

ZONING ITEM #2

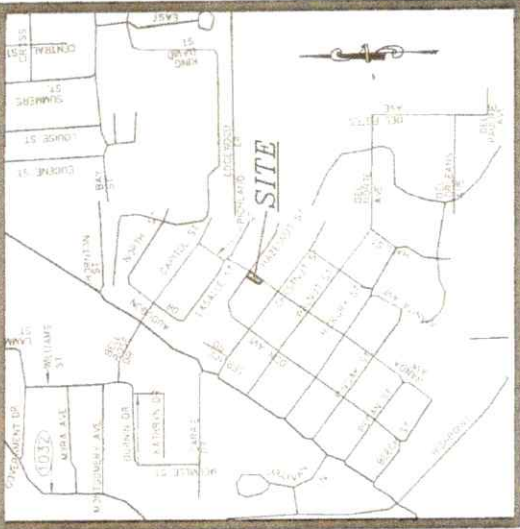
FLOOD CERTIFICATION
 According to FIRM Community Panel 13 02/016
 & Map No. 72263/03/05 E effective date 4-5-12,
 this property falls in flood zone "AE".
 170 Year Flood Elev. 44.5'

REFERENCE:
 1. Map of Shelly's Homesites, 13143
 19-20-1943

GENERAL NOTES

1. The original drawing of this work is the property of Alvin Fairburn & Associates, LLC. Reproduction of this print is prohibited except by permission of this firm. Additional information is often added in a continuous updating process. Check for latest revision data before acting on data shown. This firm is not responsible for actions or projects based upon obsolete drawings for which this firm was not specifically consulted.
2. This survey was based on information supplied by the client. No district was obtained to verify ownership of this property.
3. Property easements, encroachments, servitudes, and 5' encroachments were shown where shown on the title. Property and owners or potential buyers should be aware that encroachments are shown on this property to show all encroachments as they exist within the scope of this survey.
4. Boundaries shown are based on reference map 13143.
5. * indicates tie to a known reference and not surveyed.
6. Right of determination was not established, and was not included in this survey.
7. Section is 30' Front, 31' Side (117' approx), 251' Rear.
8. This map is not a boundary survey, and no such results can be constructed as one.

□ UNZONED AREA TO BE REZONED



VICINITY MAP
 1" = 2000'

SKETCH SHOWING
**LOT 11, SQUARE 11,
 TO BE REZONED FROM R-1 ZONING
 TO C-1 ZONING,**

SHELLY'S HOMESITES
 FOR
112 LASALLE, L.L.C.
 110 LASALLE SREET
 DENHAM SPRINGS, LA. 70726
 (225)243-4980

LOCATED IN SECTION 36, T6S-R2E, C.L.D.,
 LIVINGSTON PARISH, LOUISIANA

ALVIN FAIRBURN & ASSOCIATES, LLC.
 CONSULTING ENGINEERS ~ ARCHITECTS
 LAND SURVEYORS ~ DESIGNERS
 LAND DEVELOPMENT CONSULTANTS
 1289 DEL ESTE AVENUE
 DENHAM SPRINGS, LOUISIANA 70727-1173 (225) 665-1515
 JOB NO. AF60709-1A



XXXX	XXXX	XX	DC	DC	AT&P
#B	PDS	PC	CALC	DWG	CHK

REGISTRATION: This is to certify to client that in OCTOBER 2016, this map was made under my direct supervision, and it was my intent to show the area to be rezoned. This certification is specifically restricted to the client for their intended use and does not extend to third parties unless the plot is properly revised by the certifier to reflect the same.

Alvin Fairburn, Jr.
 ALVIN FAIRBURN, JR. P.E.
 DATE OCTOBER 25, 2016
 FILE: "SHELLY'S HOMESITES"

ZONING ITEM #3

BASE BEARINGS: * N 00° 14' 48" E (REF. #1)
 FLOOD ZONE: "AE" BASE FLOOD ELEVATION: 41.0'
 F.E.M.A. F.I.R.M. PANEL NO. 22063 0205 E DATE: 4/03/12

DRAWN BY:	PLV
CHECKED BY:	BAH
DATE:	6/18/2019

A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.
 TOTAL NO. ACRES: 6.61 Acres
 TOTAL NO. LOTS: 3
 ZONING: C-3, COMMERCIAL
 SET BACKS: FRONT - 30'
 REAR - 20'

