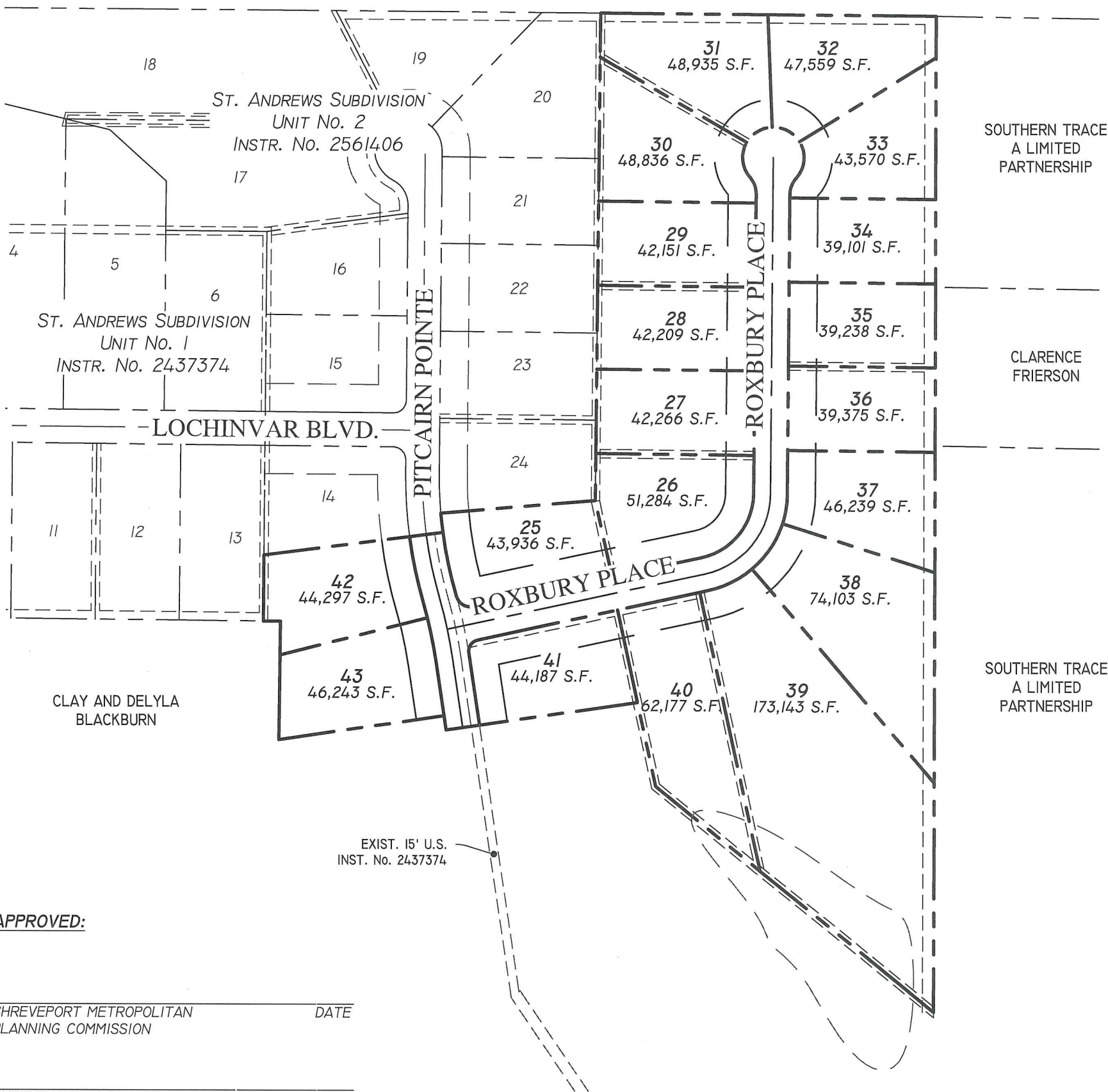


ST. ANDREWS SUBDIVISION UNIT No. 3

BEING A PLANNED UNIT DEVELOPMENT LOCATED IN SECTION 30, TOWNSHIP 16 NORTH, RANGE 13 WEST,  
CADDO PARISH, LOUISIANA  
TOTAL AREA = 25.724 ACRES.

