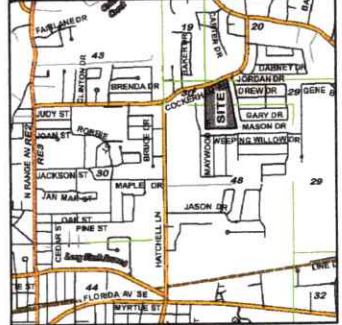




# PLANNING & ZONING #3

BASE BEARING:  $6^{\circ}55'46''$  - RTN (LA SOUTH ZONE - NAD 83)  
 FLOOD ZONE: "X" BASE FLOOD ELEVATION: 12.5'  
 F.E.M.A. F.I.R.M. PANEL NO. 220116 0112 E DATE: 4/03/12

DESIGN BY: CTM  
 CHECKED BY: BMS  
 TECHNICAL: LAM  
 CREDITED BY: CBM  
 CHECKED BY:



### GENERAL NOTES:

- TOTAL AREA: 26.881 Acres
- TOTAL NO. LOTS: 60, CA-1 THRU CA-3, TRACT A & TRACT B
- ELECTRICITY: ENTERTY
- TELEPHONE: A T & T
- GAS: CITY OF DENHAM SPRINGS
- WATER: CITY OF DENHAM SPRINGS
- SEWER: CITY OF DENHAM SPRINGS
- SCHOOL DISTRICT: DENHAM SPRINGS
- STREETS: PUBLIC - 1" ASPHALT OVER 10" SOIL CEMENT BASE, CURB & GUTTER (50' R/W)
- FIRE DISTRICT: CITY OF DENHAM SPRINGS
- DRAINAGE DISTRICT: No. 1
- RECREATION DISTRICT: DENHAM SPRINGS
- ZONING: R-1
- BUILDING LINES: FRONT - 30' REAR - 25' SIDELINES - 15' AGGREGATE, 5' MINIMUM
- A 1/2" 1/ROD TO BE SET AT EACH LOT CORNER
- ⊙ DENOTES 1/2" 1/ROD, UNLESS OTHERWISE SHOWN
- A WETLAND DELINEATION WAS COMPLETED FOR THIS SITE BY HYDRIK AND SHOWN ON A MAP DATED 10/31/2018

