND SURVEYOR
REG. # 4470
McLIN TAYLOR, INC.



VICINITY MAP
SCALE: 1" = 2000'



PLAT ONLY

PLAT TO BE FOUND IN
PLAT BOOK 76
PAGE 446 ENTRY 103285D

FILED 3/22/2022 AT 2:26 P.M.
lhw DEPUTY CLERK

MAP SHOWING SURVEY & DIVISION

OF
Lot TD-2
(17.335 Acres)
INTO
Lots FP-1, FP-2, FP-3, FP-4 & FP-5
LOCATED IN SECTION 32, T 5 S-R 3 E
GREENSBURG LAND DISTRICT
LIVINGSTON PARISH, LOUISIANA
FOR
FRONT PORCH PROPERTY GROUP, LLC

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