

LAND DISTRICT NORTH OF RED RIVER  
LINCOLN PARISH, LOUISIANA  
SECTION 32, T19N-R2W

THE SETTLEMENT, UNIT 2

SURVEY OF THE SETTLEMENT, UNIT 2, BEING SITUATED IN SECTION 32, TOWNSHIP 19 NORTH, RANGE 2 WEST, LINCOLN PARISH, NORTH OF THE RED RIVER LAND DISTRICT OF LOUISIANA.

REFERENCE SURVEYS

- PLAT OF SURVEY BY LESTER G. RAINEY, P.L.S. FOR DEERFIELD ESTATES, DATED SEPTEMBER 29, 1999, REVISED OCTOBER 20, 1999.
- PLAT OF SURVEY BY LESTER G. RAINEY, P.L.S. FOR NOTTAWAY SUBDIVISION, DATED DECEMBER 02, 1998, REVISED JUNE 24, 1999.
- PLAT OF SURVEY BY FRANK W. MILLER, P.L.S. FOR MOUNT HARMONY BAPTIST CHURCH CEMETERY, DATED DECEMBER 16, 2016.
- PLAT OF SURVEY BY BENJAMIN C. WINN, P.L.S. FOR OLD SOUTH FOODS, LLC OF CREEKS EDGE SUBDIVISION, UNIT 2 DATED APRIL 29, 2004.
- PLAT OF SURVEY BY WILLIAM T. LOWIE, P.L.S. FOR PARK PLACE SUBDIVISION, FOUND IN CONV. BOOK 975, PAGE 334 OF THE RECORDS OF LINCOLN PARISH LOUISIANA.
- SURVEY OF STATE PROJECT # 069-01-12, LA 33, BY J. F. ARNOLD, P.L.S., RIGHT OF WAY MAP DATED OCTOBER 01, 1989.

NON-TANGENT CURVE ALONG THE NORTH LINE OF LOT 1			
CURVE ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	130.52'	N 72°38'32" E	1130.33'
NON-TANGENT CURVE ALONG THE NORTH LINE OF LOT 2			
CURVE ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C2	157.48'	N 81°33'50" E	187.42'
NON-TANGENT CURVE ALONG A PORTION OF THE NORTH LINE OF LOT 3			
CURVE ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C3	149.74'	N 87°11'01" E	149.73'

DEDICATION

PURSUANT TO THE PROVISIONS OF LA. R.S. 33:505(7) AND THE LAWS AND ORDINANCES OF LINCOLN PARISH, C.L.B. PROPERTIES, LLC, AS THE FULL FEE TITLE OWNER OF THE PROPERTY SHOWN HEREON AND DESIGNATED AS THE SETTLEMENT, UNIT 2, HEREBY DEDICATES THE STREET RIGHTS OF WAY, UTILITY SERVICED, AND DRAINAGE SERVICED SHOWN HEREON TO PUBLIC USE. THIS DEDICATION BEING FOR THE USE OF SAID PROPERTY FOR STREET, UTILITY, DRAINAGE AND REFUSE CONTAINER STORAGE 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.

A PRIVATE DOOR-TO-DOOR GARBAGE COLLECTION SERVICE SHALL BE UTILIZED IN ACCORDANCE WITH THE PROVISIONS OF THE DECLARATION OF COVENANTS. SHOULD SAID GARBAGE COLLECTION SERVICE BE DISCONTINUED, REFUSE CONTAINER STORAGE SHALL BE UTILIZED.

THIS \_\_\_ DAY OF \_\_\_\_\_, 2022

C.L.B. PROPERTIES, LLC

BY: \_\_\_\_\_

RESTRICTIVE COVENANTS:

THE RESTRICTIVE COVENANTS FOR THE SETTLEMENT, UNIT 2 CAN BE FOUND IN THE LINCOLN PARISH CLERK OF COURTS OFFICE FILED UNDER INSTRUMENT NO. \_\_\_\_\_

ACCEPTANCE

THIS PLAT AND DEDICATION ARE HEREBY APPROVED AND ACCEPTED BY THE LINCOLN PARISH POLICE JURY.

THIS \_\_\_ DAY OF \_\_\_\_\_, 2022

LINCOLN PARISH POLICE JURY

BY: \_\_\_\_\_

LINCOLN PARISH HEALTH UNIT

IN ACCORDANCE WITH THE STATE OF LOUISIANA, PUBLIC HEALTH-SANITARY CODE, PART XII, CHAPTER 1, PARAGRAPH 105.A AND PART XIII, CHAPTER 6, PARAGRAPH 501.A, THIS SUBDIVISION HAS BEEN ISSUED A PERMIT BY THE STATE OFFICE OF PUBLIC HEALTH, NORTHEAST REGIONAL OFFICE FOR THE POTABLE WATER SUPPLY AND COMMUNITY SEWERAGE SYSTEMS. SAID SYSTEMS ARE HEREBY APPROVED.