**Recommended for Approval:**  
 City of Denham Springs  
 Planning Commission

Fred Banks  
 Chairman \_\_\_\_\_ Date \_\_\_\_\_

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

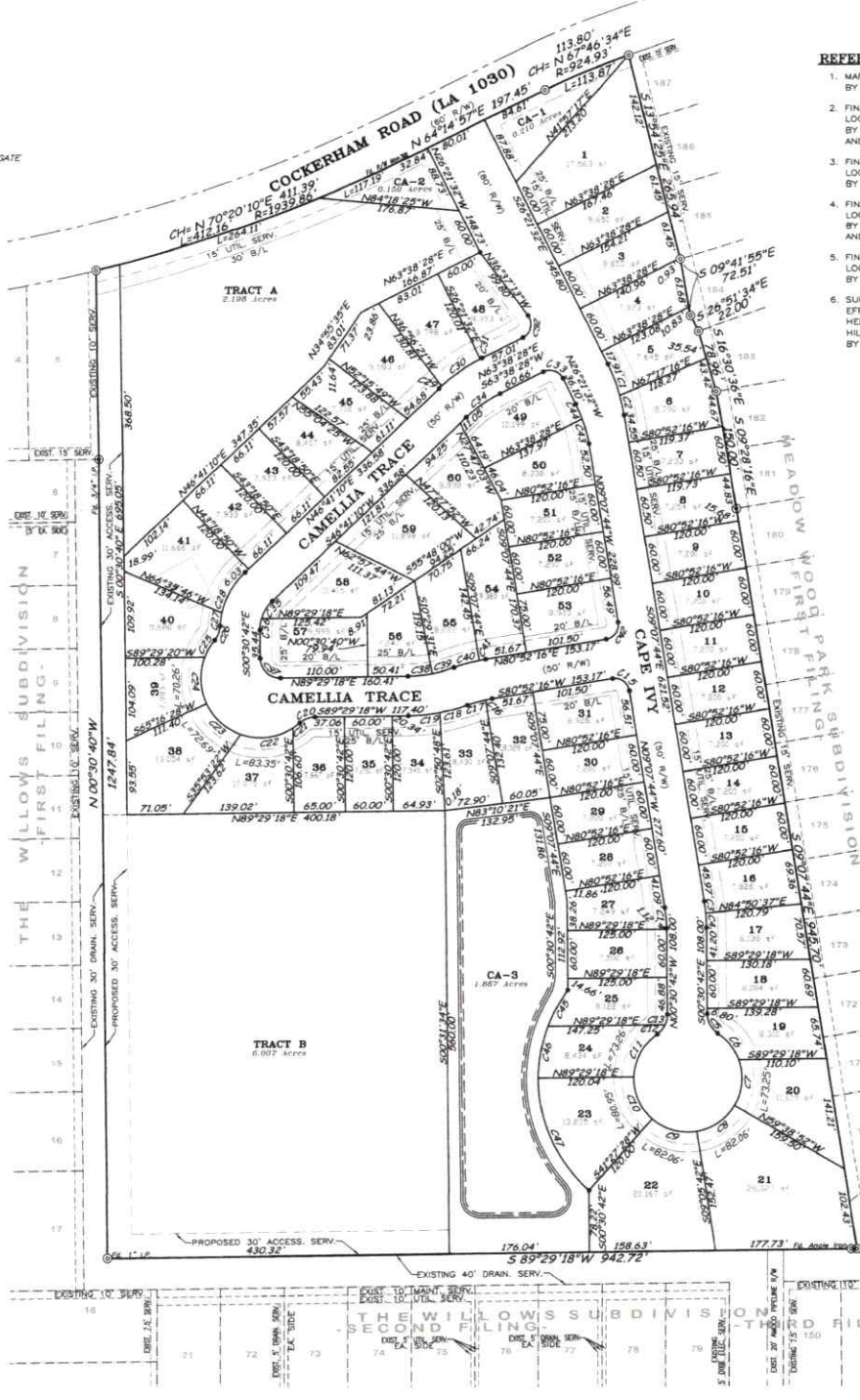
**Approved:**  
 City of Denham Springs

Genard Landry  
 Mayor \_\_\_\_\_ Date \_\_\_\_\_

### VARIANCE REQUEST:

BUILDING LINES: FRONT - 25'  
 REAR - 20'  
 SIDELINES - 10' AGGREGATE

MINIMUM AREA: 7200 SQ. FT.  
 MINIMUM WIDTH: 80 FT.



### REFERENCE:

- MAP OF LAND IN SECTIONS 29 & 48, T6S-R3E BY C.M. MOORE, C.E. & L.S., DATED 1-15-1958.
- FINAL PLAT OF MEADOW PARK SUBDIVISION, FIRST FILING LOCATED IN SECTIONS 20, 29 & 48, T6S-R3E... BY ALVIN FARBER, JR., P.L.S., DATED 2-10-1995 AND LAST REVISED 2-28-1998.
- FINAL PLAT OF THE WILLOWS SUBD., FIRST FILING LOCATED IN SECTIONS 30 & 48, T6S-R3E... BY ALEX THERIOT, JR., R.L.S., DATED 9-29-1976.
- FINAL PLAT OF THE WILLOWS SUBD., 2ND FILING LOCATED IN SECTION 48, T6S-R3E... BY ALEX THERIOT, JR., R.L.S., DATED 12-1-1978 AND REVISED 1-8-1978.
- FINAL PLAT OF THE WILLOWS SUBD., 3RD FILING LOCATED IN SECTION 48, T6S-R3E... BY W.J. FONTENOT, P.L.S., DATED 3-8-1984.
- SURFACE LEASE AND SERVIDUTE AGREEMENT, EFFECTIVE JANUARY 15, 2014, BY AND BETWEEN HENRY JAMES COCKERHAM, ET AL AS GRANTORS, AND HILCORP ENERGY L.L.C. AS GRANTEE BY RIC BAJON & ASSOCIATES

