

GENERAL NOTES:

- The original drawing of this work is the property of Alvin Fairburn & Associates, LLC. Reproduction of this print is prohibited except by written permission of this Firm.
- Additional information is often added in a continuous updating process without recording changes in the public records. This firm can not be responsible for surveys, legal transactions, or projects which ARE NOT based on an updated plat which is made by this Firm and based on the most recent information and proper standards of care.
- This survey was based on information supplied by the client. 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 was NOT within the scope of this survey.
- Wetlands determination was NOT requested and was NOT included in this survey.
- Bearings shown are based on Reference Map No. 1.
- Sewage District: Town of Walker
- Sewage Disposal: Town of Walker
- School District: Walker
- Streets: Existing 40' R/W
- Water Supply: Town of Walker
- No. of Acres in Subdivision: 3.517 Acres
- No. of Lots in Subdivision: 3
- Gas Supply: Town of Walker
- Electricity: ENTERGY
- Telephone: Bell South
- Drainage District: 5
- Fire District: 4
- Recreation District: 1
- Council District No. 7
- Zoning: C3
- Setbacks: 20' Front, 20' Rear, 5' Side

REFERENCE:

- "Map Showing Resubdivision of Tract LEH, being Formerly the Louis Earl Hartman Property..." dated 10-4-05, last revised 10-25-04 by Alvin Fairburn & Associates, LLC.

FLOOD CERTIFICATION:

According to F.I.R.M. Panel NO. 220121 & Map No. 22063C0226 D, effective date 8-23-01, this property falls in flood zone "AE"

This is to certify that the undersigned is the owner of the land shown hereon.

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 Town of Walker.

