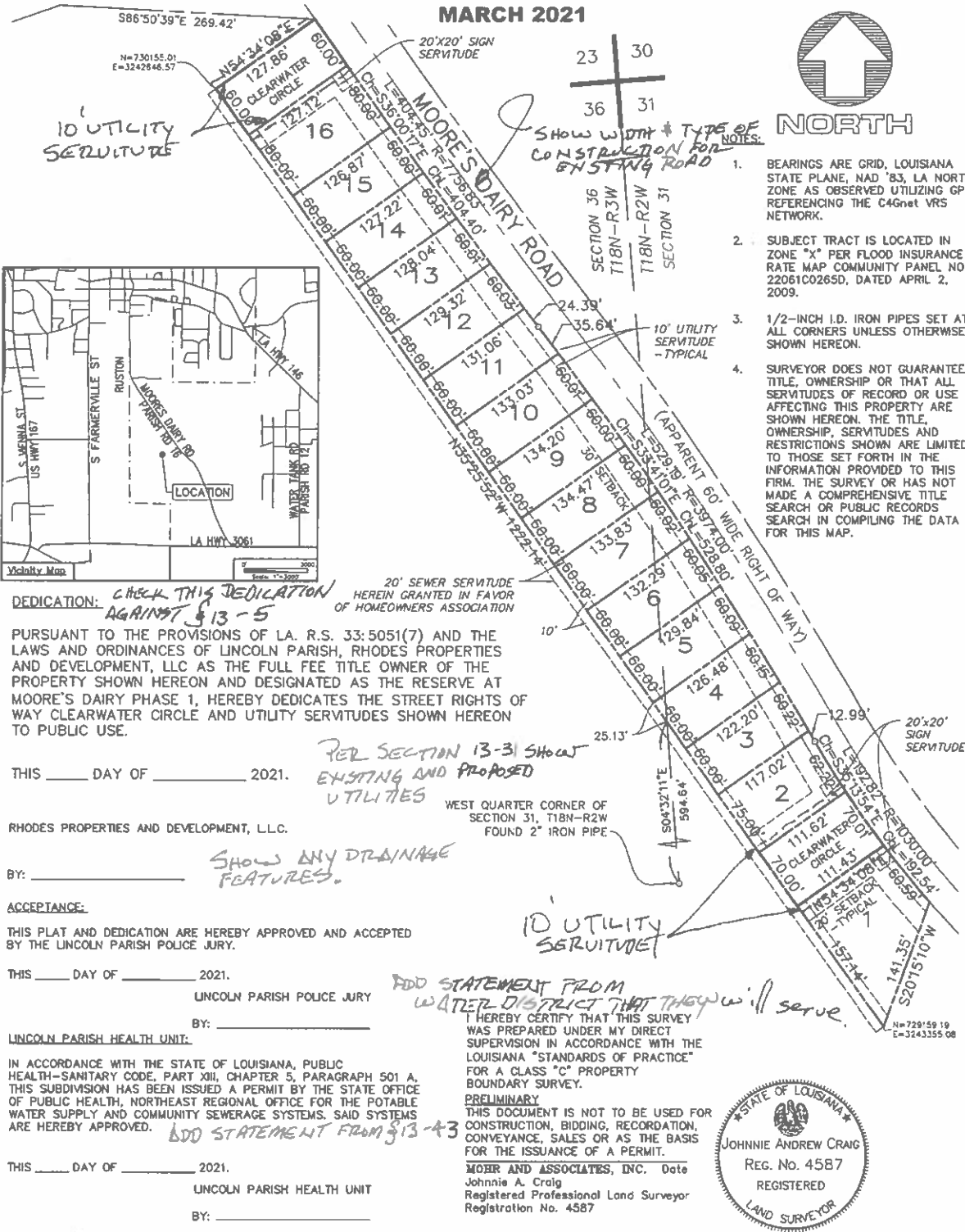


THE RESERVE AT MOORE'S DAIRY PHASE I

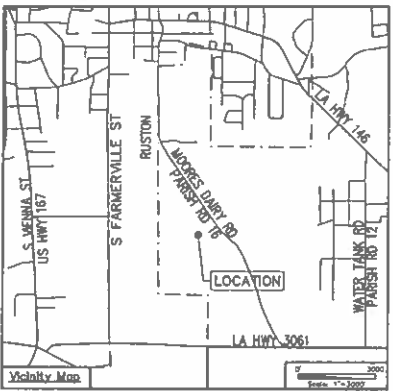
A RESIDENTIAL SUBDIVISION SITUATED IN

IN SECTION 31, T18N-R2W & SECTION 36, T18N-R3W, NW LAND DISTRICT, LA. MERIDIAN, LINCOLN PARISH, LOUISIANA

MARCH 2021



1. BEARINGS ARE GRID, LOUISIANA STATE PLANE, NAD '83, LA NORTH ZONE AS OBSERVED UTILIZING GPS REFERENCING THE C4Gnet VRS NETWORK.
2. SUBJECT TRACT IS LOCATED IN ZONE "X" PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 22061C0265D, 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 SERVITUDES OF RECORD OR USE AFFECTING THIS PROPERTY ARE SHOWN HEREON. THE TITLE, OWNERSHIP, SERVITUDES 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.



DEDICATION: *CHECK THIS DEDICATION AGAINST §13-5*

PURSUANT TO THE PROVISIONS OF LA. R.S. 33:5051(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 I, HEREBY DEDICATES THE STREET RIGHTS OF WAY CLEARWATER CIRCLE AND UTILITY SERVITUDES SHOWN HEREON TO PUBLIC USE.

THIS _____ DAY OF _____ 2021.

RHODES PROPERTIES AND DEVELOPMENT, LLC.

BY: _____ *SHOW ANY DRAINAGE FEATURES.*

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. *ADD STATEMENT FROM §13-A3*

THIS _____ DAY OF _____ 2021.

LINCOLN PARISH HEALTH UNIT

BY: _____

WEST QUARTER CORNER OF SECTION 31, T18N-R2W FOUND 2" IRON PIPE

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.** Date Johnnie A. Craig Registered Professional Land Surveyor Registration No. 4587



3/25/2021 10:16:56 AM V:\SURVEYS\RHODES PROPERTIES AND DEVELOPMENT\MOORE'S DAIRY ROAD BOUNDARY -RUSTON\DRANKNS\3729--PLAT.DWG