NO.	RADIUS	ARC LEN.	CH. DIST.	CH. BRG.
C1	225.00'	42.21'	42.14'	N20°59'06"W
C2	225.00'	25.46'	25.44'	N12°22'12"W
C3	225.00'	15.03'	15.03'	N07°12'54"W
C4	225.00'	18.81'	18.80'	N02°54'23"W
C5	30.00'	29.25'	28.10'	S28°28'29"E
C6	68.00'	42.93'	42.22'	N38°17'09"W
C7	68.00'	60.00'	58.07'	N05°04'33"E
C8	68.00'	60.00'	58.07'	N55°37'43"E
C9	68.00'	60.00'	58.07'	S73°49'07"E
C10	68.00'	60.00'	58.07'	S23°15'57"E
C11	68.00'	63.30'	61.04'	S28°40'45"W
C12	30.00'	15.67'	15.49'	N40°23'02"E
C13	30.00'	13.58'	13.46'	N12°27'15"E
C14	175.00'	26.32'	26.30'	N04°49'13"W
C15	18.50'	29.06'	26.16'	N54°07'44"W
C16	175.00'	10.57'	8.34'	S79°30'23"W
C17	175.00'	24.11'	24.10'	S74°11'39"W
C18	225.00'	35.80'	35.77'	N74°48'18"E
C19	225.00'	39.76'	39.71'	N84°25'34"E
C20	30.00'	21.14'	20.70'	S69°18'17"W
C21	75.00'	10.57'	10.57'	N53°09'36"E
C22	75.00'	68.38'	66.04'	N83°19'10"E
C23	75.00'	60.00'	58.41'	S47°38'34"E
C24	75.00'	60.00'	58.41'	S01°48'31"E
C25	75.00'	24.80'	24.69'	S30°34'59"W
C26	30.00'	19.43'	18.09'	N21°30'12"E
C27	100.00'	18.90'	16.88'	S07°47'28"W
C28	100.00'	59.43'	58.56'	S29°39'34"W
C29	225.00'	4.23'	4.23'	S71°13'31"W
C30	225.00'	59.78'	59.61'	S55°22'34"W
C31	225.00'	2.57'	2.57'	S63°18'52"W
C32	18.50'	32.37'	28.40'	N13°30'38"E
C33	18.50'	29.06'	26.16'	N71°21'32"W
C34	175.00'	51.79'	51.60'	S85°09'49"W
C35	50.00'	26.41'	26.11'	S31°33'08"W
C36	50.00'	14.77'	14.72'	S07°57'12"W
C37	25.00'	39.27'	35.36'	S45°30'42"E
C38	175.00'	30.48'	30.44'	N84°29'54"E
C39	175.00'	28.29'	28.26'	N74°52'38"E
C40	225.00'	33.39'	33.36'	S74°29'51"W
C41	225.00'	8.34'	8.34'	S79°48'36"W
C42	18.50'	29.06'	26.16'	N55°52'19"E
C43	175.00'	32.18'	32.13'	N14°23'46"W
C44	175.00'	20.45'	20.44'	N23°00'41"W
C45	188.00'	52.07'	51.91'	S18°37'33"W
C46	188.00'	66.58'	66.23'	S10°32'44"W
C47	188.00'	160.59'	155.75'	S24°04'19"E

**P.O.C.**  
 NORTHEAST CORNER OF SECTION 48, T6S-R3E (AS PER REF. # 2)

THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF: **DAVIDSON INVESTMENTS, LLC**

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVIDUTES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVIDUTES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

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

**SEWAGE DISPOSAL:**  
 NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL 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 PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVIDUTES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSES 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 SERVIDUTE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVIDUTE OR RIGHT OF WAY IS GRANTED.

DAVIDSON INVESTMENTS, LLC, OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**PRELIMINARY PLAT OF THE IVY**  
 (A RESIDENTIAL DEVELOPMENT)  
 LOCATED IN SECTION 29, 30 & 48, T 6 S - R 3 E  
 GREENSBURG LAND DISTRICT  
 CITY OF DENHAM SPRINGS  
 LIVINGSTON PARISH, LOUISIANA

FOR  
**DAVIDSON INVESTMENTS, LLC**  
 P.O. Box 505  
 Denham Springs, LA 70727  
 (225) 413-6416

BRETT J. MARTIN  
 Name  
**PRELIMINARY**  
 2135  
 PLS LIC. NO.