THIS \_\_\_ DAY OF \_\_\_\_\_, 2022

LINCOLN PARISH SANITARIAN

BY: \_\_\_\_\_

LANDOWNER - C.L.B. PROPERTIES, LLC.  
DEVELOPER - C.L.B. PROPERTIES, LLC.

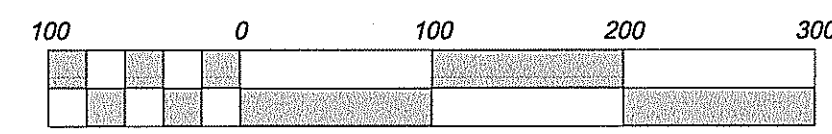
DATE: DECEMBER 13, 2022

- = 5/8" REBAR (FOUND) UNLESS OTHERWISE NOTED
  - = 5/8" REBAR (SET) UNLESS OTHERWISE NOTED
  - ⊕ = DENOTES FIRE HYDRANT
  - ⊥ = DENOTES UTILITY POLE
  - = POINT NOT MONUMENTED
  - ▲ = POINT IN EXISTING FENCE
  - = EXISTING CONCRETE R/W MONUMENT
  - = OVERHEAD ELECTRIC LINE
- DISTANCE BY E.D.M. & BEARINGS ARE BASED ON PLAT OF NOTTAWAY SUBDIVISION SURVEY REQUESTED BY: ATTORNEY CHRIS BOWMAN

LOT LINE SETBACKS:  
FRONT LOT SETBACK = 20' (UNLESS SHOWN OTHERWISE)  
SIDE LOT SETBACK = 5' (UNLESS SHOWN OTHERWISE)  
BACK LOT SETBACK = 10' (UNLESS SHOWN OTHERWISE)

FLOOD ZONE INFORMATION

BY GRAPHICAL PLOTTING ONLY, THE SUBJECT PROPERTY (LOTS 1-10) ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP NUMBER 22061C028SD, EFFECTIVE DATE APRIL 2, 2009. SAID PROPERTY IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).



NOTE:

ATT FIBER OPTIC TELEPHONE, CENTERPOINT GAS LINES, AND WATER LINES ARE LOCATED IN RIGHT-OF-WAY OF GOODGOIN ROAD ADJACENT TO THE NORTH LINES OF LOTS 1-10 SHOWN HEREON. LA ONE CALL MUST BE UTILIZED BEFORE DIGGING IN THIS AREA OR ANY CONSTRUCTION OR LAND CLEARING ACTIVITY TO PREVENT DAMAGE TO EXISTING UTILITIES.

NOTE: THIS IS A PROPOSED DEVELOPMENT, AWAITING APPROVAL FROM THE LINCOLN PARISH POLICE JURY.

NOTE: NO TITLE ABSTRACT WAS PROVIDED, THERE MAY BE SERVICED PRESENT THAT ARE NOT SHOWN.

NOTE:

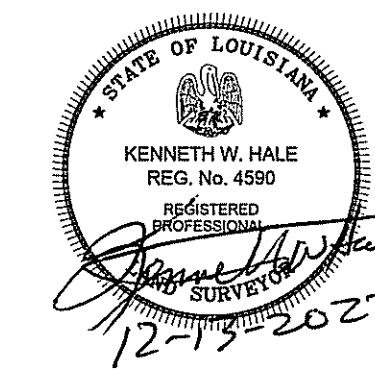
AS PER CONVERSATION WITH THE LINCOLN PARISH POLICE JURY THE STATE OF LOUISIANA MAINTAINS OVER 200' OF GOODGOIN ROAD EAST OF LA HWY NO. 33. DRIVEWAY AND CULVERT PERMITS MAY BE REQUIRED FOR LOTS 1, 2, AND 3.

\* PRELIMINARY \*

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALE OR THE BASIS FOR THE ISSUANCE OF A PERMIT.