BG US PRODUCTION COMPANY



APPROVED:

SHREVEPORT METROPOLITAN PLANNING COMMISSION DATE

SHREVEPORT CITY ENGINEER DATE

SHREVEPORT CITY MAYOR DATE

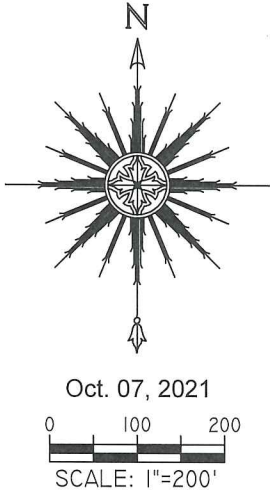
RECORD OWNER(S): WALLACE DEVELOPMENT, L.L.C.

WITT CARUTHERS DATE

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAT OF THE SUBDIVISION SHOWN HEREON IS IN ACCORDANCE WITH THE PROVISIONS OF ORDINANCE NO. 129 OF 2016 AND L.R.S. 33:5051, AND WITH THE LAWS AND ORDINANCES OF THE SHREVEPORT MPC. THIS MAP 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.

**PRELIMINARY**  
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DATE: 10/07/21



REQ'D. SETBACKS:

50' FRONT YARD  
20' REAR YARD  
10' SIDE YARD  
50' CORNER LOT

LEGEND:

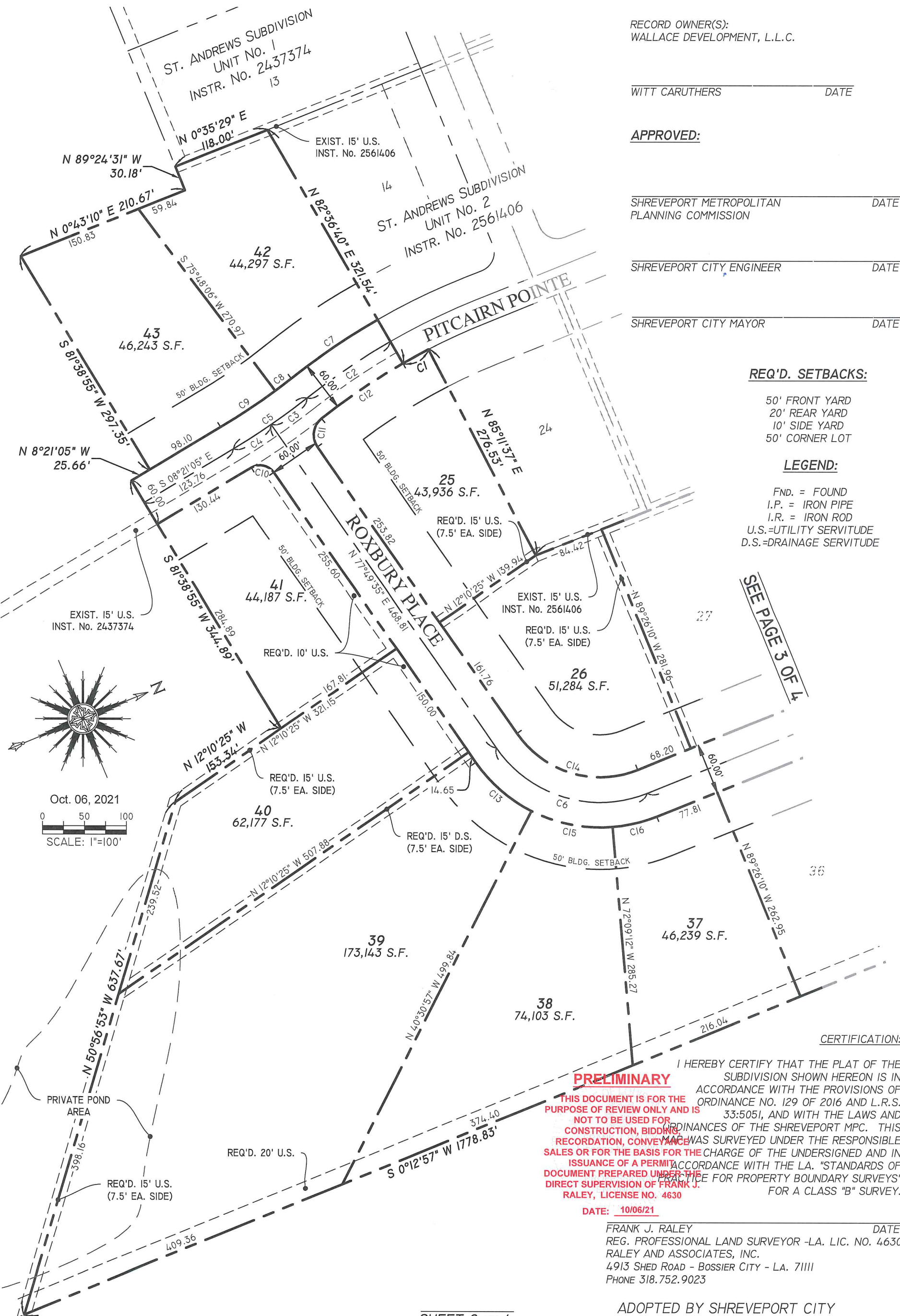
FND. = FOUND  
I.P. = IRON PIPE  
I.R. = IRON ROD  
U.S.=UTILITY SERVITUDE  
D.S.=DRAINAGE SERVITUDE

