

SITE DATA:
TOTAL AREA BEING SUBDIVIDED --- 27,000.00 SQ. FT. (0.6198 ACRES)
TOTAL NUMBER OF LOTS ----- 2
STREET --- DON AVENUE (50' R/W) ASPHALT STREET

ZONING AND SETBACK REQUIREMENTS:

ZONING: R-1
FRONT YARD - 30 FEET
REAR YARD - 25 FEET
SIDE YARD - 5 FEET (10 FEET ON STREET SIDE); AGGREGATE WIDTH 15 FEET
MINIMUM LOT SIZE IS 70' X 120' (8,400.00 SQ. FT.)
MAX BUILDING HEIGHT: 35 FEET

UTILITY & CITY SERVICES:

SEWAGE DISPOSAL: CITY OF DENHAM SPRINGS
WATER SUPPLY: CITY OF DENHAM SPRINGS
GAS SUPPLY: CITY OF DENHAM SPRINGS
SCHOOL DISTRICTS: DENHAM SPRINGS
ELECTRIC: ENTERGY
TELEPHONE: AT&T
DRAINAGE DISTRICT: 1
FIRE DISTRICT: 5
RECREATION DISTRICT: DENHAM SPRINGS

WETLANDS:

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

DEDICATION OF SERVITUDE:

THE SERVITUDES, EASEMENTS, AND/OR DRAINAGE RIGHTS-OF-WAYS SHOWN HEREON AND DEDICATED FOR THE USE BY ANY PUBLIC OR PRIVATE ENTITY RELATING TO HEALTH AND SAFETY. NO TREES, SHRUBS OR OTHER PLANTS SHALL BE PLANTED, NOR BUILDING STRUCTURE OR FENCE CONSTRUCTED WITHIN THE LIMITS OF ANY SERVITUDE, SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.

BUYER BEWARE:

"STREETS, SERVITUDES AND RIGHT-OF-WAYS IN THE SUBDIVISION WHICH DO NOT JOIN OR CONNECT WITH PUBLICLY MAINTAINED STREETS, ROADS, SERVITUDES OR RIGHTS-OF-WAY SHALL "NOT" BE MAINTAINED BY THE LIVINGSTON PARISH COUNCIL OR ANY OTHER PUBLIC BODY"

SEWERAGE:

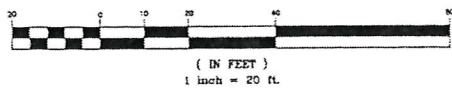
NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL OTHER THAN CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF LIVINGSTON PARISH.

OWNER OR REPRESENTATIVE

DATE



GRAPHIC SCALE



NOTE:
ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

ELEVATION NOTES

THIS IS TO CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED: APRIL 3, 2012 FLOOD ZONE: AE
BASE FLOOD ELEVATION: 44.5'
COMMUNITY PANEL #: 220116 0205 E

GENERAL NOTES

THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.
THIS PERMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.
THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

REFERENCE NOTES

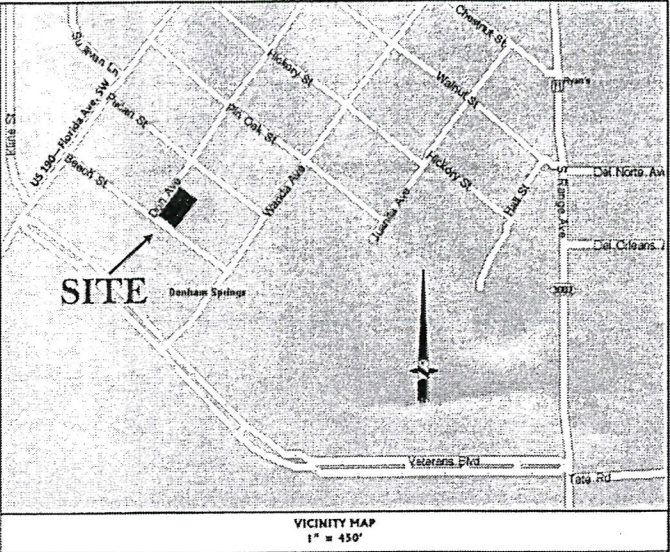
ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1
REFERENCE PLAN #1: PLAN OF SURVEY BY R. L. BENNETT
DATED: JUNE 18, 1993
DATE: MAY 22, 2017
SCALE: 1" = 20'
JOB #: 170285
DRAWN BY: RWK
CHECKED BY:

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE 48:IX, CHAPTER 39 FOR A CLASS "C" (SUBURBAN) SURVEY. FURTHER, THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.
MADE AT THE REQUEST OF MURRAY & CLARA CARRUTH
BY: *Richmond W. Krebs*
RICHMOND W. KREBS, SR., P.L.S. No. 4836

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PRELIMINARY PLAT

RESUBDIVISION OF
LOTS 3, 4 & 5
SQUARE 6 OF
SHELLEY'S HOMESITES
INTO
LOTS 3-A & 5-A
SECTION 1, T7S-R2E, G.L.D.
CITY OF DENHAM SPRINGS,
LIVINGSTON PARISH, LA
FOR
MURRAY & CLARA CARRUTH



RECOMMENDED FOR APPROVAL
CITY OF DENHAM SPRINGS
PLANNING COMMISSION

FRED BANKS
CHAIRMAN

DATE

ACTING CITY ENGINEER

DATE

APPROVED:
CITY OF DENHAM SPRINGS

GERALD LANDRY
MAYOR

DATE