

# 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 R. AILLET, P.E.

PHONE: (318) 251-0238  
FAX: (318) 251-0239  
E-MAIL: [rriley@rileyco.org](mailto:rriley@rileyco.org)

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

April 1, 2022

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

RE: Plat of Subdivision Review  
Resubdivision of the Amended Plat Lots 7, 8 and 9  
of Walnut Ridge Estates, Unit Two  
Our File: 005-325

Dear Mr. Postel:

We have reviewed the preliminary plat of subdivision submitted by James M. Duty, Professional Land Surveyor for the following subject property:

Resubdivision of the Amended Plat Lots 7, 8 and 9 of Walnut Ridge Estates, Unit Two

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,

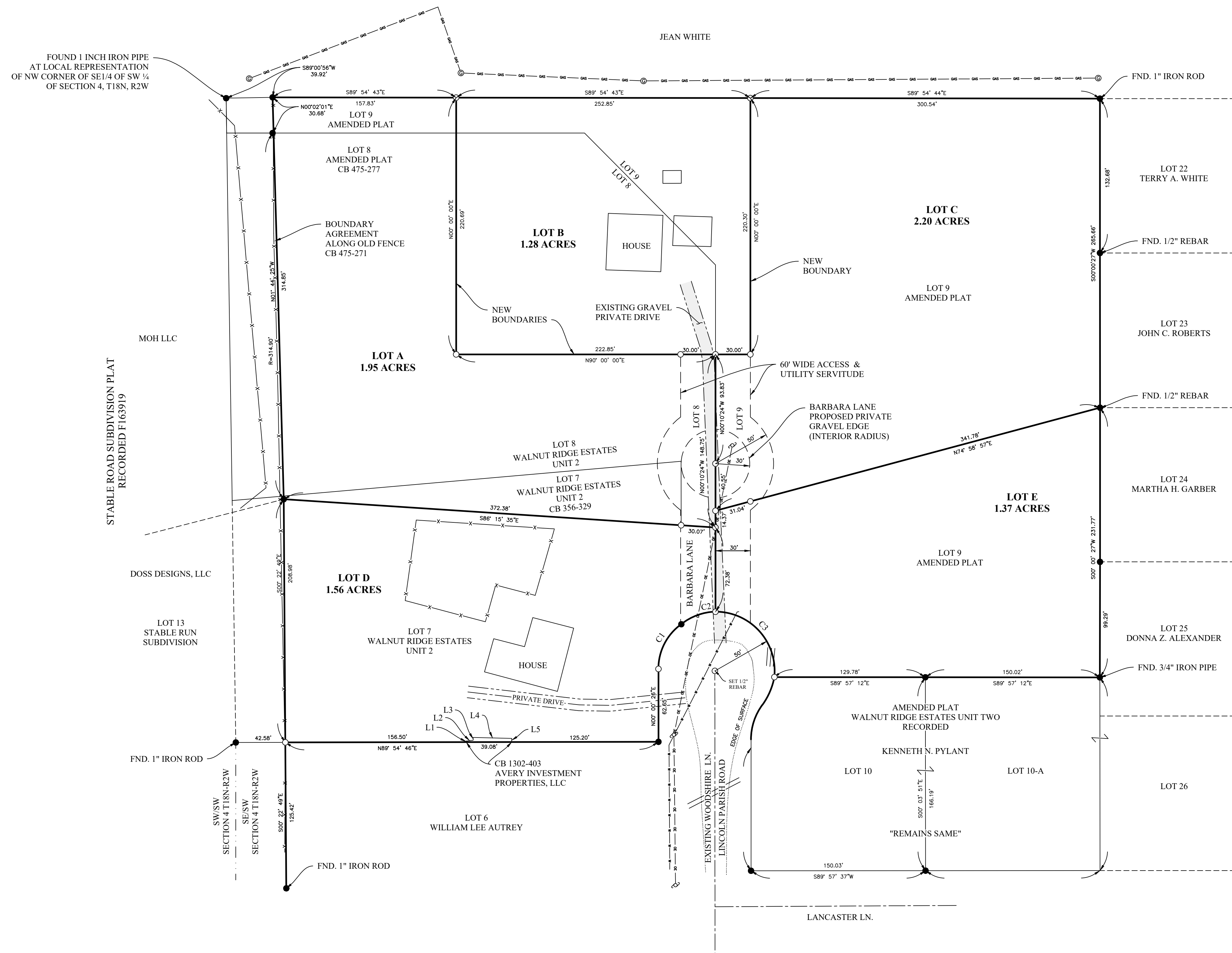
RILEY COMPANY OF LOUISIANA, INC.

