

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: rriley@rileyco.org

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 8, 2021

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

RE: Plat of Subdivision Review
Douglas Meadows Subdivision
Our File: 005-325

Dear Mr. Postel:

We have reviewed the preliminary plat of subdivision submitted by Tommy Semmes, Jr., Professional Land Surveying for the following subject property:

Douglas Meadows Subdivision, Unit 2

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. Neal Deforest

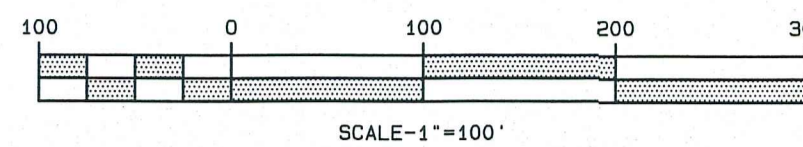
SECTION 36, TOWNSHIP 19 NORTH, RANGE 2 WEST
LAND DISTRICT NORTH OF RED RIVER
LINCOLN PARISH, LOUISIANA

UNIT NO. 2
DOUGLAS MEADOWS
SUBDIVISION

LINCOLN PARISH HEALTH UNIT
IN ACCORDANCE WITH THE STATE OF LOUISIANA, PUBLIC HEALTH-SANITARY CODE PART XII, CHAPTER 4 PARAGRAPH 105.A AND PART XIII, 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 _____, 2019
LINCOLN PARISH SANITARIAN
BY: _____

