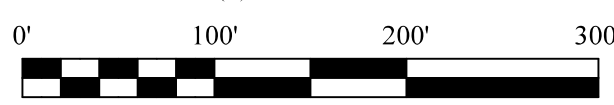


REDHAVEN RIDGE SUBDIVISION, UNIT 1

BEING LOCATED IN THE NORTH 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 3 WEST, LAND DISTRICT NORTH OF RED RIVER, LINCOLN PARISH, LOUISIANA

LEGEND

- Set 5/8" Rebar
- △ Set MAG Nail
- Found 5/8" Rebar (Unless Noted)
- ⊙ Found 2" Iron Pipe
- ▲ Found Railroad Spike (Unless Noted)
- Point Not Set
- E — Overhead Electric
- R — Right of Way
- U — Utility Servitude
- A — Approximate Deed Line
- S — Section or Aliquot Line
- C — Center of Road
- X — Fence (As Noted)
- G — Edge of Gravel Drive or Well Pad
- G — Approximate Center of Gas Pipeline
- P — Edge of Pond
- W — Approximate Location of 8" Water Main
- T — Approximate Town Limits
- (R) Record Call



COURSES ALONG CENTER OF HENRY ROAD

LINE	BEARING	DISTANCE
L1	N 23°12'20" W	81.55'
L2	N 29°14'44" W	70.10'
L3	N 35°11'01" W	83.06'
L4	N 37°15'02" W	141.21'
L5	N 37°15'02" W	62.17'
L6	N 37°52'26" W	156.16'
L7	N 38°09'50" W	89.94'
L8	N 35°25'29" W	53.48'
L9	N 33°56'38" W	83.65'
L10	N 26°18'12" W	85.50'
L11	N 26°18'12" W	61.98'
L12	N 21°15'19" W	105.59'
L13	N 16°04'31" W	148.39'
L14	N 16°49'23" W	139.45'
L15	N 15°59'11" W	114.11'
L16	N 16°05'03" W	127.18'

APPROVAL & ACCEPTANCE
 THIS PLAT HAS BEEN INSPECTED BY OFFICIALS OF LINCOLN PARISH, LOUISIANA, AND APPROVED BY PROPER ACTION PREVIOUSLY TAKEN, AND IS HEREBY ACCEPTED BY LINCOLN PARISH POLICE JURY.

BY _____ DATE _____

LINCOLN PARISH HEALTH UNIT
 IN ACCORDANCE WITH THE LOUISIANA SANITARY CODE, CHAPTER XII, PARAGRAPH 13-012-5, THIS SUBDIVISION, AS PLATTED HEREON, HAS BEEN ISSUED A GENERAL PERMIT ALLOWING THE USE OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS IN THE SUBDIVISION AS A WHOLE.

LINCOLN PARISH SANITARIAN _____ DATE _____

DEDICATION:
 PURSUANT TO THE PROVISIONS OF LOUISIANA R.S. 33:505(1) AND THE LAWS AND ORDINANCES OF LINCOLN PARISH, BLACK DOT PROPERTIES, LLC, AS THE FULL FEE TITLE OWNER OF THE PROPERTY SHOWN HEREON AND DESIGNATED AS REDHAVEN RIDGE SUBDIVISION, HEREBY DEDICATES THE STREET RIGHTS OF WAY AND UTILITY SERVITUDES SHOWN HEREON TO PUBLIC USE. THIS DEDICATION BEING FOR THE USE OF SAID PROPERTY FOR STREET AND UTILITY PURPOSES ONLY, RESERVING UNTO SAID OWNER, ITS SUCCESSORS AND ASSIGNS, THE FULL FEE OF SAID PROPERTY IN FULL OWNERSHIP INCLUDING, BUT NOT LIMITED TO, ALL OIL, GAS AND OTHER MINERALS, ON, IN, UNDER OR THAT WHICH MAY BE PRODUCED THEREFROM.