<p>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</p>	FOR:	RHODES PROPERTIES & DEVELOPMENT THE RESERVE AT MOORE'S DAIRY PHASE I	Date	3-12-2021
			Scale	1"=100'
			Drawn	B. ANDERSON
			Job	37922

RILEY COMPANY

OF LOUISIANA, INC.
CONSULTING ENGINEERS

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

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

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

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

March 29, 2021

Mr. Donnie Barker
Mohr & Associates, Inc.
1324 N. Hearne Ave., STE 301
Shreveport, LA 71107

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

Dear Mr. Barker:


The following are comments regarding my review of The Reserve at Moore's Dairy - Unit I property. I have also enclosed a copy of your survey with my notations.

- Per §13-5, verify the wording of the Act of Dedication on the plat with the wording in the ordinance
- Per §13-18, provide a 10' utility servitude across all lots fronting on all roads.
- Show the width and type of construction of existing roads.
- Show existing and proposed utilities, lot lines, drainage, etc., including all requirements of §13-31.
- Per §13-43, add a statement that the provisions of §13-43 (a), (b), (c), and (d) will be strictly adhered to.
- Per §13-44, statement regarding the availability of water service, and provision for serving each lot.
- Per §13-17(c), the street ROW and utility servitude shall be cleared and grubbed.

Call me if you have any questions or comments. Thank you.

Sincerely,

RILEY COMPANY OF LOUISIANA, INC.

BY: 
Richard R. Aillet, P.E.

RRA/jap

Enclosure