REFERENCE:

- MAP SHOWING SURVEY OF A CERTAIN 5.00 ACRE TRACT OF LAND BY ALVIN FAIRBURN, JR., P.L.S., DATED 3-12-2014.
- MAP SHOWING RESUBDIVISION OF TRACT A-1 & A-2 FORMERLY OF THE RUSSELL K. WASSON PROPERTY INTO TRACTS A-1-A, A-1-B, A-2-A, & A-2-B BY ALVIN FAIRBURN, JR., P.L.S., DATED 11-14-2006.
- MAP SHOWING SURVEY & DIVISION OF A-1-A & A-2 INTO TRACTS A-1-A-1, A-1-A-2, A-2-A-1, & A-2-A-2 LOCATED IN SECTION 40, BY F. DEWITT LADNER, P.L.S., DATED 9-24-2013.

Recommended for Approval: City of Denham Springs Planning Commission		
Fred Banks, Chairman	_____	Date _____
City Engineer	_____	Date _____
Approved: Gerard Landry, Mayor	_____	Date _____

THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF:
E. JACOB FAKOURI & DEBORAH UNDERWOOD
 THIS SURVEY WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVICED SHOWN HEREON WERE TAKEN FROM REFERENCES DATA AND THAT OTHER SERVICEDS, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

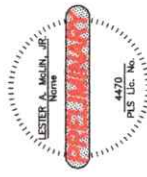
CERTIFICATION:

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 BOUNDARY 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.

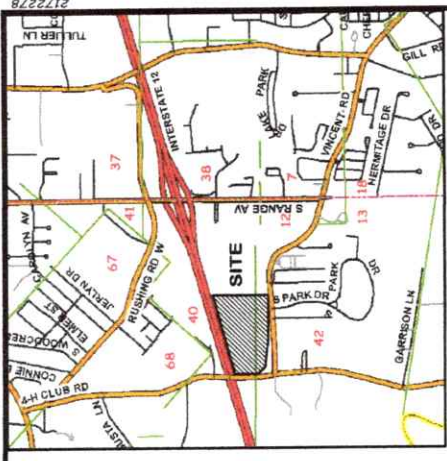
PRELIMINARY

LESTER A. MCJIN
 PROFESSIONAL LAND SURVEYOR
 REG. # 4470
 MCJIN TAYLOR, INC.

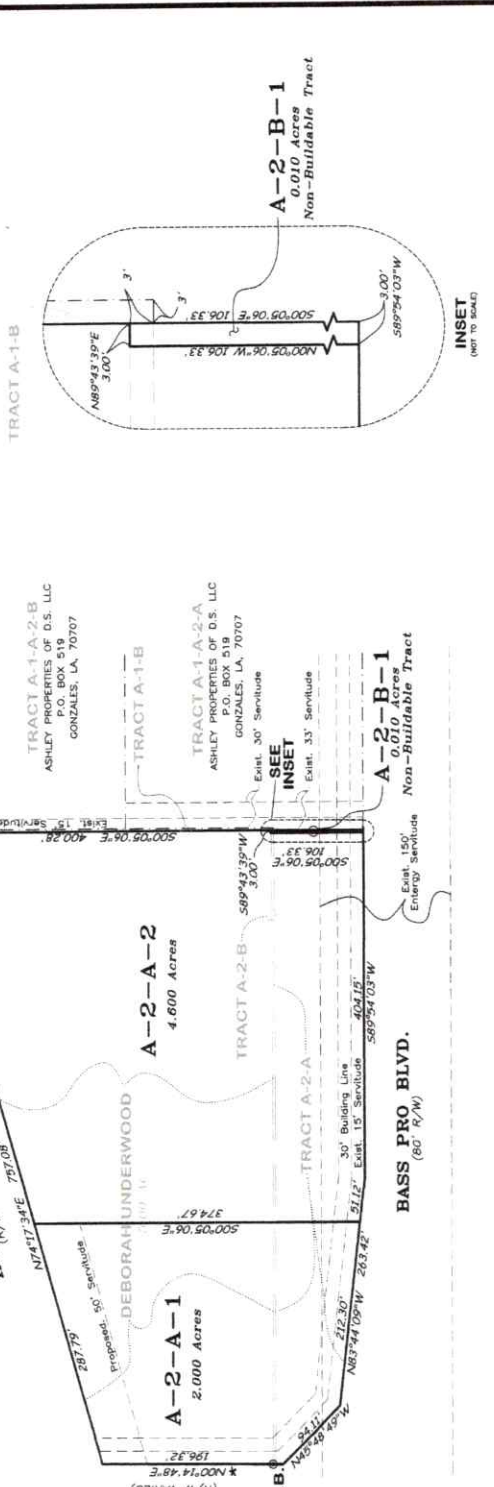
6/18/2019
 DATE



THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PURPOSES THAN THAT FOR WHICH IT WAS PREPARED AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