THIS DONE AND SIGNED AT _____ LOUISIANA, ON THIS _____ DAY OF _____, IN THE PRESENCE OF THE UNDERSIGNED COMPETENT WITNESSES AND NOTARY PUBLIC.

BLACK DOT PROPERTIES, LLC
 BY: _____
 815 N. MONROE STREET
 RUSTON, LA 71270

WITNESS _____ WITNESS _____
 PRINT NAME _____ PRINT NAME _____

SUBSCRIBED AND SWORN TO BEFORE ME:
 THIS _____ DAY OF _____, 2023

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES _____

PRELIMINARY PLAT

THIS IS A PRELIMINARY DOCUMENT AND SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

Flood Zone:
 Per FEMA FIRM Community Panel No. 22061C0125D for Dubach in Lincoln Parish, LA (NFIP Community No. 220323), effective date 4-2-2009, the Subject Property is NOT located within a Special Flood Hazard Area.

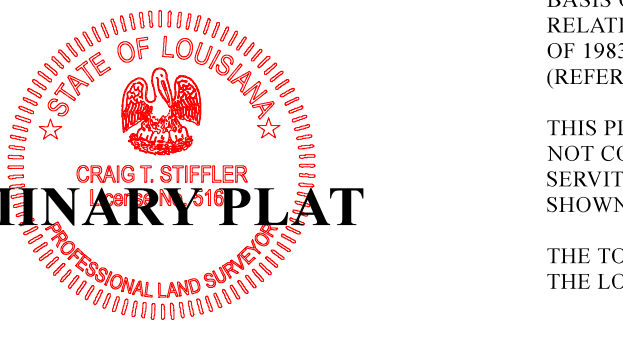
- Reference Surveys:
- Plat of Survey and Subdivision of Arthur Banks Property by Wade R. Baggett, C.E., dated 3-16-1962 (CB 90 PG 236)
 - Plat of Survey for Black Dot Properties, LLC by Craig T. Stiffler, P.L.S. and Delta Land Surveying, LLC, dated 1-28-2022 (Project No. 22-01-11) (Instrument No. 202493)

Revisions:
 12-19-2023: Added Future Development Notes.

CERTIFICATION:
 I, CRAIG T. STIFFLER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF LOUISIANA, HEREBY CERTIFY THIS PLAT REFLECTS AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND MONUMENTS ARE AS NOTED. THIS SURVEY CONFORMS TO THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY AS CURRENTLY ADOPTED BY THE LAPEL BOARD UNDER LACILE TITLE 46, PART LX, CHAPTER 29.

