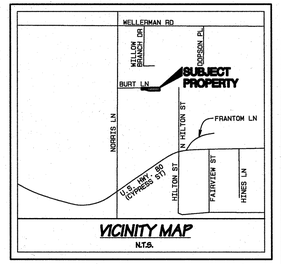
LAND DISTRICT NORTH OF RED RIVER
SECTION 28, T-18-N, R-3-E
OUACHITA PARISH, LOUISIANA

LEGEND

- FOUND MONUMENTATION
- SET MONUMENTATION
- CENTERLINE OF ROAD
- RIGHT-OF-WAY LINE
- SECTION OR FORTY LINE
- SERVITUDE LINE
- W — WATER LINE
- S — SEWER LINE
- SEWER MANHOLE
- R.O.W. — RIGHT-OF-WAY
- P.O.B. — POINT OF BEGINNING
- ASPHALT

15' 0' 30' 60'
SCALE: 1"=30'



VICINITY MAP
N.T.S.

MICHAEL P. FREEMAN
(C.B. 2652, PG. 689)

FRONT PORCH ESTATES PARTNERSHIP
(C.B. 2741, PG. 379)

ALLYSON C. SANFORD
(C.B. 1950, PG. 478)
(C.B. 2408, PG. 871)

OUACHITA MACHINE WORKS, INC.
(C.B. 1496, PG. 765)
(C.B. 2478, PG. 634)

CITY OF WEST MONROE
(C.B. 601, PG. 202)

NE1/4 OF NE1/4
NW1/4 OF NW1/4

SE1/4 OF NE1/4
SW1/4 OF NW1/4

SECTION 29
SECTION 28

FOUND COTTON SPINDLE AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 28, T-18-N, R-3-E, OUACHITA PARISH, LOUISIANA

FOUND COTTON SPINDLE

S89°32'42"W-525.00'
(REFERENCE BEARING)

BURT LANE
(40' APPARENT R.O.W.)

N00°10'28"E
35.44'

S87°24'40"W
50.14'

ARC=68.62'
R=170.00'
CH=N81°01'33"W
68.15'

ARC=84.27'
R=230.00'
CH=N79°57'32"W
83.80'

0.459 ACRES±

CHRIS JOHNSON CONSTRUCTION, LLC
(C.B. 2657, PG. 242)
(C.B. 2658, PG. 158)
(C.B. 2658, PG. 161)
(C.B. 2666, PG. 550)

N89°32'42"E-387.60'

FOUND 5/8" REBAR
(FOUND ADS
S14°41'28"W-2.37')

15' WATER SERVITUDE
(C.B. 2720, PG. 713)

60' RIGHT-OF-WAY
(C.B. 2478, PG. 634)

S89°32'42"W-187.50'

FOUND 5/8" REBAR

P.O.B.

FOUND 5/8" REBAR

S00°16'23"W
60.00'

15' SEWER EASEMENT
(C.B. 1073, PG. 370)
(C.B. 1089, PG. 320)

S89°32'42"W-420.00'
(REFERENCE BEARING)

60.00' NON-EXCLUSIVE INGRESS/EGRESS AND/OR DRAINAGE & UTILITY SERVITUDE
(C.B. 2658, PG. 161)

JAFT PROPERTIES, LLC, ET AL
(C.B. 1744, PG. 639)
(C.B. 2705, PG. 173)

15' WATER SERVITUDE
(C.B. 2678, PG. 558)

FOUND 5/8" REBAR AT THE NORTHEAST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 28, T-18-N, R-3-E, OUACHITA PARISH, LOUISIANA

FOUND COTTON SPINDLE

NE1/4 OF NW1/4
NW1/4 OF NW1/4

SW1/4 OF NW1/4
SE1/4 OF NW1/4

NORTH HILTON STREET
(40' R.O.W.)

C & A ERECTORS, LLC
(C.B. 2709, PG. 533)

CHRIS JOHNSON CONSTRUCTION, LLC
(C.B. 2657, PG. 242)
(C.B. 2658, PG. 158)
(C.B. 2658, PG. 161)
(C.B. 2666, PG. 550)

CHRIS JOHNSON CONSTRUCTION, LLC
(C.B. 2657, PG. 242)
(C.B. 2658, PG. 158)
(C.B. 2658, PG. 161)
(C.B. 2666, PG. 550)

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FLOOD ZONE DATA

BASED ON FLOOD INSURANCE RATE MAP NO. 22073C0145F (JANUARY 20, 2016) FOR OUACHITA PARISH, LOUISIANA, THE ENTIRE PROPERTY SHOWN HEREON LIES IN ZONE "X", WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE BASED ON GPS OBSERVATIONS TAKEN AT THE SITE. THE GRID BEARINGS ARE BASED ON THE LOUISIANA COORDINATE SYSTEM OF 1983 NORTH ZONE. THE REFERENCE BEARING WAS TAKEN ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28 AS SHOWN HEREON.
2. NO TITLE RESEARCH WAS REQUESTED OR PERFORMED TO LOCATE ANY EXISTING RIGHTS-OF-WAY, EASEMENTS, OR RESTRICTIONS THAT ENCUMBER THE SUBJECT PROPERTY.

PRELIMINARY

This document is not to be used for construction, bidding, recordation, conveyance, sales, or as the basis for the issuance of a permit.

Prepared By: Ronald J. Riggin License No. 5119
Lazenby & Associates, Inc., Consulting Engineers & Land Surveyors
2000 North 7th Street, West Monroe, LA 71291

CERTIFICATION:

I, RONALD J. RIGGIN, II, P.L.S., A LICENSED PROFESSIONAL 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 LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD AND TO THE BEST OF MY KNOWLEDGE THIS IS A TRUE REPRESENTATION OF THAT SURVEY.

PRELIMINARY

RONALD J. RIGGIN, II, P.L.S. NO. 5119 DATE

DATE	DESCRIPTION	BY
	REVISIONS	

BOUNDARY SURVEY

0.459 ACRE± TRACT
BURT LANE
WEST MONROE, LOUISIANA

SITUATED IN
SECTION 28, T-18-N, R-3-E
LAND DISTRICT NORTH OF RED RIVER
OUACHITA PARISH, LOUISIANA

LAZENBY & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
2000 NORTH 7TH STREET WEST MONROE, LOUISIANA (318) 397-2720

DESIGNED R.J.R. CHECKED K.E.C.
DRAWN R.J.R. CHECKED K.E.C.
APPROVED DATE MAY 2025
JOB NO. 25S025.00 SCALE 1" = 30'

CLIENT:
CITY OF WEST MONROE