

RILEY COMPANY

OF LOUISIANA, INC.
CONSULTING ENGINEERS

112 EAST MISSISSIPPI AVE.
P.O. DRAWER 1303
RUSTON, LOUISIANA 71273

PHONE: (318) 251-0238
FAX: (318) 251-0239
E-MAIL: riley@rileyco.org

PAUL A. RILEY, P.E., PRESIDENT
ROBERT C. MYERS, P.E.
RICHARD AILLET, P.E.

FRANK W. MILLER, P.L.S.
CLINTON CRUTCHFIELD, JR. P.L.S.
DAVID HERRING, P.L.S.

May 5, 2021

Mr. Donnie Barker
Mohr & Associates, Inc.
1324 N. Hearne Ave., STE 301
Shreveport, LA 71107
VIA EMAIL: dbarker@mohrandassoc.com

RE: The Reserve at Moore's Dairy – Phase I & II
Our File: 005-325

Dear Mr. Barker:

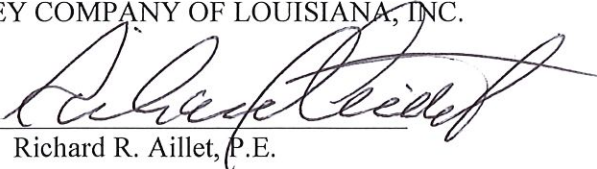
We are in receipt of your 4/28/2021 submittal of the preliminary plat for The Reserve at Moore's Dairy – Phases I & II. Please be advised that this submittal is accepted as Preliminary, and we will make that declaration to the police jury.

As you are aware all infrastructure must be in place or a bond posted to cover the cost of construction prior to acceptance of the final plat and before any lots can be sold.

Thank you.

Sincerely,

RILEY COMPANY OF LOUISIANA, INC.

BY: 
Richard R. Aillet, P.E.

CC: Doug Postel
Paul Riley

RRA/jap

Enclosure

THE RESERVE AT MOORE'S DAIRY

PHASE II A RESIDENTIAL SUBDIVISION SITUATED IN SECTIONS 31 T18N-R2W & 36 T18N-R3W LINCOLN PARISH, LOUISIANA

APRIL 2021

A DEVELOPMENT BY

**Rhodes Properties and
Development, LLC**
404 Rapides Drive
P.O. Box 7062
Natchitoches, LA 71457
Office: (318) 238-3733
Fax: (318) 238-3735



DEDICATION:
PURSUANT TO THE PROVISIONS OF LA. R.S. 33:505(1)(7) AND THE LAWS AND ORDINANCES OF LINCOLN PARISH, RHODES PROPERTIES AND DEVELOPMENT, LLC AS THE FULL FEE TITLE OWNER OF THE PROPERTY SHOWN HEREON AND DESIGNATED AS THE RESERVE AT MOORE'S DAIRY PHASE II, HEREBY DEDICATES THE STREETS AND RIGHTS OF WAY, UTILITY SERVICES AND DRAINAGE SERVICES SHOWN HEREON TO PUBLIC USE PER LINCOLN PARISH ORDINANCE SECTION 13-5.

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 ____ 2021.

1. STREET ROW AND UTILITY SERVICES SHALL BE CLEARED & GRUBBED.
 2. SEWER DISPOSAL FOR THE DEVELOPMENT WILL ADHERE TO THE LINCOLN PARISH ORDINANCE, SECTION 13-43(a-d).
 3. WATER SERVICE FOR THE DEVELOPMENT ADHERE TO THE LINCOLN PARISH ORDINANCE, SECTION 13-44.
- RHODES PROPERTIES AND DEVELOPMENT, L.L.C.