BY: 

Richard R. Aillet, P.E.

RRA/jap

cc: Mr. Paul Riley  
Mr. James M. Duty, PLS



# RESUBDIVISION OF THE AMENDED PLAT LOTS 7, 8 AND 9 OF WALNUT RIDGE ESTATES, UNIT TWO

LOCATED IN, BUT NOT LIMITED TO, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 2 WEST, LAND DISTRICT NORTH OF RED RIVER, LINCOLN PARISH, LOUISIANA

NOTE RE: PRIVATE DRIVE  
THE "PROPOSED 60' WIDE ACCESS (INCLUDING INTERIOR RADIUS) AND UTILITY SERVITUDE IS DEDICATED AND GIVEN AS SERVITUDE ONLY. ALL FEE SIMPLE OWNERSHIP TO REMAIN WITH APPROPRIATE LOT OWNERS.  
THE OWNER OF "LOT C" AS SHOWN HEREON IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVE SHOWN HEREON. MAINTENANCE IS RELEGATED TO DIRT AND GRAVEL AS NEEDED. MORE SUBSTANTIAL SURFACES MAY BE APPLIED BY OWNER OF LOT C.

DEDICATION:  
PURSUANT TO THE PROVISIONS OF LA. R.S. 33:505(7) AND THE LAWS AND ORDINANCES OF LINCOLN PARISH, LOUISIANA, I, RAYMOND E. MCKASKLE, AS FULL FEE TITLE OWNER OF THE PROPERTY PLATTED HEREON, HEREBY DEDICATE THE PRIVATE GRAVEL DRIVE SHOWN AS "BARBARA LANE" (ALONG WITH UTILITY SERVITUDE THEREIN) TO USE BY PUBLIC. THIS DEDICATION BEING FOR THE USE OF PROPERTY OWNERS OF THIS RESUBDIVISION FOR LOT ACCESS AND UTILITY PURPOSES ONLY. RESERVING UNTO SAID OWNER (MCKASKLE), HIS SUCCESSORS AND ASSIGNS, THE FULL FEE TITLE 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. THIS DONE AND SIGNED IN THE PARISH OF LINCOLN, LOUISIANA, ON THIS DAY OF \_\_\_\_\_, 2022, IN THE PRESENCE OF THE UNDERSIGNED COMPETENT WITNESSES AND NOTARY PUBLIC.

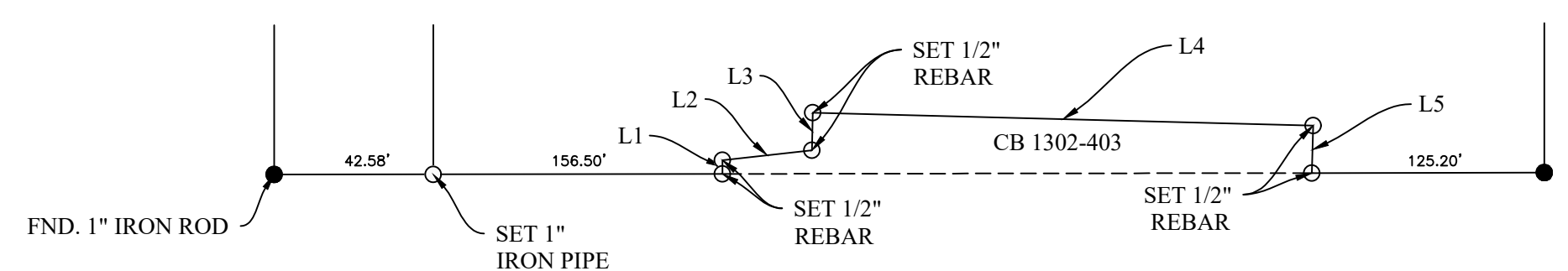
WITNESS \_\_\_\_\_  
PRINT NAME \_\_\_\_\_ RAYMOND E. MCKASKLE  
WITNESS \_\_\_\_\_  
PRINT NAME \_\_\_\_\_ NOTARY PUBLIC