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, RECORDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT

**SUBMITTAL DATE: 12/27/2018**

**McLin Taylor, Inc.**  
 Engineering and Land Surveying

2859 FRONT ROAD LIVINGSTON, LA 70754 (225)686-1444

# PLANNING # 4

**SITE DATA:**  
TOTAL AREA BEING SUBDIVIDED --- 220816.18 SQ. FT. (5.0892 ACRES)  
TOTAL NUMBER OF LOTS --- 23  
STREET --- KING DAVID DRIVE (PROPOSED 40' RIGHT OF WAY)

**ZONING AND STAKE REQUIREMENTS:**

FRONT YARD --- 30 FEET  
SIDE YARD --- 5 FEET  
REAR YARD --- 25 FEET  
MAX. BUILDING HEIGHT --- 35 FEET

**UTILITY & CITY SERVICES:**  
CITY OF DENHAM SPRINGS  
WATER SUPPLY: CITY OF DENHAM SPRINGS  
GAS SUPPLY: CITY OF DENHAM SPRINGS  
SCHOOL DISTRICTS: DENHAM SPRINGS  
POST OFFICE: DENHAM SPRINGS  
TELEPHONE AREA: 504-835-4000  
DRAINAGE DISTRICT: 1  
RECREATION DISTRICT: DENHAM SPRINGS

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

**DEDICATION OF EASEMENTS:**

THE SEWERAGES, EASEMENTS, AND/OR DRAINAGE RIGHTS-OF-WAYS SHOWN HEREON ARE DEDICATED FOR THE USE BY ANY PUBLIC OR PRIVATE ENTITY RELATIVE TO HEALTH, UTILITY SERVICES, SAFETY AND WELFARE OF THE COMMUNITY. THE DEDICATION IS NOT TO BE PLANTED, NOR BUILDING STRUCTURE OR FENCE CONSTRUCTED WITHIN THE LIMITS OF ANY SEWERAGE OR DRAINAGE CONSTRUCTION UNLESS INTERFERE WITH THE PURPOSE FOR WHICH THE SEWERAGE IS GRANTED.

**BUYER BEWARE:**

STREETS, SEWERAGES AND RIGHT-OF-WAYS IN THE SUBDIVISION WHICH ARE SHOWN ON THIS SURVEY SHALL REMAIN UNDEDICATED TO THE CITY OF DENHAM SPRINGS UNLESS THEY ARE SPECIFICALLY DEDICATED BY THE LIVINGSTON PARISH COUNCIL OR ANY OTHER PUBLIC BODY.

**SEWERAGE:**

NO PERSON SHALL REMOVE OR INSTALL A METHOD OF SEWER DISPOSAL WITHOUT CONNECTION TO AN APPROVED SECONDARY SEWER SYSTEM UNTIL THE METHOD OF SEWER TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF LIVINGSTON PARISH.

**OWNERS:**

THE ESTATE OF THOMAS JONES ANNISSON (NOW DECEASED) AND ORA ALTAIZIN ANNISSON;  
C/O DENNIS WAYNE ANNISSON  
7282 MANOUILA BEACH ROAD  
DENHAM SPRINGS, LA 70706

ORA ALTAIZIN ANNISSON

DATE

THOMAS WAYNE ANNISSON (SON OF THOMAS J. & ORA A. ANNISSON)

DATE

SUSAN ANNISSON BAKER (DAUGHTER OF THOMAS J. & ORA A. ANNISSON)

DATE

GAIL ANNISSON COBBIN (DAUGHTER OF THOMAS J. & ORA A. ANNISSON)

DATE

LINDA ANNISSON LAWRENCE (DAUGHTER OF THOMAS J. & ORA A. ANNISSON)

DATE

AND  
DANIEL RANDOLPH ANNISSON  
C/O JORCE ANNISSON, AGENT AND ATTORNEY-IN-FACT FOR DANIEL RANDOLPH ANNISSON  
DENHAM SPRINGS, LA 70727

DANIEL RANDOLPH ANNISSON

DATE

AND  
LAURA JACKSON DRIBBE  
5192 JAMES LANE  
DENHAM SPRINGS, LA 70727

LAURA JACKSON

DATE

**ELEVATION NOTES:**

THE ELEVATIONS SHOWN ON THIS SURVEY ARE THE ELEVATIONS OF THE SURFACE OF THE GROUND AS SHOWN BY THE SURVEY. THE ELEVATIONS OF THE SURFACE OF THE GROUND AS SHOWN BY THE SURVEY ARE THE ELEVATIONS OF THE SURFACE OF THE GROUND AS SHOWN BY THE SURVEY. THE ELEVATIONS OF THE SURFACE OF THE GROUND AS SHOWN BY THE SURVEY ARE THE ELEVATIONS OF THE SURFACE OF THE GROUND AS SHOWN BY THE SURVEY.