VICINITY MAP
 SCALE: 1" = 2000'



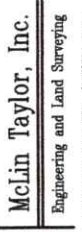
MAP SHOWING RESUBDIVISION

OF
A-2-A, A-2-B,
& A CERTAIN 5.00 ACRE TRACT
 INTO

Lots A-2-A-1, A-2-A-2 & A-2-B-1

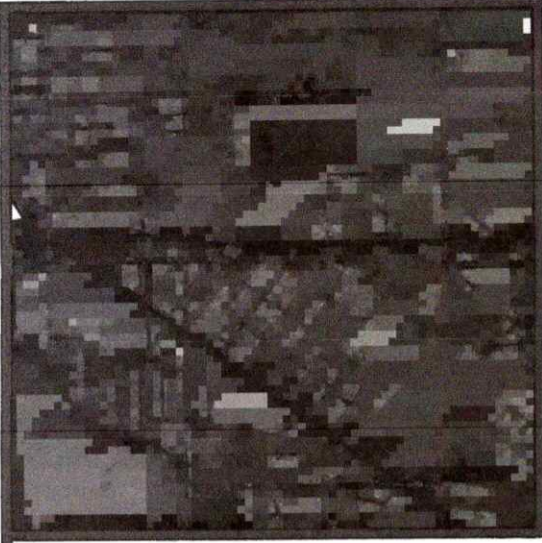
LOCATED IN SECTION 40, T 7 S-R 2 E
 GREENSBURG LAND DISTRICT
 CITY OF DENHAM SPRINGS
 LIVINGSTON PARISH, LOUISIANA

FOR
E. JACOB FAKOURI
 &
DEBORAH UNDERWOOD



McJin Taylor, Inc.
 Engineering and Land Surveying
 28258 PROBST ROAD, LIVINGSTON, LA. 70754 (225)368-1444

ZONING ITEM # 4



VICINITY MAP
1" = 2000'



REZONING OF
LOT 2-A, SQUARE 18
OF SHELLY'S HOMESITES
FROM ZONE C-1 TO C-3
LOCATED IN SECTION 36 & 59, T6S-R2E, C.L.D.,
CITY OF DENHAM SPRINGS,
LIVINGSTON PARISH, LOUISIANA

