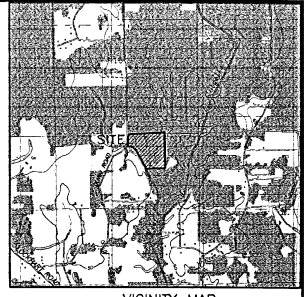
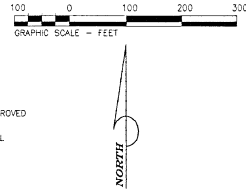


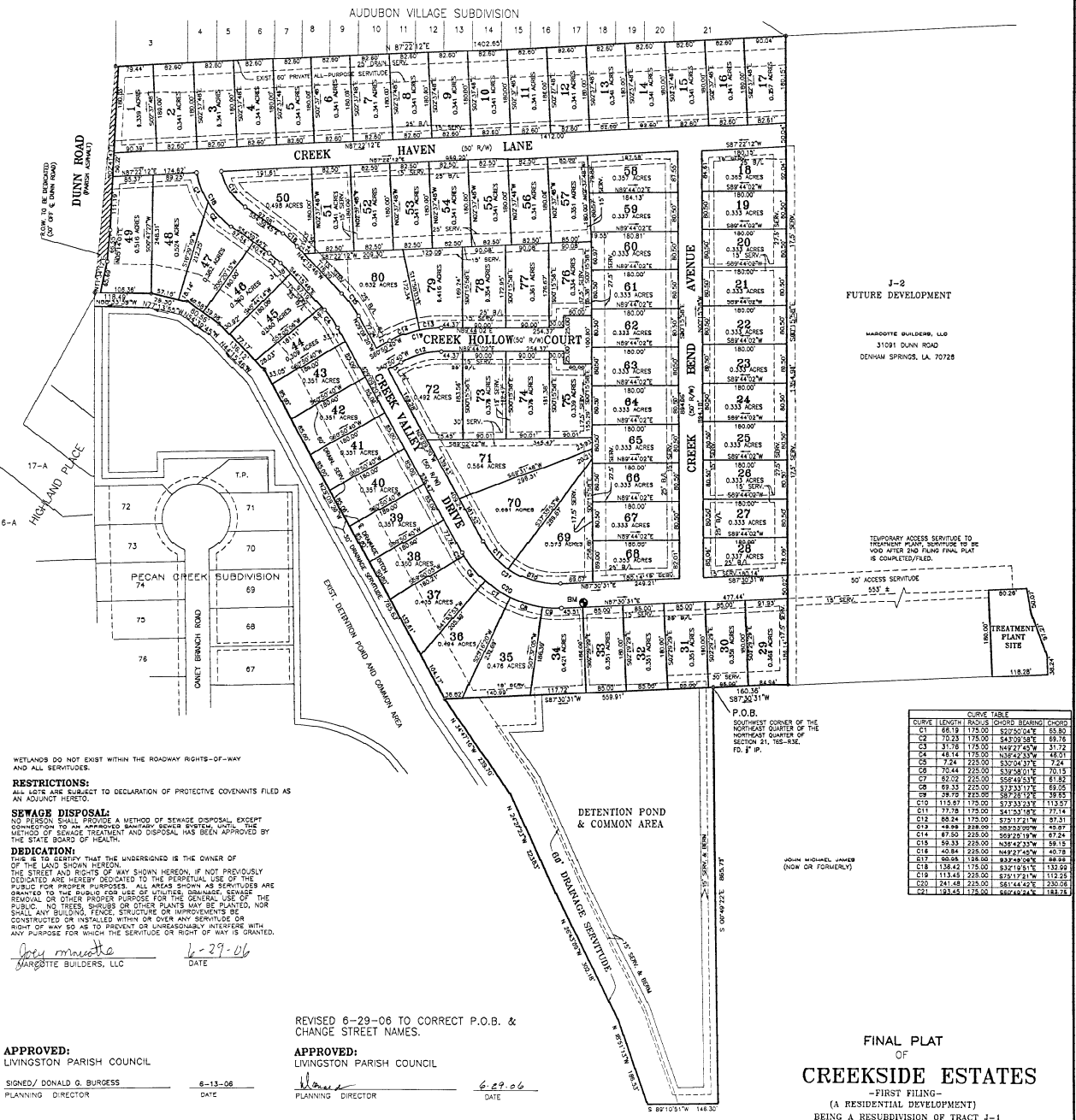
BASE BEARING: S 87°30'31" W (REF. #1)
 FLOOD ZONE: "AR"
 FEMA FIRM PANEL NO. 220113 0120 D DATE: 8/23/01

GENERAL NOTES:
 TOTAL AREA: 34.908 ACRES
 TOTAL NO. LOTS: 80
 WATER: WARD 2 WATER DISTRICT
 ELECTRIC: DEMCO
 TELEPHONE: BELL SOUTH
 CABLE TV: COX
 GAS: TOWN OF WALKER
 SEWER (SEWER DIST # 1) COLLECTION LINES TO AN APPROVED TREATMENT PLANT
 STREETS: PUBLIC 50' R/W-2" ASPHALT OVER 8 1/2" SOIL COBENT BASE WITH CURB & GUTTER.
 FIRE DISTRICT: No. 4
 DRAINAGE DISTRICT: No. 5
 SCHOOL DISTRICT: DENHAM SPRINGS
 BUILDING LINE: 25' FRONT
 20' REAR
 5' SIDE
 ENTIRE SUBDIVISION IS LOCATED IN FLOOD ZONE "AE"
 DETENTION PONDS ARE PRIVATELY OWNED AND MAINTAINED

