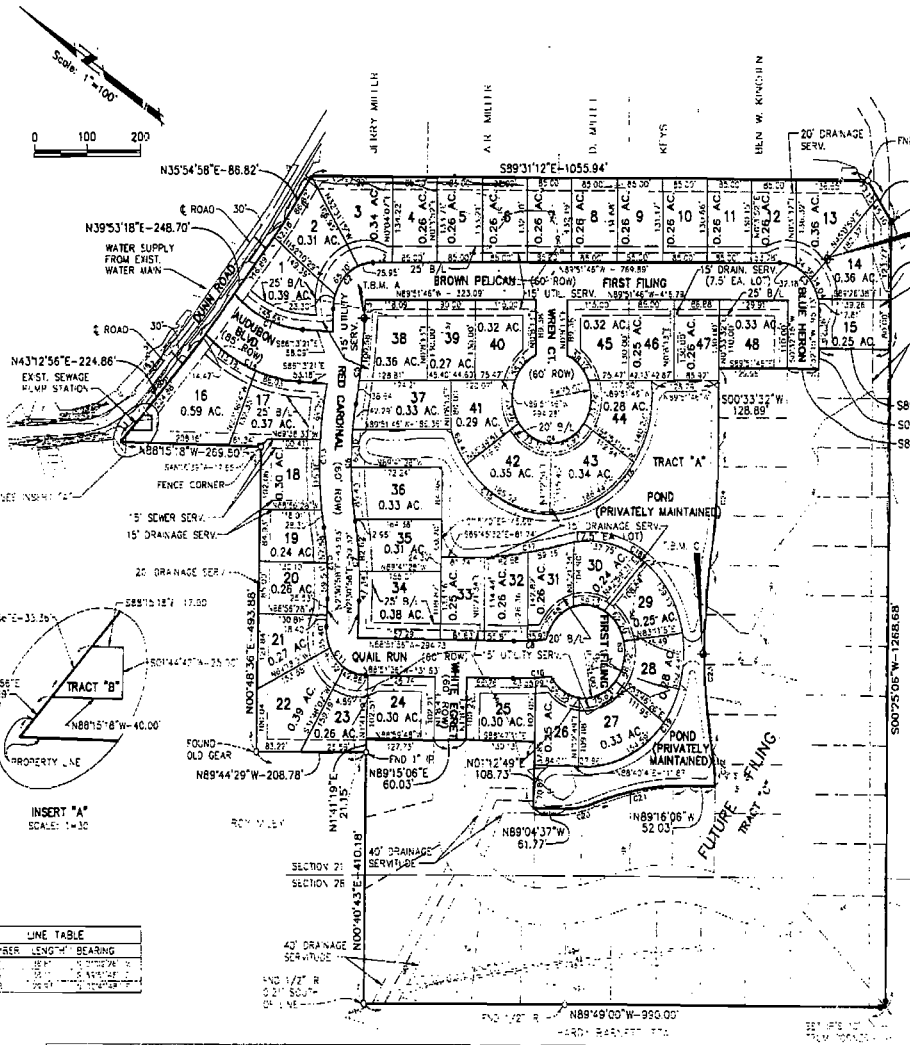
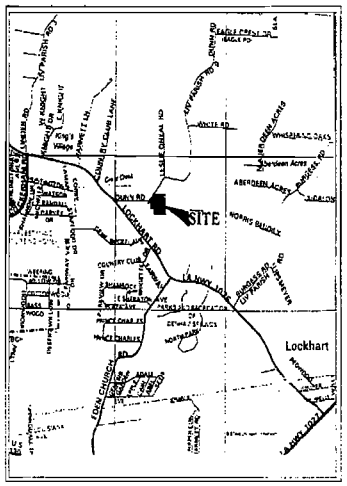
LOT #	CULVERT SIZE	DITCH SLOPE	ELEV @ O.S. LOT LINE
	INCH	%	FT
1	12	.40	47.62
2*			
3	15	.39	47.53
4	15	.39	47.51
5	12	.39	47.75
6	12	.39	47.89
7	12	.20	47.87
8	12	.20	47.88
9	12	.20	47.50
10	15	.39	47.50
11	12	.19	47.67
12	12	.19	47.85
13	12	.19	47.99
14	12	.18	47.99
15	12	.18	47.85
16	12	.66	49.40
17*			
18	15	.39	47.50
19	12	.07	47.59
20	12	.07	47.68
21	12	.07	47.76
22*			
23	12	.18	47.91
24*			
25*			
26*			
27	12	.26	47.58
28	12	.26	47.52
29	12	.26	47.50
30	12	.25	47.50
31*			
32	12	.46	47.50
33	12	.11	47.50
34*			
35	12	.11	47.52
36	12	.11	47.57
37	12	.26	47.50
38*			
39	12	.09	47.63
40*			
41	12	.13	47.78
42	12	.13	47.70
43	12	.13	47.70
44	12	.13	47.77
45*			
46	12	.25	47.50
47	12	.37	47.50
48*			

