

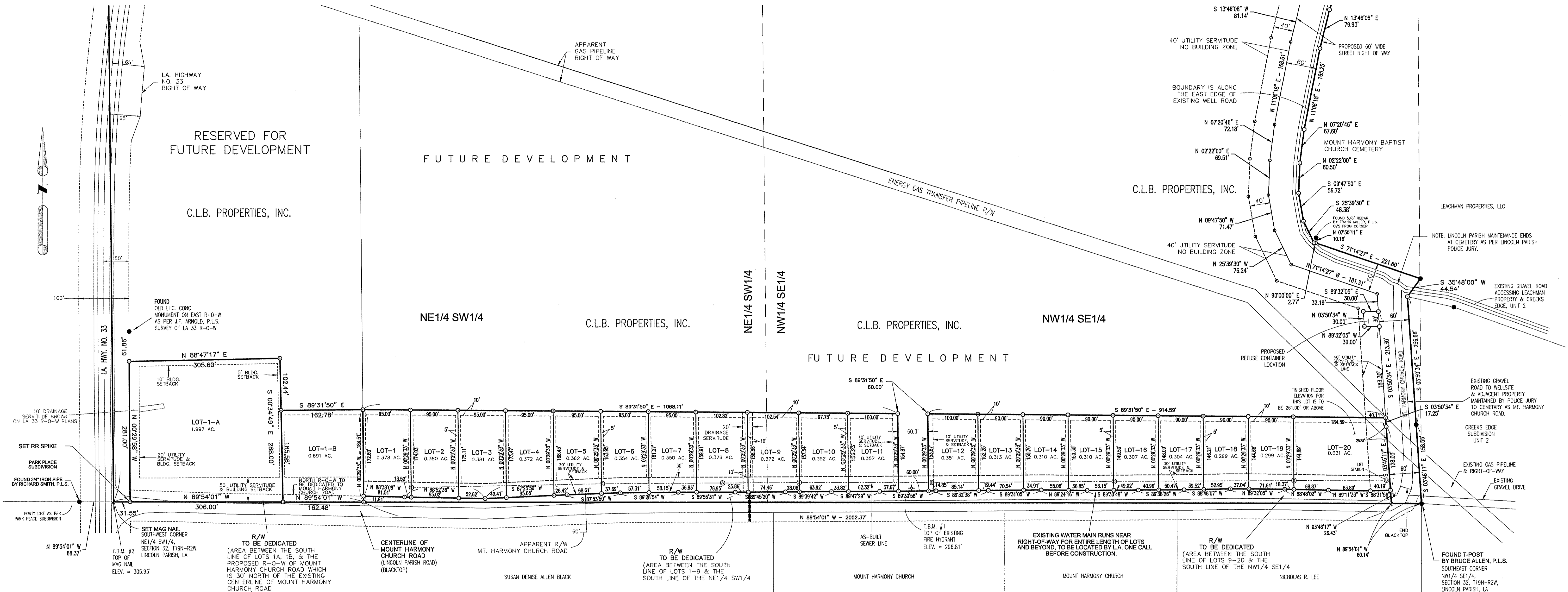
REFERENCE SURVEYS

- 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. LOWE, 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 # 089-01-12, LA 33, BY J. F. ARNOLD, P.L.S., RIGHT OF WAY MAP DATED OCTOBER 01, 1989.

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

THE SETTLEMENT, UNIT 1  
INCLUSIVE OF LOTS 1A, 1B & 1-20

SURVEY OF THE SETTLEMENT, UNIT 1, BEING SITUATED IN SECTION 32, TOWNSHIP 19 NORTH, RANGE 2 WEST, LINCOLN PARISH, NORTH OF THE RED RIVER LAND DISTRICT OF LOUISIANA.



ELEVATION NOTE:

ELEVATIONS SHOWN HEREON WERE ESTABLISHED FROM REFERENCE MARKS: BALL RM2 & BALL 2 RM1 THESE ARE NAVD 88 M.S.L. AS DETERMINED FROM N.G.S. DATASHEETS.

DATE: NOVEMBER 11, 2020 (REVISED DECEMBER 11, 2020) (REVISED APRIL 18, 2022)

- = 5/8" REBAR (FOUND) UNLESS OTHERWISE NOTED
- = 5/8" REBAR (SET) UNLESS OTHERWISE NOTED
- ⊕ = MAG NAIL (SET)
- ⊙ = SEWER MANHOLE
- ⚡ = 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

**DEDICATION**

PURSUANT TO THE PROVISIONS OF LA. R.S. 33:505(7) AND THE LAWS AND ORDINANCES OF LINCOLN PARISH, C.L.B. PROPERTIES, INC. AS THE FULL FEE TITLE OWNER OF THE PROPERTY SHOWN HEREON AND DESIGNATED AS SETTLEMENT, UNIT 1, HEREBY DEDICATES THE STREET RIGHTS OF WAY, UTILITY SERVITUDES, AND DRAINAGE SERVITUDES 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.

**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 105A AND PART XIII, CHAPTER 6, PARAGRAPH 501A, 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 21<sup>st</sup> DAY OF April, 2022

LINCOLN PARISH SANITARIAN

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

**RESTRICTIVE COVENANTS:**

THE RESTRICTIVE COVENANTS FOR THE SETTLEMENT, UNIT 1 CAN BE FOUND IN THE LINCOLN PARISH CLERK OF COURTS' OFFICE FILED UNDER INSTRUMENT NO. \_\_\_\_\_

**LOT LINE SETBACKS:**

FRONT LOT SETBACK = 30', (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 1A, 1B, 1-21) ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP NUMBER 22061C0255D, EFFECTIVE DATE APRIL 2, 2009. SAID PROPERTY IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

**NOTE: SEWER MANHOLES SHOWN HEREON, ARE AS BUILT.**

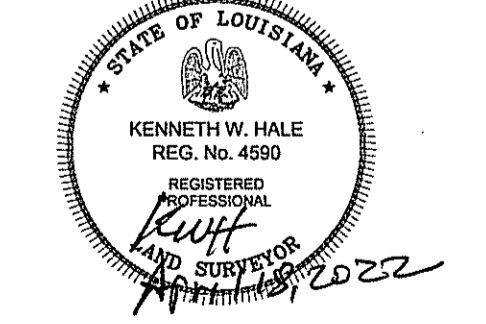
**NOTE: --- NOTICE TO CONTRACTORS ---**  
LOUISIANA ONE CALL SHOULD BE UTILIZED BEFORE ANY DIGGING AROUND APPROXIMATE LOCATION OF UTILITIES SHOWN HEREON.

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

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

**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 (6) TITLE 46:XXI, FOR A CLASS "C" SURVEY.



**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 # 20-2459-PL2069 98/41

