GENERAL NOTES:

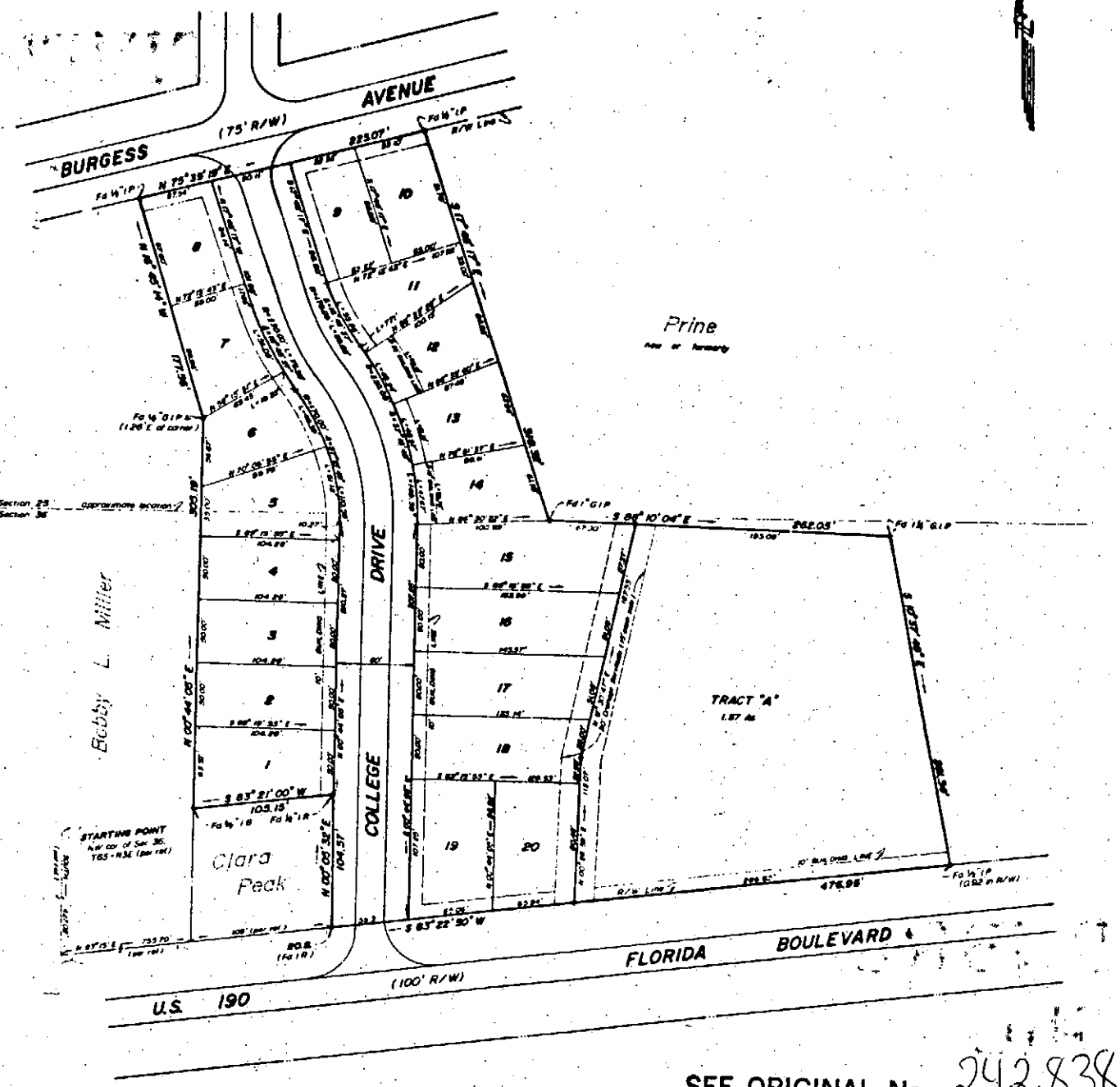
1. The original drawing of this work is the property of Alvin Fairburn & Assoc., Inc. Reproduction of this print is prohibited except by permission of this firm. Additional information is often added in continuous updating process. Check for latest revision date before acting on data shown. This firm is not responsible for actions or projects taken based upon obsolete drawings for which this firm will not specifically consented.