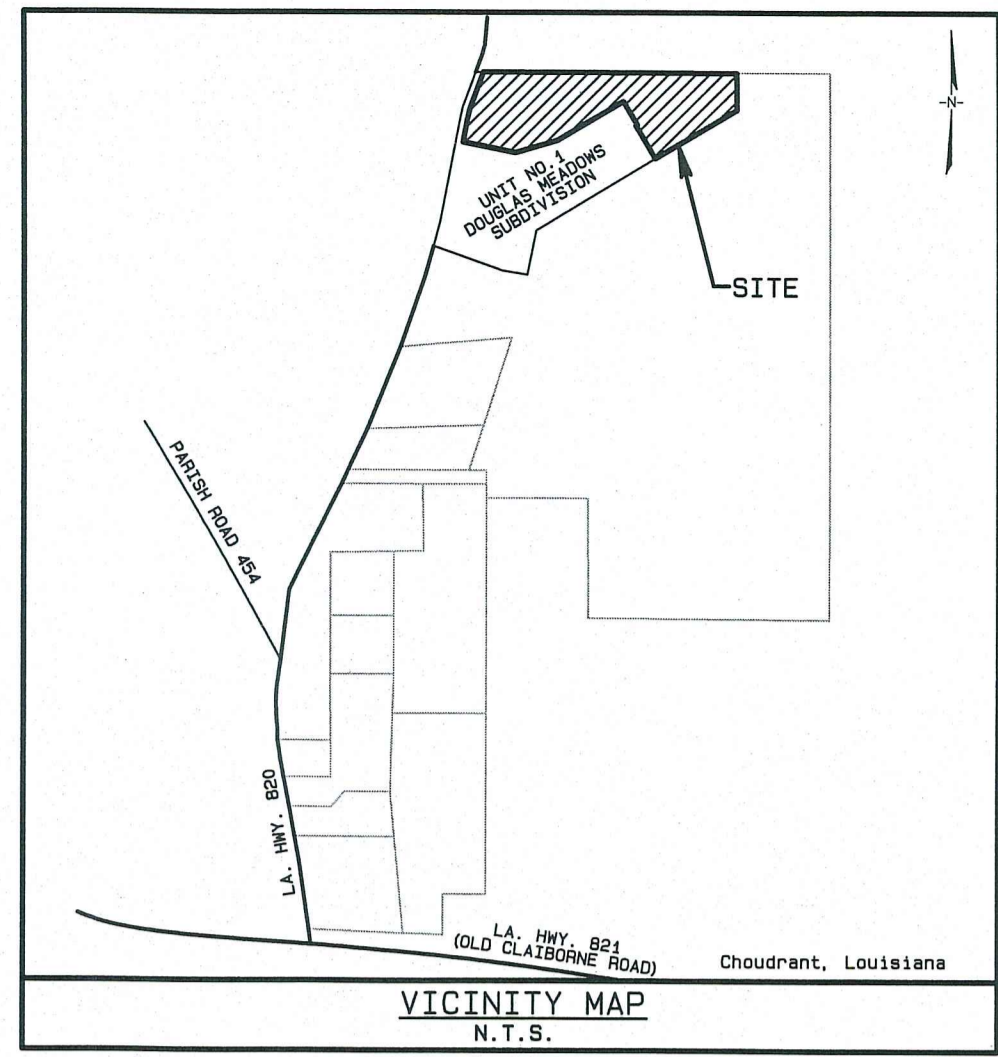
LEGEND

- FOUND MONUMENTATION
- SET MONUMENTATION
- CENTERLINE OF ROAD
- SECTION OR FORTY LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- SERVITUDE OR EASEMENT LINE
- INDICATES MUNICIPAL STREET ADDRESS
- AREA DEDICATED ON UNIT NO. 1, DOUGLAS MEADOWS SUBDIVISION
- SERVITUDE OF PASSAGE

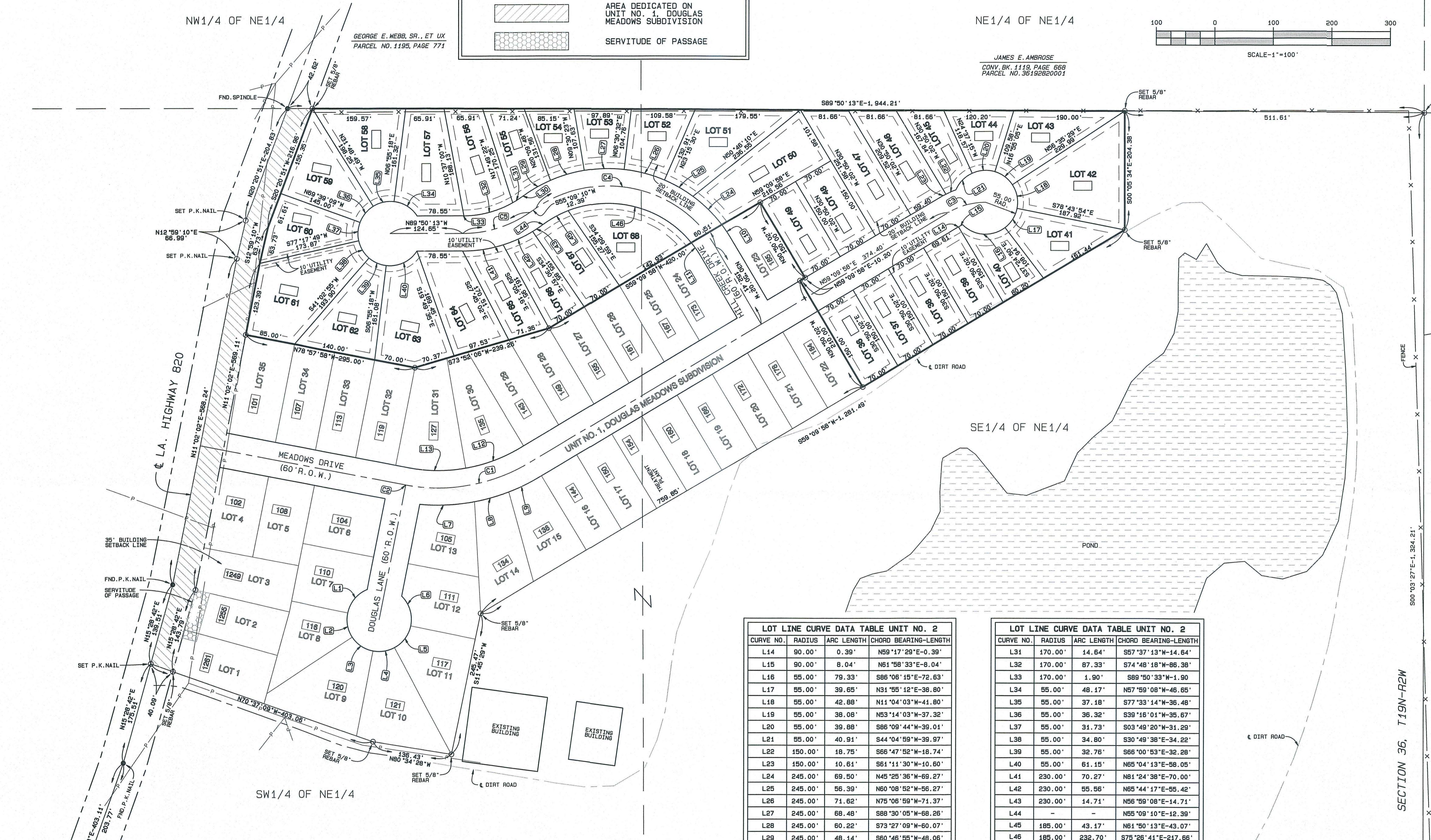


BUILDING SETBACKS

FRONT	20'
REAR	10'
SIDES	10'