BY: _____

ACCEPTANCE:

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

THIS ____ DAY OF ____ 2021.
LINCOLN PARISH POLICE JURY

BY: _____

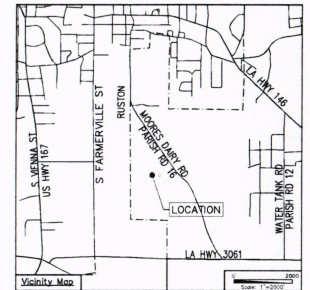
LINCOLN PARISH HEALTH UNIT:
IN ACCORDANCE WITH THE STATE OF LOUISIANA, PUBLIC HEALTH-SANITARY CODE, PART XIII, CHAPTER 5, PARAGRAPH 501 A, THIS SUBDIVISION HAS BEEN ISSUED A PERMIT BY THE STATE OFFICE OF PUBLIC HEALTH, NORTHEAST REGIONAL OFFICE FOR THE POTABLE WATER SUPPLY AND COMMUNITY SEWERAGE SYSTEMS. SAID SYSTEMS ARE HEREBY APPROVED.

THIS ____ DAY OF ____ 2021.
LINCOLN PARISH HEALTH UNIT
BY: _____

CIVIL ENGINEERS - SURVEYORS:

Mohr and Associates, Inc.
Consulting Civil Engineers & Land Surveyors

1324 N. Hearne Ave., Ste 301 Phone : (318) 686-7190
Shreveport, Louisiana 71107 Fax : (318) 402-4400



NOTES:

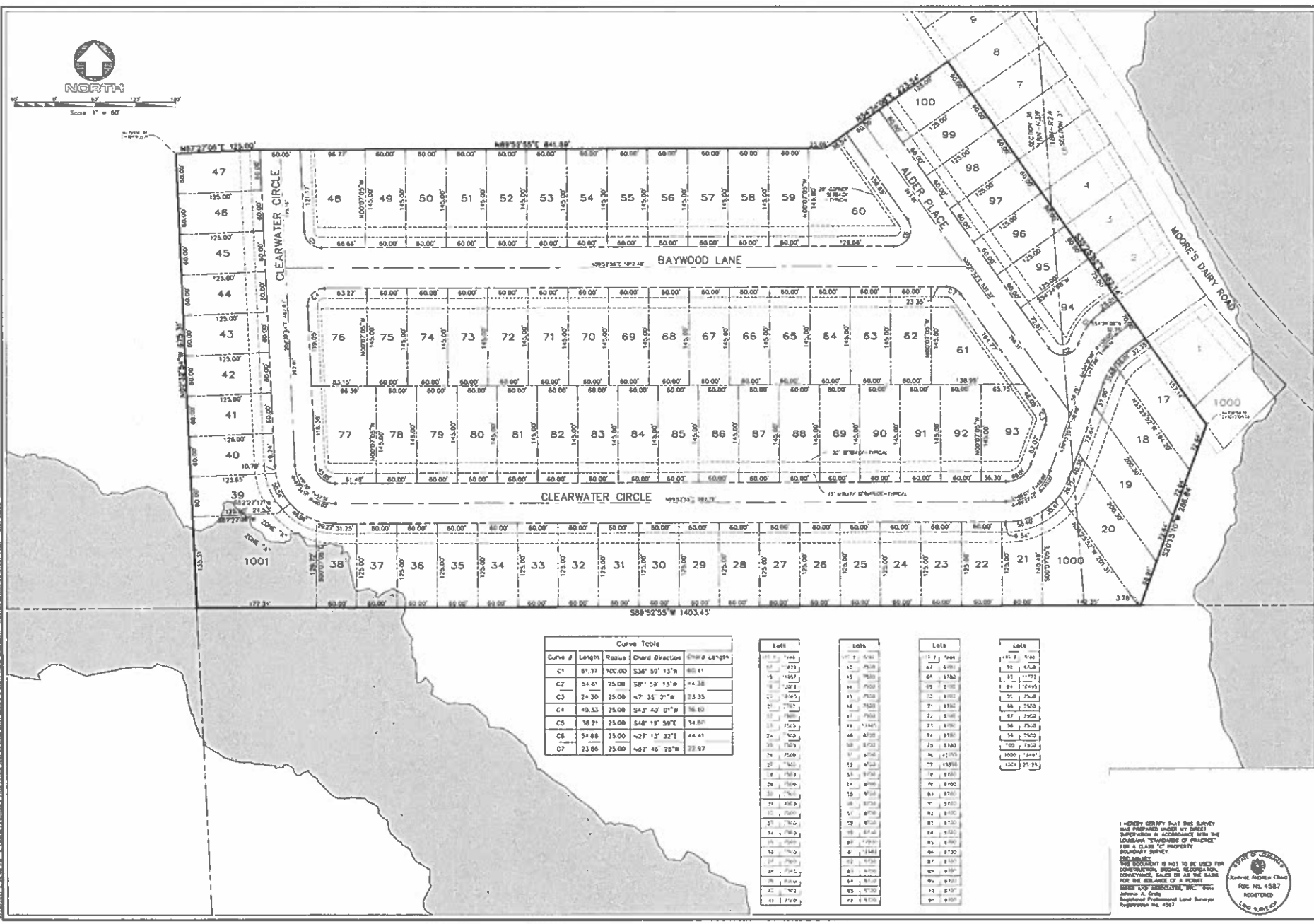
1. BEARINGS ARE GRID, LOUISIANA STATE PLANE, HAD '83, LA NORTH ZONE AS OBSERVED UTILIZING GPS REVISIONS TO THE COGNOS VIS NETWORK.
2. SUBJECT TRACT IS LOCATED IN ZONES "A" & "C" PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NOS. 2205024400 & 2205020500, DATED APRIL 2, 2009.
3. 1/2-INCH I.D. IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE SHOWN HEREON.
4. SURVEYOR DOES NOT GUARANTEE TITLE, OWNERSHIP OR THAT ALL SERVICES OF RECORD OR USE AFFECTING THIS PROPERTY ARE SHOWN HEREON. THE TITLE, OWNERSHIP, SERVICES AND RESTRICTIONS SHOWN ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO THIS FIRM. THE SURVEYOR HAS NOT MADE A COMPREHENSIVE TITLE SEARCH OR PUBLIC RECORDS SEARCH IN COMPILING THE DATA FOR THIS MAP.