* SEE OTHER TABLE

LOT #	CULVERT SIZE	DITCH SLOPE	ELEV @ O.S. LOT LINE
	INCH	%	FT
2E	12	.59	47.83
2W	12	.40	47.59
12A	12	2.26	48.00
17E	12	.19	48.15
22W	12	.16	47.60
22E	12	.18	47.78
24W	12	.18	47.82
24E	12	.13	47.70
25W	12	.13	47.70
25E	12	.12	47.90
26W	12	.26	47.80
26E	12	.28	47.64
31W	12	.48	47.80
31E	12	.33	47.65
34W	12	.11	47.68
34E	12	.11	47.52
38W	12	.07	47.79
38E	12	.09	47.81
40E	12	.3	47.61
40W	12	.09	47.66
46W	12	.12	47.67
46E	12	.2	47.55
48E	12	.13	47.64





VICINITY MAP
1"=1000'±

ELECTRIC:
DEMCO ELECTRIC
ATTN: MR. TURK TYNES
POST OFFICE BOX 15659
BATON ROUGE, LA. 70895
PHONE: (504)261-1221 FAX: (504)261-1383

WATER:
WARD TWO WATER DISTRICT
ATTN: MR. PRESTON KILGREASE
P.O. BOX 537
DENHAM SPRINGS, LA. 70727
PHONE: (504)665-3474

GAS:
TOWN OF WALKER
ATTN: MR. BERT KELLEY
P.O. BOX 217
WALKER, LA. 70785
PHONE: (504)665-4356

TELEPHONE:
BELLSOUTH
TELECOMMUNICATIONS, INC.
5550 S. SHERWOOD FOREST BLVD.
BATON ROUGE, LA. 70816
PHONE: (504) 273-5628

RECREATIONAL DISTRICT:
RECREATIONAL DISTRICT No. 3

CURVE TABLE					
NUMBER	RADIUS'	DELTA	LENGTH'	CHORD	BEARING
C1	25.00	120°13'02"	49.65	42.58	S 58°06'35" E
C2	75.00	89°38'49"	117.35	105.74	N 44°59'11" E
C3	75.00	93°25'39"	118.45	106.48	N 44°16'45" E
C4	75.00	91°56'31"	120.51	107.90	N 69°51'40" W
C5	630.00	07°44'41"	85.22	85.16	N 06°34'08" W
C6	54.00	39°11'33"	36.78	36.08	S 30°20'42" A
C7	60.00	12°14'04"	12.95	12.91	S 53°12'21" E
C8	530.00	06°43'03"	62.33	62.29	S 87°42'02" E
C9	75.00	31°24'52"	40.43	39.97	S 09°45'25" E
C10	530.00	07°31'31"	72.88	72.64	S 87°32'39" A
C11	75.00	92°08'09"	120.62	108.02	N 43°32'15" W
C12	540.00	12°15'02"	117.71	116.86	N 03°37'23" A
C13	600.00	22°17'45"	236.21	234.72	N 01°23'48" E
C14	292.55	39°01'21"	99.21	98.29	N 58°42'40" A
C15	195.57	72°42'07"	248.43	232.02	S 53°22'45" E
C16	103.35	56°45'2	102.67	98.18	N 42°02'39" E
C17	8.5.52	12°33'56"	127.94	121.63	N 81°42'06" E
C18	72.33	87°11'55"	275.88	250.03	N 54°33'58" W
C19	184.00	59°35'6"	207.02	197.63	N 37°50'53" E
C20	141.50	22°40'09"	55.03	54.66	S 80°30'07" A
C21	50.00	20°34'47"	18.19	18.22	N 57°58'51" E
C22	445.77	07°41'18"	59.82	59.78	S 06°53'33" E
C23	1917.00	18°27'1"	598.25	597.45	S 02°35'06" E
C24	388.25	08°05'57"	54.92	54.87	N 24°34'27" E