**GENERAL NOTES:**

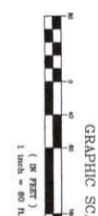
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**REFERENCE NOTES:**

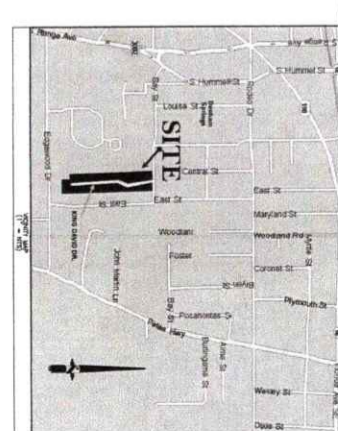
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Lot	Area	Acres	Owner	Address	How or Formerly Held
1	No information provided		No information provided		Not a Part
2	131056	3.07	Bay Lake, Inc.	(No Street of East St.)	Not a Part
3	131817	3.07	Bay Lake, Inc.	(No Street of East St.)	Not a Part
4	131817	3.07	Bay Lake, Inc.	(No Street of East St.)	Not a Part
5	131817	3.07	Bay Lake, Inc.	(No Street of East St.)	Not a Part
6	131817	3.07	Bay Lake, Inc.	(No Street of East St.)	Not a Part
7	131817	3.07	Bay Lake, Inc.	(No Street of East St.)	Not a Part
8	131817	3.07	Bay Lake, Inc.	(No Street of East St.)	Not a Part
9	131817	3.07	Bay Lake, Inc.	(No Street of East St.)	Not a Part
10	131817	3.07	Bay Lake, Inc.	(No Street of East St.)	Not a Part
11	131817	3.07	Bay Lake, Inc.	(No Street of East St.)	Not a Part
12	131817	3.07	Bay Lake, Inc.	(No Street of East St.)	Not a Part
13	131817	3.07	Bay Lake, Inc.	(No Street of East St.)	Not a Part
14	131817	3.07	Bay Lake, Inc.	(No Street of East St.)	Not a Part
15	131817	3.07	Bay Lake, Inc.	(No Street of East St.)	Not a Part
16	131817	3.07	Bay Lake, Inc.	(No Street of East St.)	Not a Part
17	131817	3.07	Bay Lake, Inc.	(No Street of East St.)	Not a Part
18	131817	3.07	Bay Lake, Inc.	(No Street of East St.)	Not a Part
19	131817	3.07	Bay Lake, Inc.	(No Street of East St.)	Not a Part
20	131817	3.07	Bay Lake, Inc.	(No Street of East St.)	Not a Part
21	131817	3.07	Bay Lake, Inc.	(No Street of East St.)	Not a Part
22	131817	3.07	Bay Lake, Inc.	(No Street of East St.)	Not a Part



BY: *William W. Krebs*  
WILLIAM W. KREBS, S.U.S. No. 4398



**STATE OF LOUISIANA**  
NOTARY PUBLIC  
WILLIAM W. KREBS, S.U.S. No. 4398

**RWK & Associates, LLC**  
PROFESSIONAL LAND SURVEYING  
1841 NORTH RANGE AVENUE, SUITE B  
DENHAM SPRINGS, LA 70728  
PH: (225) 488-7010 | FAX: (225) 488-7011  
WWW.RWK-SURVEYING.COM

**RESUBDIVISION OF A SECTION 46, T8S, R8E, Q14E, LYONBORO, LA**  
BOBBY ANNISSON

**RECOMMENDED FOR APPROVAL**  
CITY OF DENHAM SPRINGS  
PLANNING COMMISSION

**PREPARED BY:** WILLIAM W. KREBS, S.U.S. No. 4398  
**DATE:** \_\_\_\_\_

**APPROVED BY:** \_\_\_\_\_  
CITY OF DENHAM SPRINGS  
**DATE:** \_\_\_\_\_