LOT LAYOUT SHOWN
ON SHEET 2 OF 2

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE LOUISIANA "STANDARDS OF PRACTICE" FOR A CLASS "C" PROPERTY BOUNDARY SURVEY.
PRELIMINARY:
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.
MOHR AND ASSOCIATES, INC. 2021
Johnnie A. Orwig
Registered Professional Land Surveyor
Registration No. 4587



NUMBER OF LOTS: 84
AREA: 22.92 ACRES



Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	67.37	100.00	S38° 59' 13" W	80.41
C2	34.81	25.00	S81° 59' 13" W	44.38
C3	24.30	25.00	N7° 35' 21" W	23.35
C4	49.33	25.00	S43° 40' 01" W	36.10
C5	38.21	25.00	S48° 18' 59" E	34.80
C6	54.88	25.00	N27° 13' 32" E	44.44
C7	21.86	25.00	N62° 46' 28" W	23.97

Lot #	Area
21	1,760.00
22	1,760.00
23	1,760.00
24	1,760.00
25	1,760.00
26	1,760.00
27	1,760.00
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29	1,760.00
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100	1,760.00

Lot #	Area
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Lot #	Area
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Lot #	Area
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15	1,760.00
16	1,760.00
17	1,760.00
18	1,760.00
19	1,760.00
20	1,760.00

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE Louisiana "STANDARD OF PRACTICE" FOR A CLASS "CC" PROPERTY BOUNDARY SURVEY.

DATE: APR 2021

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, COMPENSATION, TAXES OR AS THE BASIS FOR THE ACQUISITION OF A PRIORITY INTEREST.

MOORE'S DAIRY, INC.
1324 N. HEARNE AVE., SUITE 301
SHREVEPORT, LOUISIANA 71107
PHONE: (318) 405-4400
FAX: (318) 405-4401



Mohr and Associates, Inc.
Consulting Civil Engineers & Land Surveyors
1324 N. Hearne Ave., Suite 301
Shreveport, Louisiana 71107
Phone: (318) 405-4400
Fax: (318) 405-4401

THE RESERVE AT MOORE'S DAIRY PHASE II
SECTION 36, T18N-R3W, SECTION 36, T18N-R3W
LINCOLN PARISH, LA.

RHODES PROPERTIES & DEVELOPMENT

Date: APR 2021
Scale: 1"=60'
Drawn: ANDERSON
Job: 37922
Sheet: 2
of 2 Sheets