

RILEY COMPANY

OF LOUISIANA, INC.
CONSULTING ENGINEERS

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

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

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

September 10, 2021

Mr. Doug Postel
Parish Administrator
Lincoln Parish Police Jury
P. O. Box 979
Ruston, LA 71273

RE: Plat of Subdivision Review
The Myrtles Subdivision
Our File: 005-325

Dear Mr. Postel:

We have reviewed the preliminary plat of subdivision submitted by Lazenby & Associates, Consulting Engineers and Land Surveyors for the following subject property:

The Myrtles Subdivision

We find the plat submitted to be in substantial conformance with the requirements of the Lincoln Parish Subdivision Ordinance and is therefore accepted as preliminary. We will advise the surveyor to proceed with development of the plat as final.

If you have any questions or require additional information, please advise.

Sincerely,

RILEY COMPANY OF LOUISIANA, INC.

BY: 

Richard R. Aillet, P.E.

RRA/jap

cc: Mr. Paul Riley
Mr. Ronald J "Joey" Riggin

STATE OF LOUISIANA DEDICATION
 PARISH OF OUAATCHA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY CAME AND APPEARED:

TRIPLE S DEVELOPMENT, LLC, A LOUISIANA LIMITED LIABILITY COMPANY DEDICATED IN OUAATCHA PARISH, LOUISIANA, HEREIN REPRESENTED BY GREGORY SAMPOGHARD, ITS DULY AUTHORIZED MEMBER/MANAGER, PURSUANT TO CERTIFICATE OF AUTHORITY ON FILE AND OF RECORD IN THE CONVEYANCE RECORDS OF LINCOLN PARISH, LOUISIANA.

WHO DECLARED AND ACKNOWLEDGED THAT HE IS THE OWNER OF THE PROPERTY HEREON SHOWN AND THAT HE HAS SUBMITTED THE SAME INTO LOTS AS SHOWN AND HEREBY DEDICATES THE STREETS AS SHOWN TO THE LINCOLN PARISH POLICE JURY FOR THE ORDINARY USE OF PASSENGER AND OTHER TRAFFIC BY THE PUBLIC AND ALL FORMS OF PUBLIC UTILITIES.

THE SERVICES SHOWN HEREON ARE HEREBY DEDICATED TO THE LINCOLN PARISH POLICE JURY FOR DRAINAGE AND ALL FORMS OF PUBLIC UTILITIES.

TRACT 'A' AS SHOWN HEREON IS HEREBY DEDICATED TO THE LINCOLN PARISH POLICE JURY AS A DRAINAGE EASEMENT FOR ALL FORMS OF PUBLIC USE AND IS HEREBY DEDICATED TO THE MYRTLES SUBDIVISION HOMEOWNERS ASSOCIATION, INC. FOR OWNERSHIP AND MAINTENANCE.

THIS DONE AND SIGNED AT WEST MONROE, LOUISIANA, ON THIS THE _____ DAY OF _____, 2021, IN THE PRESENCE OF THE UNDERSIGNED COMPETENT WITNESSES AND ME, SAID NOTARY PUBLIC.

WITNESSES:

BY: TRIPLE S DEVELOPMENT, LLC
 PRINT NAME: _____
 GREGORY SAMPOGHARD
 DULY AUTHORIZED MEMBER

BY: _____
 PRINT NAME: _____
 NOTARY PUBLIC

BY: _____
 PRINT NAME: _____

SUBDIVISION NOTES:

- (1) [1] INDICATES MUNICIPAL STREET ADDRESS.
- NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN THE FOLLOWING BUILDING SETBACKS:
 - FRONT LOT LINE = 20'
 - BACK LOT LINE = 10'
 - SIDE STREET LOT LINE = 10'
 - INTERIOR LOT LINE = 10'
- THE POND LOCATED ON TRACT B SHALL NOT BE ALTERED IN ANY WAY WITHOUT PRIOR APPROVAL FROM THE LINCOLN PARISH POLICE JURY.

SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE BASED ON GPS OBSERVATIONS TAKEN AT THE SITE. THE GRID BEARINGS ARE BASED ON THE LOUISIANA COORDINATE SYSTEM OF 1983 NORTH ZONE. THE REFERENCE BEARING HAS BEEN MONUMENTED WITH A 5/8" REBAR UNLESS OTHERWISE SHOWN HEREON.
- EACH LOT CORNER, BEARING BREAK, POINT OF CURVATURE AND POINT OF TANGENCY HAVE BEEN MONUMENTED WITH A 5/8" REBAR UNLESS OTHERWISE NOTED.
- NO RIGHT-OF-WAY DOCUMENT FOR THE EXISTING POWER LINE COULD BE FOUND IN THE RECORDS OF LINCOLN PARISH. SURVEYOR RECOMMENDS THAT THE OWNER CONSULT WITH ELECTRIC PRIOR TO CONSTRUCTION NEAR LINE.