DEDICATION
STATE OF LOUISIANA
PARISH OF LINCOLN
Before me, the undersigned Notary Public, personally came and appeared:
CYPRESS CREEK, L.L.C.,
a Louisiana Limited Liability Corporation herein represented by
TIM HAMMETT, its duly authorized representative, who declares
and acknowledges that it is the owner of the property hereon shown
and they have subdivided the property into the lots as shown hereon,
and hereby dedicates the right-of-way for Highway No. 820 as shown
hereon to the Lincoln Parish Police Jury for the ordinary use of
passenger and other traffic by the public and all forms of utilities.
The servitudes as shown are hereby dedicated to the Lincoln
Parish Police Jury for drainage and all forms of utilities, and
may be used for common elements of the Subdivision.
THIS DONE AND SIGNED at Choudrant, Louisiana, on this the ___ day
of _____, 2021, in the presence of the undersigned competent
witnesses and me, said Notary Public.
Witnesses: _____ CYPRESS CREEK, L.L.C.
Tim Hammett (Representative)
Notary Public _____
Printed Name _____
I.D. No. _____



LOT LINE CURVE DATA TABLE UNIT NO. 2

CURVE NO.	RADIUS	ARC LENGTH	CHORD BEARING-LENGTH
L14	90.00'	0.39'	N89°17'29"E-0.39'
L15	90.00'	8.04'	N61°58'33"E-8.04'
L16	95.00'	79.33'	S86°06'15"E-72.63'
L17	95.00'	39.65'	N31°05'12"E-38.80'
L18	95.00'	42.88'	N11°04'03"W-41.80'
L19	95.00'	38.08'	N93°14'03"W-37.32'
L20	95.00'	39.88'	S86°09'44"W-39.01'
L21	95.00'	40.91'	S44°04'59"W-39.97'
L22	150.00'	18.75'	S66°47'52"W-18.74'
L23	150.00'	10.61'	S61°11'30"W-10.60'
L24	245.00'	69.50'	N45°25'36"W-69.27'
L25	245.00'	56.39'	N60°08'52"W-56.27'
L26	245.00'	71.62'	N75°08'59"W-71.37'
L27	245.00'	68.48'	S88°30'05"W-68.26'
L28	245.00'	60.22'	S73°27'09"W-60.07'
L29	245.00'	48.14'	S60°46'55"W-48.06'
L30	-	-	S55°09'10"W-12.39'

LOT LINE CURVE DATA TABLE UNIT NO. 2

CURVE NO.	RADIUS	ARC LENGTH	CHORD BEARING-LENGTH
L31	170.00'	14.64'	S57°37'13"W-14.64'
L32	170.00'	87.33'	S74°48'18"W-86.38'
L33	170.00'	1.90'	S89°50'33"W-1.90'
L34	95.00'	48.17'	N67°59'08"W-46.65'
L35	95.00'	37.18'	S77°33'14"W-36.48'
L36	95.00'	36.32'	S39°16'01"W-35.67'
L37	95.00'	31.73'	S03°49'20"W-31.29'
L38	95.00'	34.80'	S30°48'38"E-34.22'
L39	95.00'	32.78'	S68°00'53"E-32.28'
L40	95.00'	61.15'	N65°04'13"E-58.05'
L41	230.00'	70.27'	N81°24'38"E-70.00'
L42	230.00'	55.96'	N65°44'17"E-55.42'
L43	230.00'	14.71'	N66°59'08"E-14.71'
L44	-	-	N65°09'10"E-12.39'
L45	185.00'	43.17'	N61°50'13"E-43.07'
L46	185.00'	232.70'	S75°26'41"E-217.66'

LOT LINE CURVE DATA TABLE UNIT NO. 1

CURVE NO.	RADIUS	ARC LENGTH	CHORD BEARING-LENGTH
L1	95.00'	93.97'	S39°52'05"W-91.83'
L2	95.00'	43.11'	S10°41'42"E-42.01'
L3	95.00'	43.98'	S56°03'25"E-42.82'
L4	95.00'	37.75'	N81°22'16"E-37.01'
L5	95.00'	47.95'	N36°44'00"E-46.44'
L6	95.00'	95.36'	N17°04'34"W-93.05'
L7	330.00'	94.96'	N87°28'32"E-94.63'
L8	330.00'	60.93'	N73°56'33"E-60.84'
L9	330.00'	54.64'	N63°54'35"E-54.58'
L10	245.00'	27.65'	N34°04'00"W-27.65'
L11	185.00'	27.69'	S35°07'20"E-27.67'
L12	270.00'	98.65'	S69°37'50"W-98.10'
L13	270.00'	98.65'	N89°25'58"W-98.10'