BENCHMARK:
 TOP OF NORTHWEST BOLT ON DOUBLE CATCH BASIN
 SOUTH SIDE OF CREEKBOE DRIVE AT LOT 35.
 ELEV. 50.83 NOVD



- REFERENCE(S):**
- MAP SHOWING SURVEY AND DIVISION OF A 89.527 ACRE TRACT INTO J-1 AND J-2, BY LESTER A. MCIN, JR., P.L.S., DATED MARCH 29, 2005.
 - FINAL PLAT OF AUDUBON VILLAGE SUBDIVISION, BY J.C. KERSTENS, P.L.S., DATED APRIL 19, 1977.
 - FINAL PLAT OF PECAN CREEK SUBDIVISION, BY G.L. LESSARD, SR., P.L.S., DATED JUNE 9, 2004.



J-2 FUTURE DEVELOPMENT
 MARCOTTE BUILDERS, LLC
 3109 DUNN ROAD
 DENHAM SPRINGS, LA. 70728

TEMPORARY ACCESS SERVICED TO PERMIT PLANT SERVICE TO BE FOR AFTER END PLUM FINAL PLAT IS COMPLETED/FILED.

P.O.B.
 SOUTHWEST CORNER OF THE NEAREST QUARTER OF THE SECTION 21, T6S-R3E, FD. 8' 1/2"

CHORD	BEARING	CHORD	RADIUS	LENGTH
CO	68°19'17.00"	S29°20'04.7"	65.80	175.00
CO	17°23'17.00"	S42°00'04.7"	65.80	175.00
CO	48°14'19.00"	N34°00'04.7"	65.80	175.00
CO	31°16'17.00"	N46°27'45.0"	65.80	175.00
CO	48°14'19.00"	N34°00'04.7"	65.80	175.00
CO	7°24'22.00"	S32°04'37.4"	65.80	175.00
CO	62°02'22.00"	S58°42'41.1"	65.80	175.00
CO	69°33'22.00"	S33°13'17.4"	65.80	175.00
CO	28°10'22.00"	S52°15'19.7"	65.80	175.00
CO	115°07'17.00"	S73°33'23.7"	115.07	175.00
CO	77°18'17.00"	S41°15'19.7"	115.07	175.00
CO	88°24'17.00"	S29°12'21.1"	115.07	175.00
CO	48°08'22.00"	S62°02'09.0"	115.07	175.00
CO	87°50'22.00"	S52°15'19.7"	115.07	175.00
CO	89°33'22.00"	N36°42'33.0"	115.07	175.00
CO	48°14'19.00"	N34°00'04.7"	115.07	175.00
CO	115°07'17.00"	S73°33'23.7"	115.07	175.00
CO	281°48'22.00"	S61°44'44.7"	220.00	175.00
CO	123°43'17.00"	S62°42'42.4"	188.18	175.00

WETLANDS DO NOT EXIST WITHIN THE ROADWAY RIGHTS-OF-WAY AND ALL SERVICED.

RESTRICTIONS:
 ALL LOTS ARE SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS FILED AS AN ADJUNCT HERETO.

SEWAGE DISPOSAL:
 NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL EXCEPT AS APPROVED BY THE BOARD OF HEALTH. THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE STATE BOARD OF HEALTH.

DEDICATION:
 THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN HEREON. THE STREET AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PORTENTIAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVICED ARE GRANTED TO THE PUBLIC FOR USE OF UTILITY, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVICED OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICED OR RIGHT OF WAY IS GRANTED.

Joe Marcotte 6-29-06
 MARCOTTE BUILDERS, LLC DATE

REVISED 6-29-06 TO CORRECT P.O.B. & CHANGE STREET NAMES.

APPROVED:
 LIVINGSTON PARISH COUNCIL

Donald G. Burgess 6-13-06
 PLANNING DIRECTOR DATE

APPROVED:
 LIVINGSTON PARISH COUNCIL

Walter 6-29-06
 PLANNING DIRECTOR 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 "M" 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. McIn, Jr. 5/15/06
 LESTER A. MCIN, JR. DATE
 PROFESSIONAL LAND SURVEYOR
 MCIN & ASSOCIATES, INC.



PLAT ONLY

FINAL PLAT OF CREEKSIDE ESTATES

-FIRST FILING-
 (A RESIDENTIAL DEVELOPMENT)
 BEING A RESUBDIVISION OF TRACT J-1
 LOCATED IN SECTION 21, T6S-R3E
 GREENSBURG LAND DISTRICT
 LIVINGSTON PARISH, LOUISIANA
 FOR
MARCOTTE BUILDERS, LLC
 3109 DUNN ROAD
 DENHAM SPRINGS, LA. 70726
 PHONE: (225) 665-7152

FILED 6-29-06 AT 1:37 PM
J. Schuster CLERK

PLAT TO BE FOUND IN PLAT BOOK 52 PAGE 477 ENTRY 12615



DATE: MAY 13, 2006