FRANK J. RALEY  
REGISTERED PROFESSIONAL LAND SURVEYOR -LA. LIC. NO. 4630  
RALEY AND ASSOCIATES, INC.  
4913 SHED ROAD - BOSSIER CITY - LA. 71111 -  
PHONE 318.752.9023



# ST. ANDREWS SUBDIVISION UNIT No. 3

BEING A PLANNED UNIT DEVELOPMENT LOCATED IN SECTION 30, TOWNSHIP 16 NORTH, RANGE 13 WEST, CADDO PARISH, LOUISIANA  
TOTAL AREA = 25.724 ACRES.



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

WITT CARUTHERS \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED:

SHREVEPORT METROPOLITAN \_\_\_\_\_ DATE \_\_\_\_\_  
PLANNING COMMISSION

SHREVEPORT CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

SHREVEPORT CITY MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

## REQ'D. SETBACKS:

50' FRONT YARD  
20' REAR YARD  
10' SIDE YARD  
50' CORNER LOT

## LEGEND:

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DATE: 10/06/21

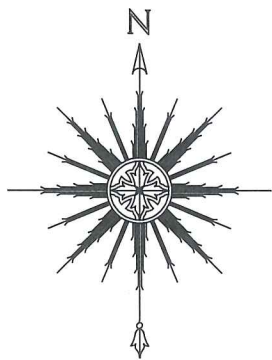
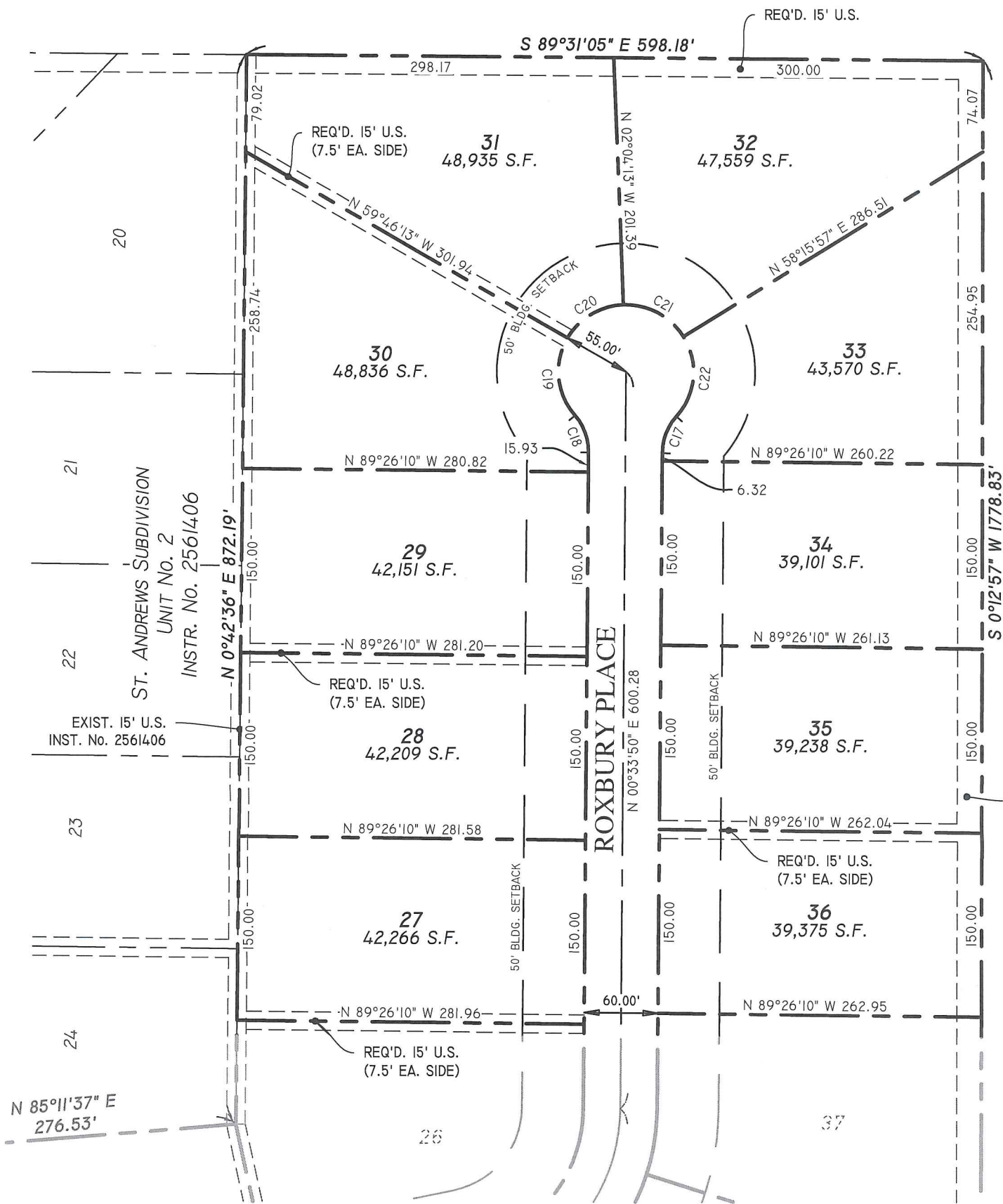
FRANK J. RALEY \_\_\_\_\_ DATE \_\_\_\_\_  
REG. PROFESSIONAL LAND SURVEYOR -LA. LIC. NO. 4630  
RALEY AND ASSOCIATES, INC.  
4913 SHED ROAD - BOSSIER CITY - LA. 71111  
PHONE 318.752.9023

