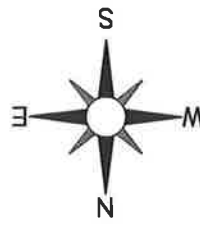


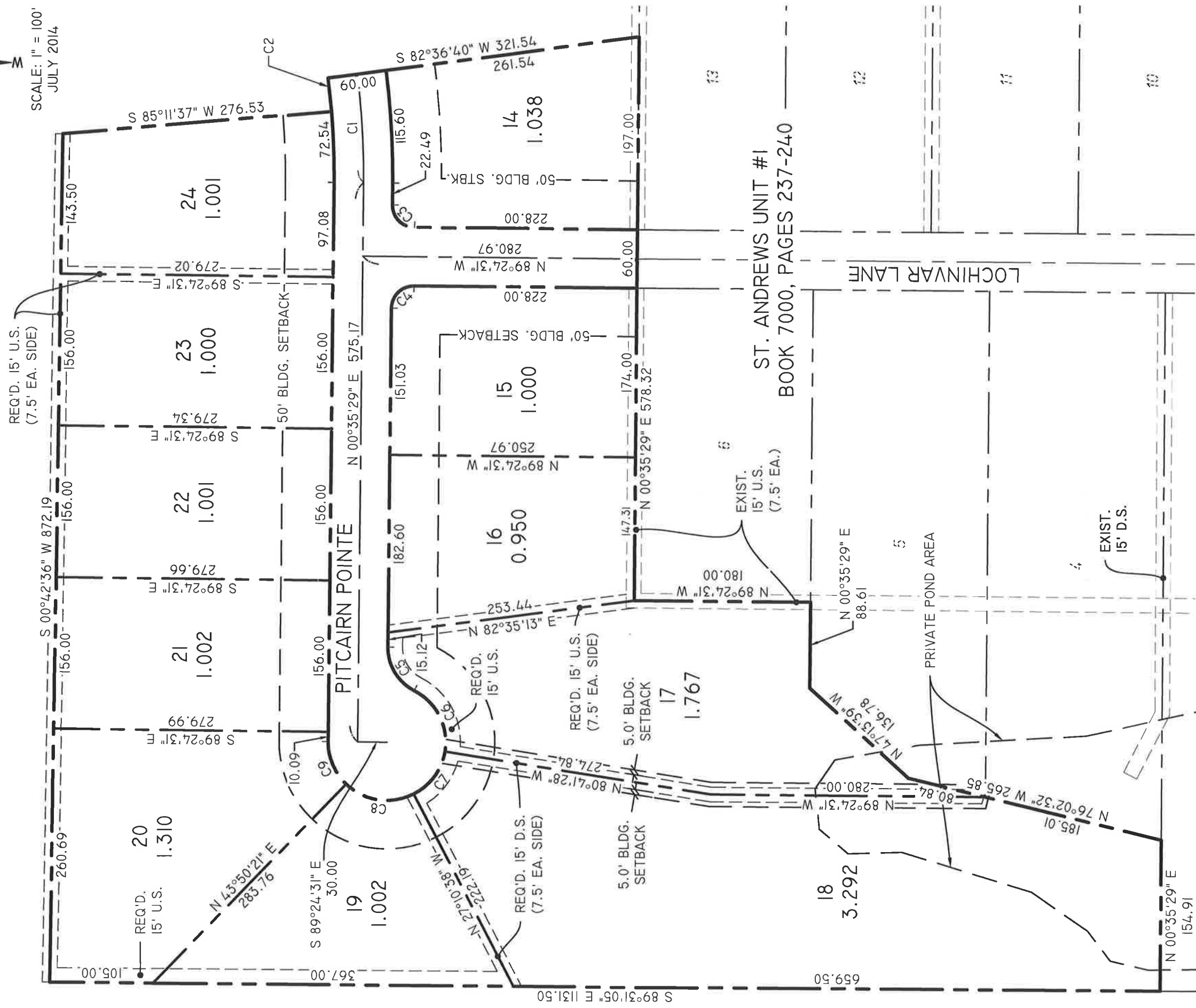
ST. ANDREWS SUBDIVISION UNIT NO. 2

BEING A SUBDIVISION LOCATED IN SECTION 30, TOWNSHIP 16 NORTH, RANGE 13 WEST, CADDO PARISH, LOUISIANA AND BEING A PLANNED UNIT DEVELOPMENT.

TOTAL AREA = 15.860 ACRES



SCALE: 1" = 100'
JULY 2014



ST. ANDREWS UNIT #1
BOOK 7000, PAGES 237-240

APPROVED:

SHREVEPORT METROPOLITAN
PLANNING COMMISSION

DATE

SHREVEPORT CITY ENGINEER

DATE

SHREVEPORT MAYOR

DATE

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ORDINANCE 115 OF 1970 AND AMENDMENTS THERETO, AS ADOPTED BY THE CITY COUNCIL OF THE CITY OF SHREVEPORT AND R.S. 33:5051

FRANK J. RALEY
REGISTERED PROFESSIONAL LAND SURVEYOR
LOUISIANA. L.I.C. NO. 4630
RALEY AND ASSOCIATES, INC.