LINCOLN PARISH HEALTH UNIT:

IN ACCORDANCE WITH THE STATE OF LOUISIANA, PUBLIC HEALTH-SANITARY CODE, PART 01, CHAPTER 1, 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 SANITARIAN

BY: _____

CENTERLINE OF ROAD CURVE DATA TABLE

| COURSE NO. | RADIUS | DELTA | ARC LENGTH | TANGENT | CHORD/ BEARING |
|------------|---------|-----------|------------|---------|----------------|
| A | 190.00' | 37°56'41" | 119.20' | 35.87' | 57°09'20"W |
| B | 200.00' | 57°48'56" | 187.80' | 101.50' | 56°30'17"W |

PLAT APPROVAL

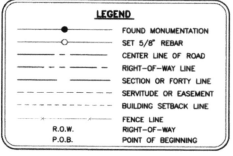
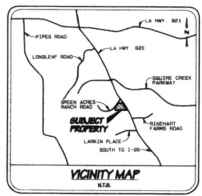
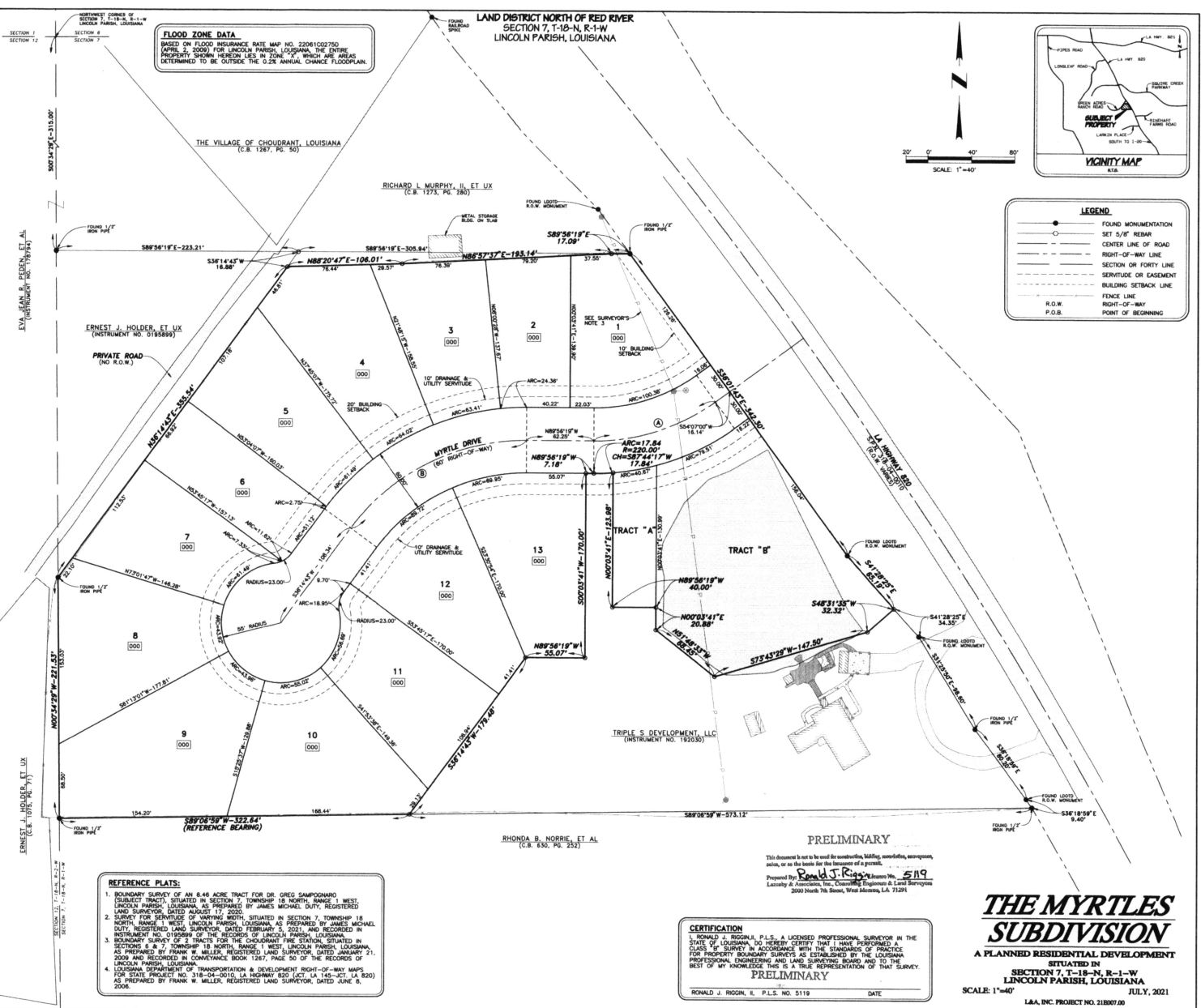
THIS PLAT AND DEDICATION ARE HEREBY APPROVED AND ACCEPTED BY THE LINCOLN PARISH POLICE JURY

DATE: _____

LINCOLN PARISH POLICE JURY

BY: _____
 AUTHORIZED REPRESENTATIVE

LAZENBY & ASSOCIATES, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS
 400 PINE ST. SUITE 1000 WEST MONROE, LOUISIANA 70136-0104



PRELIMINARY

This document is to be used in connection with advertising, marketing, solicitation, negotiation, sale, or in any other manner for the issuance of a permit.

Prepared By: **Ronald J. Rogin, P.L.S., No. 5119**
 Lazebny & Associates, Inc., Consulting Engineers & Land Surveyors
 2002 North 7th Street, West Monroe, LA 70136

CERTIFICATION

I, RONALD J. ROGIN, P.L.S., A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF LOUISIANA, DO HEREBY CERTIFY THAT I HAVE PERFORMED A SURVEY FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD AND TO THE BEST OF MY KNOWLEDGE THIS IS A TRUE REPRESENTATION OF THAT SURVEY.

PRELIMINARY

RONALD J. ROGIN, P.L.S. NO. 5119 DATE _____

THE MYRTLES SUBDIVISION

A PLANNED RESIDENTIAL DEVELOPMENT

SITUATED IN
 SECTION 7, T-18-N, R-1-W
 LINCOLN PARISH, LOUISIANA

SCALE: 1"=40'

JULY, 2021

L.A.A. INC. PROJECT NO. 218007.00