CENTERLINE ROAD DATA TABLE

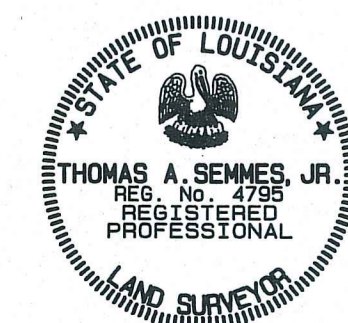
SEGMENT	RADIUS	TANGENT	DELTA	ARC LENGTH	CHORD
C1	300.00'	114.76'	41°52'04"	219.22'	N80°06'00"E-214.37'
C2	300.00'	0.28'	0°06'29"	0.57'	S79°01'13"E-0.57'
C3	120.00'	33.28'	30°59'48"	64.82'	N74°38'53"E-64.13'
C4	215.00'	230.61'	94°00'48"	352.78'	N77°30'26"W-314.92'
C5	200.00'	63.08'	35°00'37"	122.21'	S72°39'29"W-120.32'

FLOOD ZONE DATA
BASED ON FIRM FLOOD INSURANCE RATE MAP NO. 22061C02750 (APRIL 2, 2009) FOR LINCOLN PARISH, LOUISIANA, THIS PROPERTY LIES IN FLOOD ZONE "X" (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

SURVEYOR'S NOTES:
1) BASIS OF BEARINGS SHOWN HEREON ARE GEODETIC AND ARE TAKEN FROM G.P.S. OBSERVATIONS. REFERENCE BEARING TAKEN ALONG EAST LINE OF SUBJECT TRACT.
2) SOME MONUMENTATION SHOWN AS SET WAS SET BY ME ON A PREVIOUS SURVEY.
3) SEWERS, AS FOLLOWS: "THE PROVISIONS OF SECTION 13-43 (a), (b), (c), and (d) SHALL BE ADHERED TO"

PRELIMINARY
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR ISSUANCE OF A PERMIT. IT IS INTENDED FOR CLIENT REVIEW ONLY.

PROFESSIONAL LAND SURVEYING, INC.
THOMAS A. SEMMES, JR., P.L.S. NO. 4795
P.O. BOX 2433
WEST MONROE, LOUISIANA 71294
CERTIFICATION
I, Thomas A. Semmes, Jr., a Registered Professional Land Surveyor in the State of Louisiana, do hereby certify that I have performed a Class "C" survey in accordance with the Minimum Standards For Property Boundary Surveys as established by the State Board of Registration for Professional Engineers and Land Surveyors and to the best of my knowledge this is a true representation of that survey and have monumented the corners of each lot with a 5/8" Iron Pin.
Thomas A. Semmes, Jr. P.L.S. No. 4795
P.O. Box 2433
West Monroe, Louisiana 71294
(318) 651-9041



OWNER:
CYPRESS CREEK, L.L.C.
CALHOUN, LOUISIANA
ENGINEER:
NEAL DEFOREST
925 NORTH TRENTON
RUSTON, LOUISIANA 71270
LAND SURVEYOR:
PROFESSIONAL LAND SURVEYING CO., INC.
THOMAS A. SEMMES, JR.
P.O. BOX 2433
WEST MONROE, LOUISIANA 71294

PLAT APPROVAL
THIS PLAT AND DEDICATION HEREBY APPROVED AND ACCEPTED BY THE LINCOLN PARISH POLICE JURY.
THIS ___ DAY OF _____, 2019
LINCOLN PARISH POLICE JURY
BY: _____

**UNIT NO. 2
DOUGLAS MEADOWS
SUBDIVISION**
SITUATED IN
SECTION 36
TOWNSHIP 19 NORTH, RANGE 2 WEST
LAND DISTRICT NORTH OF RED RIVER
LINCOLN PARISH, LOUISIANA
SCALE: 1" = 100' CLIENT: CYPRESS CREEK, L.L.C. APRIL, 2021

TOMMY SEMMES, JR.
PROFESSIONAL LAND SURVEYING CO., INC.
P.O. BOX 2433, WEST MONROE, LOUISIANA 71294
(318) 651-9041