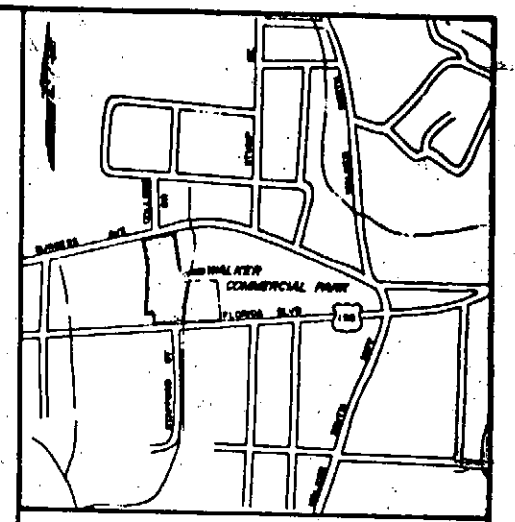
2. Servitudes and/or rights-of-way other than those shown may exist on this property and owners or potential buyers should be aware that obstructing the title to this property, to allow all encumbrances, was not within the scope of this survey.

REFERENCE

"Map showing survey of a 5.06 Acre Tract of Land...", by this office, dated 7-24-85.

NOTE: All slab elevations are to be built at Elevation 44.0 M.S.L. or above.





VICINITY MAP

SITE DATA

TOTAL AREA BEING SUBDIVIDED ____ 5.06 Acres
TOTAL Nº LOTS ____ 21 (includes tract "A")
ZONING DISTRICT ____ "C" (Commercial)
STREETS ____ Proposed public w/ 1½" asphalt over 8" soil cement base
SCHOOL DISTRICT ____ Walker
UTILITIES
Water ____ Town of Walker
Electric ____ Gulf States Utilities
Telephone ____ South Central Bell
Gas ____ Town of Walker
SEWERAGE ____ Town of Walker
FLOOD ZONE ____ According to F.I.R.M., Community Panel Nº 220129 0001 A, Effective Date 2-17-82, the majority of this property falls in Zone "A" (Areas of 100-year flood, base flood elevations and flood hazard factors not determined). However, a portion falls in Zone "C" (Areas of minimal flooding).

RECOMMEDED FOR APPROVAL

WALKER PLANNING COMMISSION

Earl Townsend, Chairman — DATE 9/9/85

APPROVED

TOWN OF WALKER

Albert Pendarvis, Mayor — DATE 9/9/85

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

DEDICATION: This is to certify that the servitudes and rights-of-way shown on this 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.

Bobby L. Miller, Partner — DATE

James L. Meadows, Jr., Partner — DATE

CERTIFICATION:
This is to certify that this plat conforms to La Revised Statutes 33:5051 et seq. and conforms to all parish ordinances governing the subdivision of land.

Alvin Fairburn, Jr., Civil Engineer & Land Surveyor — Sept. 9, 1985 — DATE

ALVIN FAIRBURN JR. — REGISTERED — LOUISIANA

FINAL PLAT OF

WALKER COMMERCIAL PARK

LOCATED IN SECTIONS 25 and 36, T6S-R3E, G.L.D.
TOWN OF WALKER, LIVINGSTON PARISH, LOUISIANA
FOR
WALKER DEVELOPMENT GROUP
11259 JOOR ROAD
BATON ROUGE, LA.

FILED
1985 JUN 22 PM 4 16

SEE ORIGINAL No. 242,838
THEN COB BOOK 465
PAGE 260 FOR PLAT.

SCALE IN FEET

FILE NAME Walker Commercial Park

ALVIN FAIRBURN & ASSOCIATES
CONSULTING ENGINEERS - ARCHITECTS
LAND SURVEYORS - LAND PLANNERS
DENHAM SPRINGS, LOUISIANA (504) 665-1616
JOB Nº 85269

Nº 242,838

400