LINE TABLE		
NUMBER	LENGTH'	BEARING
L1	18.97	N 01°11'19" E
L2	20.11	S 43°12'56" E
L3	20.11	N 43°12'56" W

PONDS:
THE PROPOSED PONDS AND SHORELINES SHALL BE PRIVATELY OWNED & MAINTAINED.

UTILITY SERVICE:
WHERE UNDERGROUND ELECTRICAL UTILITY SERVICE IS PROVIDED FOR THE SUBDIVISION, RESTRICTIONS SHALL INCLUDE A REQUIREMENT THAT THE OWNER OF EACH LOT SHALL FURNISH AN ELECTRIC SERVITUDE FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION UPON RECEIPT OF ELECTRICAL SERVICE ON THE LOT.

GRADING INSTRUCTIONS:
AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR HIS REPRESENTATIVE TO GRADE EACH LOT SO THAT THE STORM DRAINAGE RUNOFF CONFORMS TO THE APPROVED DRAINAGE PLAN.

LEGEND:

SYMBOL	DESCRIPTION
22	CONTOUR LINES PRIOR TO SUBDIVISION CONSTRUCTION
— — — —	SERVITUDE LINE
———	BUILDING LINE
———	PROPERTY LINE

LEGAL OWNERSHIP:
This is to Certify that the undersigned is the Owner of the land shown hereon.

DEDICATION:
The Servitudes and Rights-of-Way shown hereon not previously dedicated are hereby dedicated to the perpetual use of the public. All areas shown as servitudes are granted to the public for use of utilities, drainage, sewage removal or other proper purposes for the general use of the public. No building structure, or fence shall be constructed, nor shrubbery planted within the limits of any servitude so as to prevent or unreasonably interfere with any purpose for which the servitude is granted.

CULVERTS:
No one shall install sub surface drainage, culverts, other than a twenty (20) foot long driveway culvert, in road/street ditches until after the eighteen (18) month maintenance bond has been released by the Livingston Parish Council on the street and drainage improvements.

SEWERAGE:
No person shall provide or install a method of sewage disposal other than connection to the collection system provided by Sewer District No. 1.

DEED RESTRICTIONS:
Deed restrictions are filed for this subdivision & purchasers of lots shall adhere to all requirements.

SYLVIA S. DUKE
S LAZY S DEVELOPMENT CO.
DATE

FLOOD NOTE:
(1) IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP PANEL 225113 0100 FOR LIVINGSTON PARISH, LOUISIANA, LAST REVISED 9/30/88, THE PROPERTY HEREON IS LOCATED IN FLOOD ZONE "A6" (AREAS INUNDATED BY 100 YEAR FLOOD, BASE FLOOD ELEVATION DETERMINED) BASE FLOOD EL = 49.8 BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE APPROPRIATE LIVINGSTON PARISH AUTHORITY.
(2) MINIMUM GRADE FOR SLABS SHALL BE GREATER THAN 6.5 OR 1 (FOOT) ABOVE NATURAL GROUND AT STRUCTURE.