PRELIMINARY PLAT

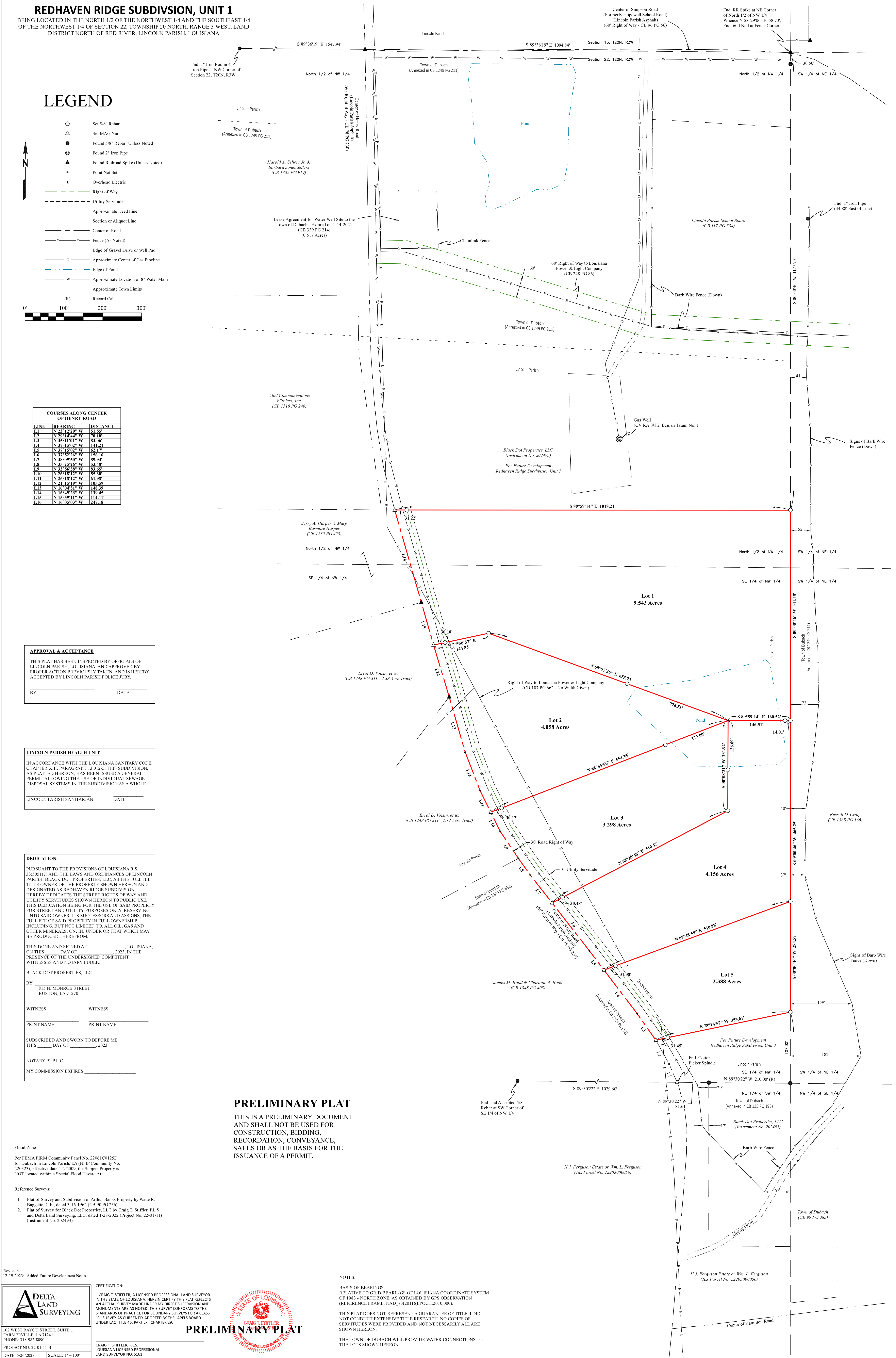
CRAIG T. STIFFLER, P.L.S.
 LOUISIANA LICENSED PROFESSIONAL LAND SURVEYOR NO. 5161



NOTES:
 BASIS OF BEARINGS:
 RELATIVE TO GRID BEARINGS OF LOUISIANA COORDINATE SYSTEM OF 1983 - NORTH ZONE, AS OBTAINED BY GPS OBSERVATION (REFERENCE FRAME: NAD 83(2011)EPOCH2010.000).

THIS PLAT DOES NOT REPRESENT A GUARANTEE OF TITLE. I DID NOT CONDUCT EXTENSIVE TITLE RESEARCH. NO COPIES OF SERVITUDES WERE PROVIDED AND NOT NECESSARILY ALL ARE SHOWN HEREON.

THE TOWN OF DUBACH WILL PROVIDE WATER CONNECTIONS TO THE LOTS SHOWN HEREON.



DELTA LAND SURVEYING

102 WEST BAYOU STREET, SUITE 1
 FARMERVILLE, LA 71241
 PHONE: 318-982-8090

PROJECT NO. 22-01-11-B
 DATE: 5/26/2023 SCALE: 1" = 100'