CERTIFICATION:  
I, JAMES M. DUTY, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF LOUISIANA, HEREBY CERTIFY THIS PLAN REFLECTS AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND MONUMENTS ARE AS NOTED. THIS SURVEY CONFORMS TO THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY AS CURRENTLY ADOPTED BY THE LAPELS BOARD UNDER LAC TITLE 46, PART LXI, CHAPTER 29.

JAMES M. DUTY, P.L.S.  
LOUISIANA LICENSED PROFESSIONAL LAND SURVEYOR NO. 4623  
168 MULEHEAD DRIVE  
FARMERVILLE, LA., 71241  
PHONE (318) 548-0502

APPROVAL AND ACCEPTANCE:  
THIS PLAN HAS BEEN INSPECTED BY THE OFFICIALS OF LINCOLN PARISH, LOUISIANA, AND APPROVED BY PROPER ACTION PREVIOUSLY TAKEN, AND "WALNUT RIDGE SUBDIVISION" IS HEREBY ACCEPTED BY THE LINCOLN PARISH POLICE JURY.  
PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_  
LINCOLN PARISH POLICE JURY

DETAIL OF CONVEANCE TO AUTREY BY CB 1302-403



COURSE LINE TABLE (AUTREY PURCHASE)			CURVE TABLE			
LEG	BEARING	DISTANCE	CURVE	LENGTH	RADIUS	CHORD
L1	N00°05'14"W	0.91'	C1	44.61'	50.00'	43.15' - N27°04'30"E
L2	N83°32'40"E	5.97'	C2	32.26'	50.00'	31.71' - S71°07'32"W
L3	N01°24'24"E	2.49'	C3	84.64'	50.00'	74.89' - S41°53'47"E
L4	S88°35'36"E	33.17'				
L5	S01°24'24"W	3.19'				

SEWAGE SYSTEM NOTE:  
EACH LOT OWNER WILL BE REQUIRED TO INSTALL AN AERATED/MECHANICAL TREATMENT UNIT IN COMPLIANCE WITH THE SPECIFICATIONS OF, AND UNDER THE SUPERVISION OF THE LINCOLN PARISH HEALTH UNIT. EACH LOT OWNER IS RESPONSIBLE FOR COMPLETING AN APPLICATION FOR A PERMIT FOR ON-SITE WASTEWATER DISPOSAL SYSTEM FROM THE LINCOLN PARISH HEALTH UNIT (318) 251-4120. ALL SEWAGE SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION \_\_\_\_\_ OF LINCOLN PARISH SUBDIVISION ORDINANCE NO. \_\_\_\_\_

APPROVED BY: \_\_\_\_\_  
ALLEN HANNA, LINCOLN PARISH SANITARIAN

WATER SYSTEM NOTE:  
PER LETTER DATED \_\_\_\_\_ FROM \_\_\_\_\_ TO \_\_\_\_\_ RAYMOND MCKASKLE  
WATER SYSTEM TO THE LOTS SHOWN HEREON.

- SET 1/2" IRON PIPE
- FOUND 5/8" REBAR (UNLESS NOTED)
- EDGE OF EXISTING OR PROPOSED RIGHT OF WAY
- - - EDGE OF PROPOSED UTILITY AND ACCESS SERVITUDE
- OVERHEAD ELECTRIC
- EDGE OF ROAD OR DRIVE (AS NOTED)
- UNDER GROUND WATER
- ⊕ GAS METER
- FENCE LINE
- EXISTING GRAVEL DRIVE