GENERAL NOTES:

1. The original drawing of this work is the property of Alan Ferguson & Associates, LLC and reproduction of this print is prohibited except by written permission of this firm. Backlund information is often added in a continuous updating process without recurring changes in the public records. This firm can not be responsible for certain, legal transactions, or projects which are NOT based on an updated print which is made by this firm and based on the most recent information and proper standards of care.
2. Property Restrictions, Servitudes, and/or Right of Ways other than those shown may exist on this property and owners or potential buyers should be aware that enforcing the title to clear of encumbrances may NOT within the scope of this survey.
Wetlands determination was NOT requested and was NOT included in this preliminary plat.
Wetlands unavailable
3. Bearings shown are based on Reference Map.
4. Information marked with an asterisk (*) indicates information taken from Reference Map and NOT surveyed on the ground.
5. Sewage Disposal: Will Tie into Community Treatment Plant Operated by Mo-Dad
6. School District: Walker School District
7. Sidewalk: Curb and Gutter Public - 31" Back of Curb to Back of Curb 2" Asphalt on 8 1/2" Soil Cement
8. Water Supply: Town of Walker
9. No. of Acres in Subdivision: 52.0 Acres
10. No. of Lots in Subdivision: 160 Lots
11. Gas Supply: Town of Walker
12. Electricity: Entergy
13. Telephone: Bell South
14. Cable: Cox
15. Drainage District: 5
16. Fire District: 6
17. Recreation District: 1
18. Council District No. 7
19. Contours Taken USGS Quad Map
20. All Lot corners have Set 1/2" Iron Rods, unless otherwise noted
21. Restrictions: A Protective Covenants of Subdivision Restrictions filed in Clerk of Courts Office
22. Building lines shall be: 20' Rear Yard
5' Side Yard

SEWAGE NOTE:

No person shall provide or install a method of sewage disposal or sewage connection to an approved sanitary system, until the method of sewage treatment or disposal has been approved by the State Board of Health for this subdivision.

DEDICATION:

This is to certify that the undersigned is the legal land owner, or officer, of the property being subdivided and that the servitudes and rights of way shown on the plat are hereby dedicated to the perpetual use of the public for proper purposes including drainage, removal of sewage, and utilities. No trees, shrubs, or plants may be planted nor shall any building, fence, structure, or other improvements be constructed or installed within or over any servitude or right-of-way so as to prevent or unreasonably interfere with any purpose for which the servitude or right-of-way is granted.

COLLINS PLACE, LLC
1208 SOUTH HAND
DENHAM SPRINGS, LA. 70726
(225) 665-8848

DATE

REFERENCE MAP:

"A Survey map showing a 12.92 acre tract of land for Stanley Collins..." dated September 23, 1989, by Louis Higginbotham P.L.S.

GRADING INSTRUCTIONS:

As part of the house construction, it shall be responsibility of the owner, his contractor or his representative to grade each lot so that the storm drainage runoff conforms to the approved drainage layout, unless otherwise approved by the Livingston Parish Public Works Director. Contours shown are those existing prior to construction and ALL construction projects shall be preceded by proper site investigation prior to design.

NOTE:

1. Minor flood elevations are subject to change and the current base flood elevation should be verified with the Flood Plain Administrator for the area.
2. This Subdivision has subsurface drainage.
3. Tracts "A", "B" and "C" are not part of the subdivision.

SITE LOCATION
WALKER NORTH (LA. HWY 447)
WEYERHAEUSER ROAD
WALKER ROAD
GARDENER LANE
WEYERHAEUSER LANE
WALKER NORTH ROAD
WALKER SOUTH ROAD
WALKER SOUTH ROAD
WALKER SOU