REFERENCE BENCHMARK:
ALL ELEVATIONS SHOWN IN THESE PLANS REFERENCED TO N.G.S. BENCHMARK NO. Z287 (ELEV.=49.27)

BENCHMARK:
T.B.M. A: RAILROAD SPIKE IN 30" PECAN ELEV. 52.73
T.B.M. B: RAILROAD SPIKE IN 54" OAK ELEV. 52.97
T.B.M. C: RAILROAD SPIKE IN 30" OAK ELEV. 52.27

WAIVERS:
(1) WAIVER OF SECTION 33.400 TO ALLOW ROADSIDE DITCH BACK SLOPES TO BE 5:1 AND ENCROACH INTO LOT.
(2) REDUCTION OF BUILDING LINES TO 20' IN CUL-DE-SACS.

GENERAL NOTES:
1. SANITARY SEWER: TO BE ROUTED VIA GRAVITY COLLECTION SYSTEM INTO SEWER DISTRICT NO. 1 LIFT STATION.
2. PROPERTY IS LOCATED IN:
SEWER DISTRICT NO. 1
ATTN: JAMES RAY CLARK
POST OFFICE BOX 1205
DENHAM SPRINGS, LA. 70727-1205
GRAVITY DRAINAGE DISTRICT NO. 1
ATTN: WILTON CORE
POST OFFICE BOX 1705
DENHAM SPRINGS, LA. 70727-1705
3. PROPERTY IS LOCATED IN SCHOOL DISTRICT NUMBER 3.
4. PROPERTY IS LOCATED IN FIRE DISTRICT NUMBER 3.
5. ALL STREETS WITHIN DEVELOPMENT SHALL BE PUBLIC STREETS.
6. ALL STREETS ARE TO BE 20' WIDE ASPHALT PAVEMENT WITH 7.5' ROW [illegible]
7. [illegible] REPRESENTS A CORNER LOT WITH DRIVEWAY CULVERTS ON BOTH SIDES.
8. THERE ARE NO WETLANDS ON THE SITE PER ARMY CORPS OF ENGINEERS.
9. REFERENCE MAP:
MAP SHOWING BOUNDARY SURVEY OF 35.58 ACRE TRACT FOR SYLVIA DUKE DATED JANUARY 28, 1999 BY CSRS, MICHAEL B. SONGY PLS
10. ACREAGE IN FILING: 21.60 ACRES, 48 LOTS

STATE OF LOUISIANA
MICHAEL B. SONGY
REG. No. 21024
REGISTERED PROFESSIONAL ENGINEER

STATE OF LOUISIANA
MICHAEL B. SONGY
REG. No. 04608
REGISTERED PROFESSIONAL SURVEYOR

CERTIFICATION:
THIS IS TO CERTIFY THAT THIS PLAT CONFORMS TO LA. REVISED STATUTES 33:5051 ET SEQ. AND CONFORMS TO THE LIVINGSTON PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

MICHAEL B. SONGY, P.E., R.L.S.
LA. REGISTRATION NO. 04608
DATE

APPROVED
DEWEY RATCLIFF, PRESIDENT
LIVINGSTON PARISH COUNCIL
DATE

CSRS
CHENEVERT • SONGY • RODI • SODERBERG
Air Engineering/Architectural Corporation
Phone (225) 295-0000
Fax (225) 295-0000

S LAZY S DEVELOPMENT Co.
5353 RIVERLAND BLVD.
BATON ROUGE, LA 70820
PHONE (225) 769-8295

FINAL PLAT of AUDUBON TRACE
1st FILING
A RESIDENTIAL SUBDIVISION

Tiffany a Washington
35.41 ACRE PORTION OF THE SULLIVAN ESTATE
SECTION 21 & 28, T6S - R3E, G.L.R.
LIVINGSTON PARISH
LOUISIANA

DATE: AUG. 4, 1999
JOB # 98071.00
DWN. BY: M.R.
CKD. BY: B.A.B.
SHEET 1 OF 1

01
of 01

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