

LINCOLN PARISH HEALTH UNIT

IN ACCORDANCE WITH THE STATE OF LOUISIANA, PUBLIC HEALTH-SANITARY CODE, PART XII, CHAPTER 1, PARAGRAPH 109.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 _____, 2022

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
- AREA DEDICATED ON UNIT NO. 1 DOUGLAS MEADOWS SUBDIVISION
- SERVITUDE OF PASSAGE

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

UNIT NO. 2 DOUGLAS MEADOWS SUBDIVISION

BUILDING SETBACKS

FRONT	20'
REAR	10'
SIDES	5'

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 herein shown and they have subdivided the property into the lots as shown herein, and hereby dedicates the right-of-way for Highway No. 820 as shown herein 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 _____, 2022, in the presence of the undersigned competent witnesses and me, said Notary Public.

Witnesses: CYPRESS CREEK, L.L.C.
Witness Date Tim Hammett (Representative) Date
Printed Name
Witness Date
Printed Name
Notary Public Date
Printed Name
I.D. NO.

PLAT APPROVAL

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

THIS ____ DAY OF _____, 2022
LINCOLN PARISH POLICE JURY
BY: _____

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

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. JANUARY, 2022

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

CURVE NO.	RADIUS	ARC LENGTH	CHORD BEARING-LENGTH
L14	90.00'	0.39'	S89°17'29"E-0.39'
L15	90.00'	8.04'	N81°58'33"E-8.04'
L16	55.00'	79.33'	S86°06'15"E-72.63'
L17	55.00'	39.65'	N31°55'12"E-38.80'
L18	55.00'	42.88'	N11°04'03"W-41.80'
L19	55.00'	36.08'	N53°14'03"W-37.32'
L20	55.00'	39.88'	S85°09'44"W-39.01'
L21	55.00'	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°06'59"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'

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	55.00'	48.17'	N67°59'08"W-46.65'
L35	55.00'	37.18'	S77°33'14"W-36.48'
L36	55.00'	36.32'	S39°16'01"W-35.67'
L37	55.00'	31.73'	S03°49'20"W-31.29'
L38	55.00'	34.80'	S30°49'38"E-34.22'
L39	55.00'	32.76'	S66°00'53"E-32.28'
L40	55.00'	61.15'	N65°04'13"E-58.05'
L41	230.00'	70.27'	N81°24'38"E-70.00'
L42	230.00'	55.56'	N65°44'17"E-55.42'
L43	230.00'	14.71'	N56°59'08"E-14.71'
L44	-	-	N55°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'

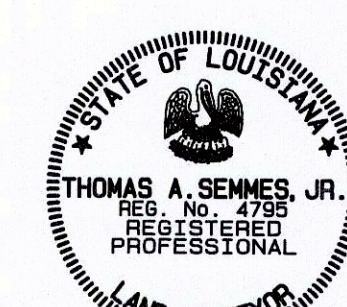
FLOOD ZONE DATA

BASED ON FIRM FLOOD INSURANCE RATE MAP NO. 22081002750 (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

NE1/4 OF SE1/4



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 Standards of Practice 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

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'	0.88'	0°06'29"	0.57'	S79°01'13"E-0.57'
C3	120.00'	33.28'	30°59'49"	64.92'	N74°39'53"E-64.13'
C4	215.00'	230.61'	94°00'48"	352.78'	N77°50'26"W-314.52'
C5	200.00'	63.08'	35°00'37"	122.21'	S72°39'29"W-120.32'

CURVE NO.	RADIUS	ARC LENGTH	CHORD BEARING-LENGTH
L1	55.00'	53.97'	S39°52'05"W-51.83'
L2	55.00'	43.11'	S10°41'42"E-42.01'
L3	55.00'	43.98'	S56°03'26"E-42.82'
L4	55.00'	37.75'	N81°22'16"E-37.01'
L5	55.00'	47.95'	N36°44'00"E-46.44'
L6	55.00'	55.36'	N17°04'34"W-53.05'
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°54'36"E-54.58'
L10	245.00'	27.65'	N34°04'00"W-27.63'
L11	185.00'	27.69'	S38°07'20"E-27.67'
L12	270.00'	98.65'	S69°37'59"W-98.10'
L13	270.00'	98.65'	N89°28'59"W-98.10'