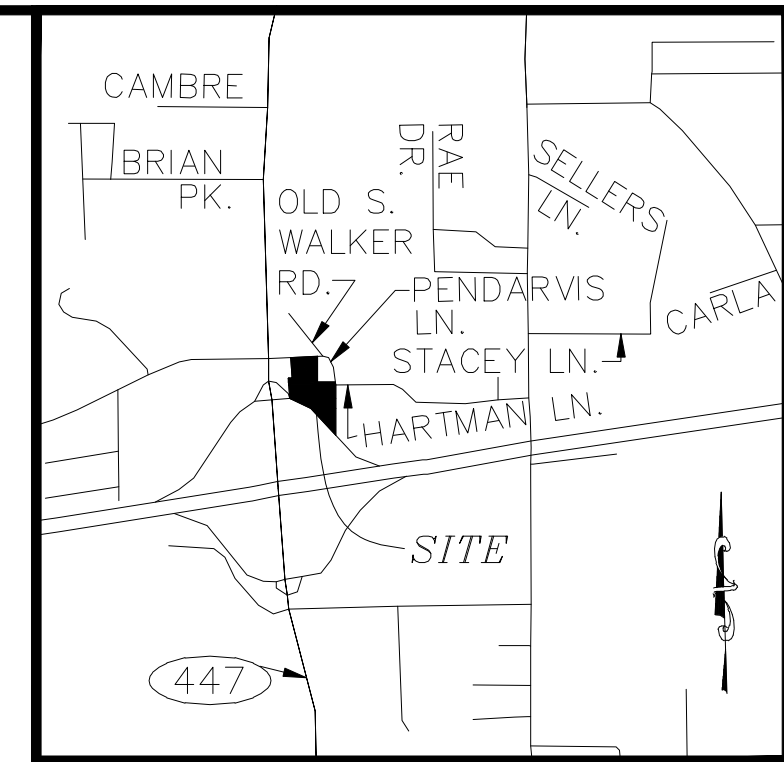
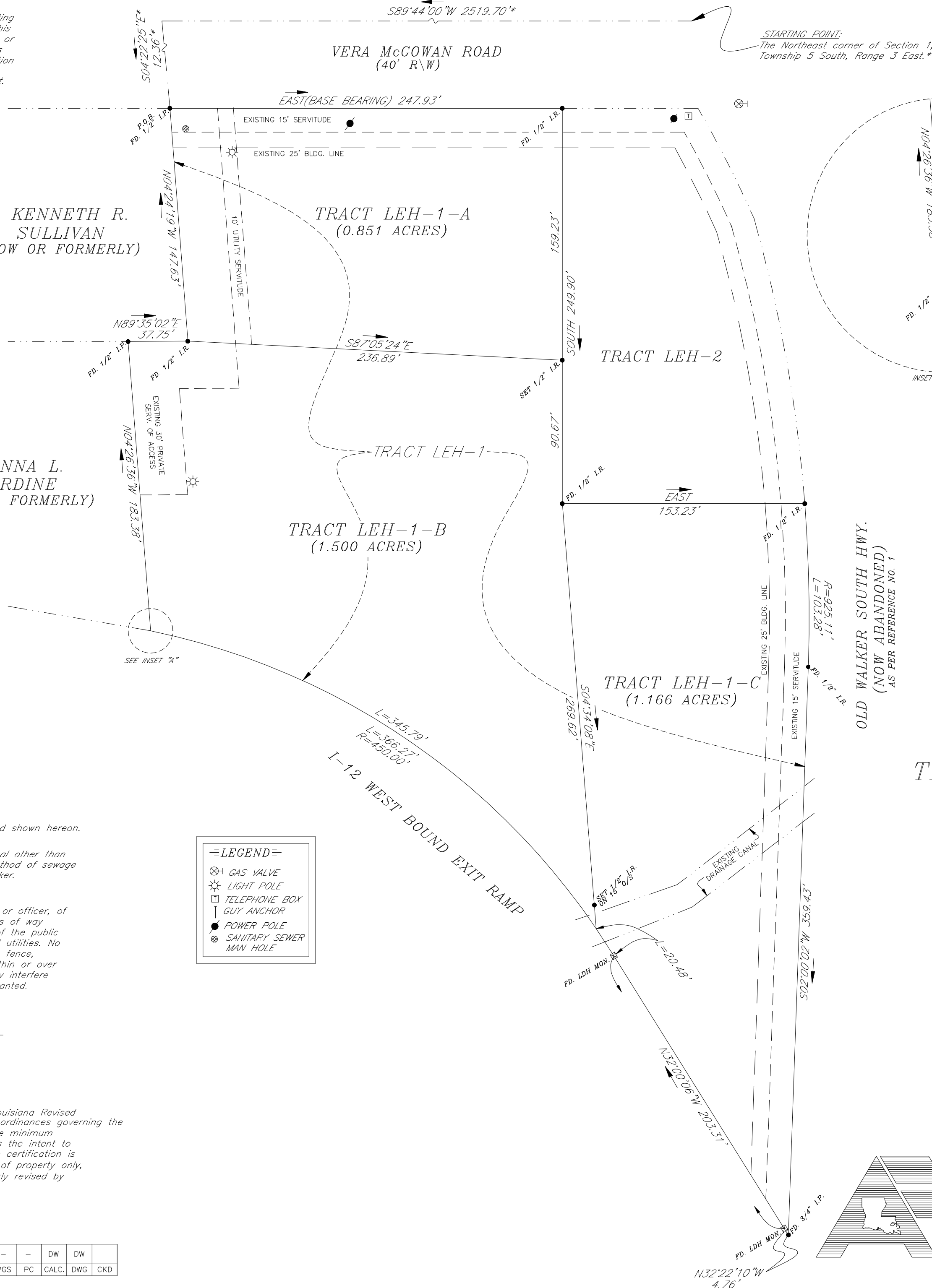
PUBLIC DEDICATION:

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.

RUSSELL COLEMAN _____ DATE _____

W.J. FONTENOT, P.L.S.
DATE: NOVEMBER 11, 2005
FILE: "COLEMAN, RUSSELL..."

-	-	-	DW	DW	
FB	PGS	PC	CALC.	DWG	CKD



APPROVED:
TOWN WALKER

TRAVIS CLARK, MAYOR _____ DATE _____

THERESA JACKSON, CHAIRPERSON _____ DATE _____

MAP SHOWING RESUBDIVISION OF
TRACT LEH-1, BEING FORMERLY A
PORTION OF THE LOUIS EARL
HARTMAN PROPERTY,
INTO
TRACTS LEH-1-A,
LEH-1-B & LEH-1-C,
LOCATED IN SECTION 1, T7S-R3E, G.L.D.,
TOWN OF WALKER,
LIVINGSTON PARISH, LOUISIANA
FOR
RUSSELL COLEMAN
12905 HAMMACK RD.
DENHAM SPRINGS, LA. 70726
(225)665-3949

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PROJECT DESIGNERS
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