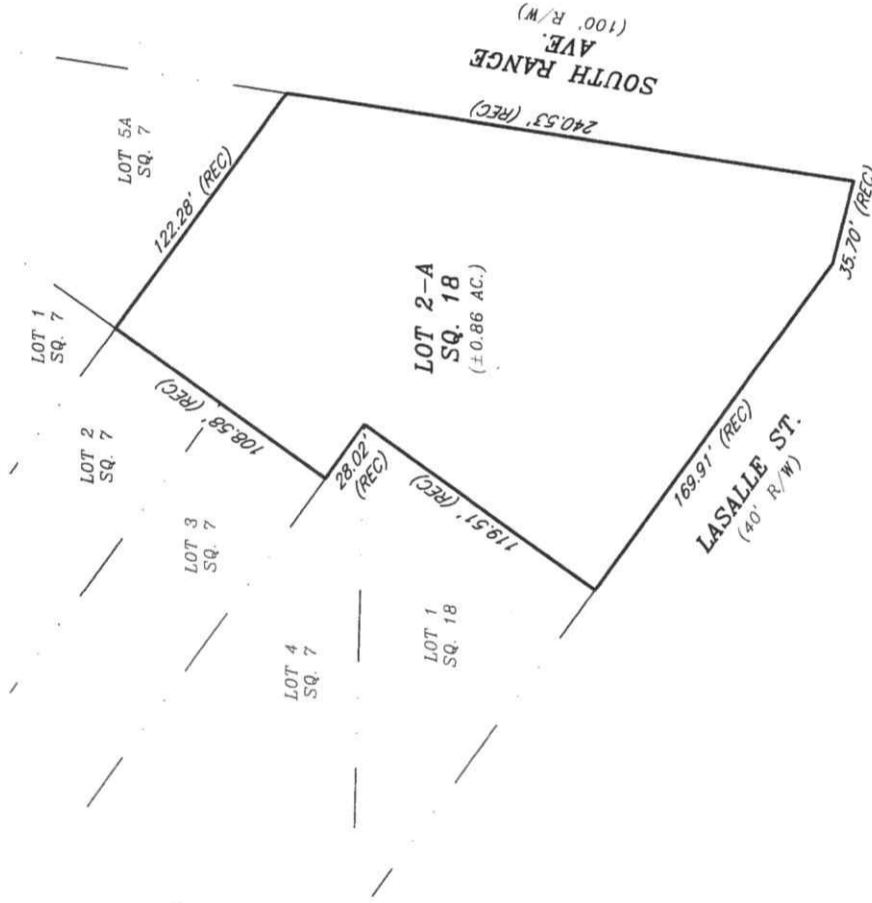
FOR
COLIN SMITH

ALVIN FAIRBURN & ASSOCIATES, LLC.
CONSULTING ENGINEERS ~ ARCHITECTS
LAND SURVEYORS ~ DESIGNERS
LAND DEVELOPMENT CONSULTANTS
1289 DEL ESTE AVENUE
DENHAM SPRINGS, LOUISIANA 70727-1173 (225) 665-1515
JOB NO. S190332-4A



REFERENCE:
1. Survey Map for Pine Tree Company LLC, Citizens Bank & Trust Company, First American Title Insurance Company and Randy P. Roussel showing Lot 2-A, Square 18, Shelly's Homesites, dated 10/03/1994, by Alex Theriot, Jr.

FLOOD CERTIFICATION:
According to F.I.R.M. Community Panel No. 220115 & Map No. 2206300205 E, effective date 4-3-12, this property falls in flood zone "AE".



- GENERAL NOTES**
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 - This survey was based on information supplied by the client, no abstract was obtained to verify ownership of this property.
 - Property restrictions, improvements, servitudes, and/or rights-of-way other than those shown may exist on this property and owners or potential buyers should be aware that abstracting the title to this property to show all encumbrances was not within the scope of this survey.
 - Bearings shown are based on reference map No. 1.
 - Indicates taken from reference and not surveyed.
 - Wetland determination was not requested, and was not included in this survey.
 - (REC) indicates taken from reference, not field verified this survey.
 - (SY) indicates information actually surveyed on the ground.
 - Zoning: C-1
 - Setbacks: 30' Front, 5' Side Minimum(15' Aggregate), 25' Back.