PRELIMINARY

THIS DOCUMENT IS FOR THE PURPOSE OF REVIEW ONLY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE SALES OR FOR THE BASIS FOR THE ISSUANCE OF A PERMIT. DOCUMENT PREPARED UNDER THE DIRECT SUPERVISION OF TRAVIS A. STURDIVANT, REG. NO. 4632, DATE: 08/26/14

ACCEPTED BY CITY COUCLIL REC. NO. _____ OF 2014.

SHEET 1 OF 2

RECORDED
BOOK: _____
PAGE: _____

ST. ANDREWS SUBDIVISION UNIT NO. 2

BEING A SUBDIVISION LOCATED IN SECTION 30, TOWNSHIP 16 NORTH, RANGE 13 WEST, CADDO PARISH, LOUISIANA AND BEING A PLANNED UNIT DEVELOPMENT.

TOTAL AREA = 15.860 ACRES

CURVE TABLE			
C#	LENGTH	RADIUS	CHORD
C1	111.42	800.00	S 03°23'55" E 111.33
C2	34.70	770.00	S 06°05'51" E 34.70
C3	36.08	22.97	N 44°24'31" W 32.48
C4	36.08	22.97	N 45°35'29" E 32.48
C5	54.95	50.00	N 30°53'27" W 52.22
C6	75.07	60.00	S 26°31'55" E 70.26
C7	56.04	60.00	S 36°03'57" W 54.02
C8	74.37	60.00	N 81°40'08" W 69.70
C9	48.96	60.00	N 22°47'05" W 47.61

DEDICATION:

THE UNDERSIGNED OWNER HEREBY DEDICATES TO THE PUBLIC USE IN PERPETUITY THE STREET RIGHTS OF WAY AND SERVITUDES FOR UTILITIES AND DRAINAGE AS SHOWN ON THIS SUBDIVISION PLAT, FOR VALUABLE CONSIDERATION, THE UNDERSIGNED OWNER HEREBY GRANTS UNTO AEP/SWEPSCO, BELLSOUTH TELEPHONE COMPANY, AND/OR ANY OTHER PUBLIC UTILITY, PUBLIC OR PRIVATE, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS EXCLUSIVELY AND IN PERPETUITY AS A COVENANT RUNNING WITH THE LAND, THE RIGHT TO GO UPON THE SERVITUDES HEREIN ESTABLISHED TO INSTALL, MAINTAIN AND REMOVE FACILITIES APPROPRIATE TO THEIR SERVICES; TO HAVE INGRESS AND EGRESS THERETO OVER ADJACENT LOTS AND LAND; TO TRIM AND/OR CUT AND REMOVE TREES OR OTHER OBSTRUCTIONS AS MAY INTERFERE WITH OR ENDANGER LIFE OR THE OPERATION OF SUCH FACILITIES OR THEIR EFFICIENCY; LOT OWNER RESERVES RIGHT TO OVERHANG SERVITUDES ON SIDE LOT LINES BY 1'6" WHEN OVERHANG IS 8'0" ABOVE GROUND; AND FURTHER AGREE TO HOLD HARMLESS THE CITY OF SHREVEPORT AND/OR THE PARISH OF CADDO FOR DAMAGES DUE TO CHANGES IN STREET GRADES, BINDING HEREIN THEIR HEIRS, SUCCESSORS, AND ASSIGNS.

THE UNDERSIGNED OWNER HEREBY AUTHORIZES THE PLATTING AND RECORDING OF THIS SUBDIVISION.

RECORD OWNER(S):
WALLACE DEVELOPMENT, L.L.C.

DEWEY W. CORLEY _____ DATE _____

APPROVED:

SHREVEPORT METROPOLITAN PLANNING COMMISSION _____ DATE _____

SHREVEPORT CITY ENGINEER _____ DATE _____

SHREVEPORT MAYOR _____ DATE _____

ACCEPTED BY CITY COUCIL REC. NO. _____ OF 2014.

NOTE: IRON PIPES/RODS SET AT ALL CORNERS.

U.S. = UTILITY SERVITUDE
D.S. = DRAINAGE SERVITUDE

SURVEYOR DOES NOT GUARANTEE THAT ALL SERVITUDES OF RECORD AFFECTING THIS PROPERTY ARE SHOWN ON THIS PLAT.

TRACT IS LOCATED IN ZONE "X" AS PER FIRM MAP NO. 22017C0605 H, DATED: 05/19/14.

MINIMUM FINISH FLOOR ELEVATIONS TO BE THE GREATER OF 18" ABOVE THE HIGHEST ADJACENT TOP OF CURB OR 12" ABOVE THE BASE FLOOD ELEVATION AS ESTABLISHED BY FEMA FOR THIS AREA.

PROPERTY WAS SURVEYED UNDER THE RESPONSIBLE CHARGE OF THE UNDERSIGNED AND IN ACCORDANCE WITH THE LA. "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS B SURVEY.

THE BASIS OF BEARINGS USED FOR THIS MAP IS GRID, ESTABLISHED FROM THE LOUISIANA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983 (2011) POSITION (EPOCH 2010.00) ADJUSTMENT, AS DETERMINED FROM C4GNET RTN.

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ORDINANCE 115 OF AND AMENDMENTS THERETO, AS ADOPTED BY THE CITY COUNCIL OF THE CITY OF SHREVEPORT AND R.S. 33:5051

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DATE: 07/03/14