ADOPTED BY SHREVEPORT CITY  
COUNCIL RESOLUTION No. \_\_\_\_\_ OF \_\_\_\_\_



ST. ANDREWS SUBDIVISION UNIT No. 3

BEING A PLANNED UNIT DEVELOPMENT LOCATED IN SECTION 30, TOWNSHIP 16 NORTH, RANGE 13 WEST,  
CADDO PARISH, LOUISIANA  
TOTAL AREA = 25.724 ACRES.



Oct. 06, 2021  
0 50 100  
SCALE: 1"=100'

REQ'D. SETBACKS:

50' FRONT YARD  
20' REAR YARD  
10' SIDE YARD  
50' CORNER LOT

LEGEND:

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SEE PAGE 2 OF 4

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

WITT CARUTHERS DATE

APPROVED:

SHREVEPORT METROPOLITAN PLANNING COMMISSION DATE

SHREVEPORT CITY ENGINEER DATE

SHREVEPORT CITY MAYOR DATE

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DATE: 10/06/21

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ADOPTED BY SHREVEPORT CITY COUNCIL RESOLUTION No. OF



ST. ANDREWS SUBDIVISION UNIT No. 3

BEING A PLANNED UNIT DEVELOPMENT LOCATED IN SECTION 30, TOWNSHIP 16 NORTH, RANGE 13 WEST,  
CADDO PARISH, LOUISIANA  
TOTAL AREA = 25.724 ACRES.

| CURVE TABLE |        |        |                      |
|-------------|--------|--------|----------------------|
| C#          | LENGTH | RADIUS | CHORD                |
| C1          | 34.70  | 770.57 | N 06°05'57" W 34.70  |
| C2          | 120.18 | 800.00 | S 11°41'33" E 120.07 |
| C3          | 53.37  | 800.00 | N 14°05'06" W 53.36  |
| C4          | 53.37  | 800.00 | N 10°15'45" W 53.36  |
| C5          | 106.74 | 800.00 | N 12°10'25" W 106.66 |
| C6          | 202.27 | 150.00 | N 39°11'42" E 187.29 |
| C7          | 124.69 | 830.00 | S 11°41'33" E 124.57 |
| C8          | 24.16  | 770.00 | N 15°05'50" W 24.16  |
| C9          | 78.58  | 770.00 | N 11°16'30" W 78.54  |
| C10         | 30.08  | 20.00  | S 34°44'15" W 27.33  |
| C11         | 37.61  | 25.15  | S 59°01'04" E 34.20  |