Recommended for Approval:
City of Denham Springs
Planning Commission

Fred Banks
Chairman _____ Date _____

Acting City Engineer _____ Date _____

Approved:
City of Denham Springs

Gerard Landry
Mayor _____ Date _____

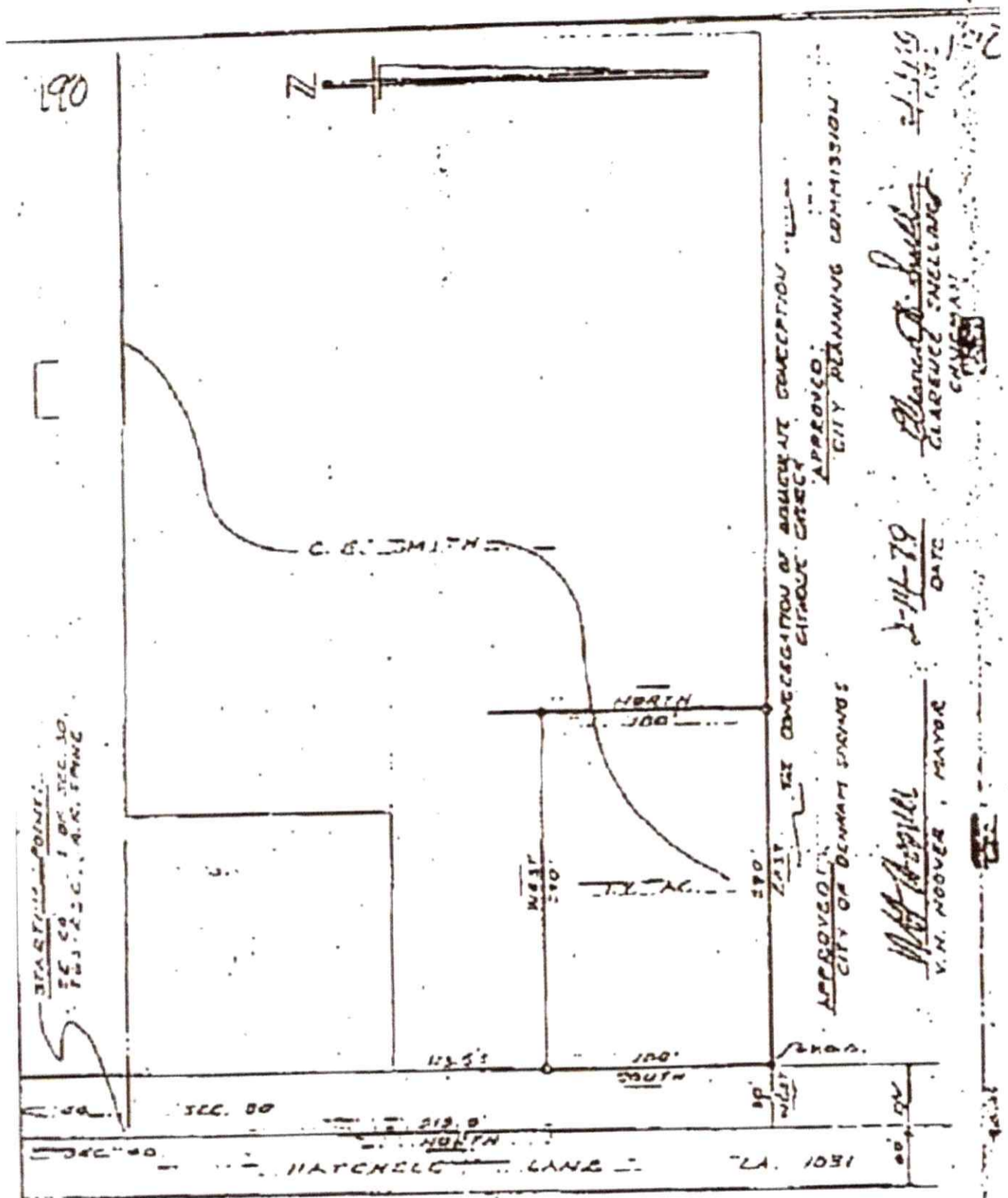
NOTE:
This map is intended to show the proposed rezoning only. This map does not meet the minimum standards for boundary surveys and is not to be construed to be a boundary survey.

CERTIFICATION: This is to certify to client that in April 2019, this map was made under my direct supervision, and it was the intent to show the area to be rezoned. This certification is specifically restricted to the client for their individual use and does not extend to third parties unless the plot is properly revised by the certifier to reflect the same.

ALVIN FAIRBURN, JR. P.E.S.
DATE: SEPTEMBER 05, 2019
FILE: "COLIN SMITH - REZONE..."



ZONING ITEM #5 Survey



APPROVED FOR THE CONVEGATION OF BUREAU OF CONVECTION
 WITHOUT CHARGE
 CITY PLANNING COMMISSION

APPROVED
 CITY OF DENHAM SPRINGS

APPROVED
 V. N. MOORE, MAYOR

CLARENCE MULLINS
 CLARENCE MULLINS

DATE 2-11-79

SURVEY MAP FOR C. E. SMITH SHOWING

A CERTAIN TRACT OF LAND LOCATED IN SECTION 30, T. 65 S. R. 3 E., CITY OF DENHAM SPRINGS, G. L. O., LIVINGSTON PARISH, LOUISIANA

1 - 4" PIPE 20'
 1 - 4" PIPE 20'
 DATE: JANUARY 16, 1979
 SCALE: 1" = 100'
 SHEET NO. 2 OF 2
 JOB NO. 1-016-77-M



ALEX THERIOT, JR., INC.
 CONSULTING ENGINEERS
 DENHAM SPRINGS, LA.

Alex Theriot, Jr.
 ALEX THERIOT, JR. INC.