CERTIFICATION

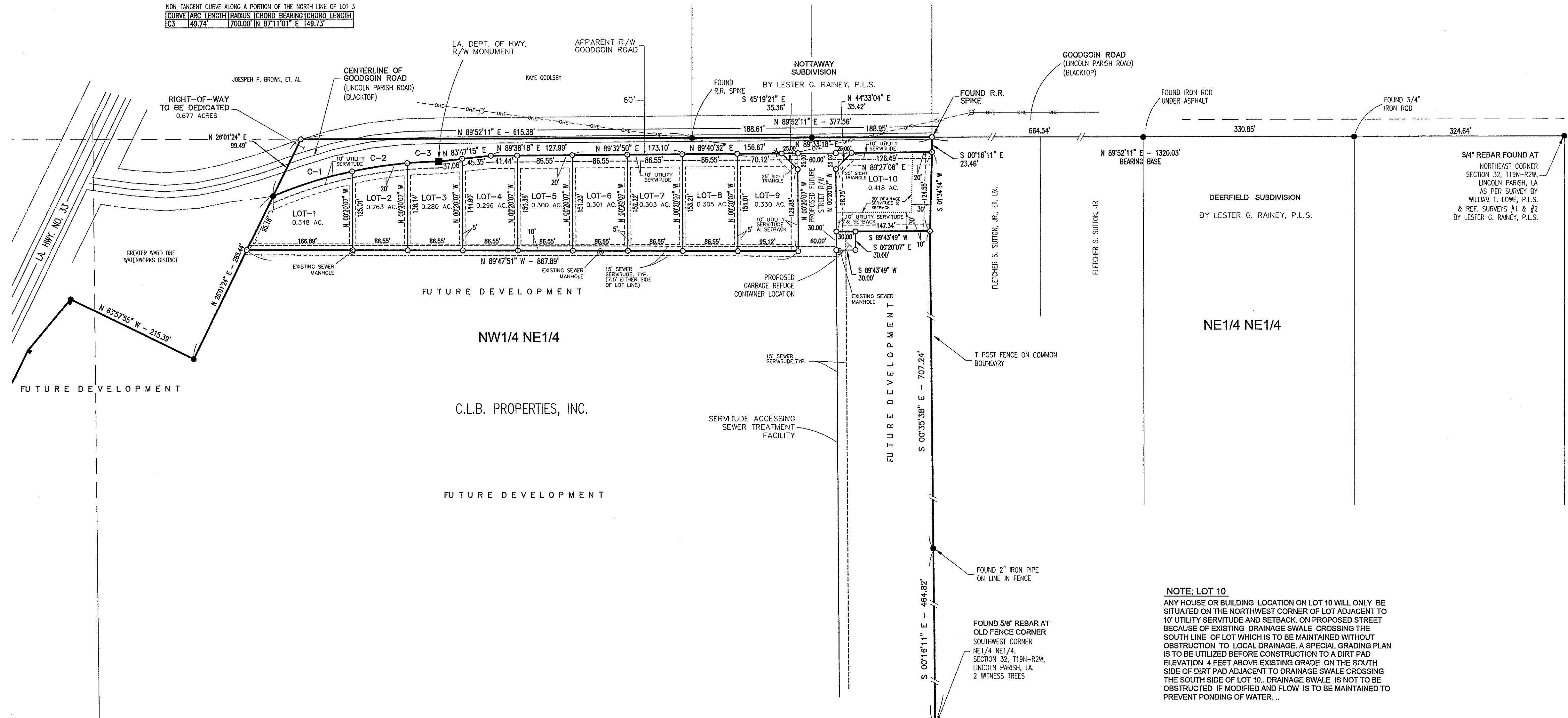
I, KENNETH W. HALE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF LOUISIANA, (LA. REG. NO. 4590) CERTIFY THAT THE SURVEY RECORDED HEREON WAS MADE UNDER MY DIRECTION AND SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYS AS STIPULATED IN LA. R. S. 37:688 (5) TITLE 46; LXI, FOR A CLASS "C" SURVEY.



PRELIMINARY  
KENNETH W. HALE  
PROFESSIONAL LAND SURVEYOR  
LOUISIANA REG. NO. 4590

**BOUNDARY SOLUTIONS, INC.**  
PROFESSIONAL LAND SURVEYORS

Mail: P. O. Box 507 Jonesboro, LA 71251  
E-Mail: boundary.pls@gmail.com  
P 318-259-2900 F 318-395-8392  
FILE # 18-2352-PL1962 98/41



3/4" REBAR FOUND AT NORTHEAST CORNER SECTION 32, T19N-R2W, LINCOLN PARISH, LA AS PER SURVEY BY WILLIAM T. LOWIE, P.L.S. & REF. SURVEYS #1 & #2 BY LESTER G. RAINEY, P.L.S.

NOTE: LOT 10  
ANY HOUSE OR BUILDING LOCATION ON LOT 10 WILL ONLY BE SITUATED ON THE NORTHWEST CORNER OF LOT ADJACENT TO 10' UTILITY SERVICED AND SETBACK, ON PROPOSED STREET BECAUSE OF EXISTING DRAINAGE SWALE CROSSING THE SOUTH LINE OF LOT WHICH IS TO BE MAINTAINED WITHOUT OBSTRUCTION TO LOCAL DRAINAGE. A SPECIAL GRADING PLAN IS TO BE UTILIZED BEFORE CONSTRUCTION TO A DIRT PAD ELEVATION 4 FEET ABOVE EXISTING GRADE ON THE SOUTH SIDE OF DIRT PAD ADJACENT TO DRAINAGE SWALE CROSSING THE SOUTH SIDE OF LOT 10. DRAINAGE SWALE IS NOT TO BE OBSTRUCTED IF MODIFIED AND FLOW IS TO BE MAINTAINED TO PREVENT PONDING OF WATER.

NOTE: NO TITLE RESEARCH OR INVESTIGATION OF RIGHT OF WAY EASEMENTS OR SERVICEDS, UTILITIES, ENVIRONMENTAL MATTERS OR UNSPECIFIED SURVEYING SERVICES INCLUDED AS PART OF THIS BOUNDARY LINE SURVEY, OTHER THAN WHAT IS SPECIFICALLY SHOWN HEREON.