| CURVE TABLE |        |        |                      |
|-------------|--------|--------|----------------------|
| C#          | LENGTH | RADIUS | CHORD                |
| C12         | 117.62 | 770.57 | S 11°45'43" E 117.50 |
| C13         | 88.79  | 180.00 | N 63°41'41" E 87.89  |
| C14         | 161.82 | 120.00 | N 39°11'42" E 149.83 |
| C15         | 99.64  | 180.00 | N 33°42'18" E 98.37  |
| C16         | 54.30  | 180.00 | N 09°12'19" E 54.09  |
| C17         | 32.52  | 45.00  | S 21°16'08" W 31.82  |
| C18         | 32.52  | 45.00  | N 20°08'27" W 31.82  |
| C19         | 68.23  | 55.00  | S 05°18'29" E 63.94  |
| C20         | 55.39  | 55.00  | S 59°04'47" W 53.08  |
| C21         | 57.92  | 55.00  | N 61°54'08" W 55.28  |
| C22         | 70.75  | 55.00  | N 05°07'11" E 65.98  |

NOTES:

IT SHALL BE UNLAWFUL FOR LOTS TO BE SOLD IN THIS SUBDIVISION UNTIL ALL STREETS AND DRAINAGE SHOWN ON THIS PLAT ARE COMPLETED BY THE OWNER OR DEVELOPER. IT SHALL ALSO BE UNLAWFUL TO SELL ANY LOTS IN THIS SUBDIVISION UNTIL ALL SIDEWALKS, STREETLIGHTS, CENTRAL SEWER SYSTEMS AND WATER SYSTEMS ARE COMPLETED BY THE OWNER OR DEVELOPER IF REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF SHREVEPORT.

PER ORDINANCE, THE 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.

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.

BOUNDARY BASED ON PROPERTY BOUNDARY SURVEY BY TRAVIS STRUDIVANT, PLS AT RALEY AND ASSOCIATES, INC. DATED 7-10-2020.

SUBDIVISION IS LOCATED IN ZONES "X" AS GRAPHICALLY PLOTTED, PER FIRM MAP NO. 22017C0605H, DATED 05/19/2014.

ALL BUILDING SETBACKS SHALL CONFORM TO THE BUILDING SETBACK STANDARDS AS PUBLISHED IN ARTICLE 4-ZONING DISTRICT REGULATIONS OF THE SHREVEPORT UNIFIED DEVELOPMENT CODE.

SURVEYOR DOES NOT GUARANTEE THAT ALL SERVITUDES OF RECORD OR USE AFFECTING THIS PROPERTY ARE SHOWN ON THIS SURVEY. THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO THIS FIRM. THE SURVEYOR HAS NOT MADE A COMPREHENSIVE TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

APPROVED:

SHREVEPORT METROPOLITAN PLANNING COMMISSION

DATE

SHREVEPORT CITY ENGINEER

DATE

SHREVEPORT CITY MAYOR

DATE

REQ'D. SETBACKS:

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10' SIDE YARD  
50' CORNER LOT

LEGEND:

FND. = FOUND  
I.P. = IRON PIPE  
I.R. = IRON ROD  
U.S.=UTILITY SERVITUDE  
D.S.=DRAINAGE SERVITUDE

DEDICATION:

THE UNDERSIGNED OWNER(S) HEREBY DEDICATE(S) TO THE PUBLIC USE IN PERPETUITY THE STREET RIGHTS OF WAY AND THE SERVITUDES FOR UTILITIES AND FOR DRAINAGE SHOWN ON THIS SUBDIVISION PLAT. FOR VALUABLE CONSIDERATION, THE UNDERSIGNED OWNER(S) HEREBY GRANT(S) UNTO AEP/SWEPKO, AT&T TELEPHONE COMPANY, AND/OR ANY OTHER PUBLIC UTILITY, PUBLIC OR PRIVATE, THEIR RESPECTIVE SUCCESSORS OR ASSIGNS, EXCLUSIVELY AND IN PERPETUITY, AS A COVENANT RUNNING WITH THE LAND, THE RIGHT TO GO UPON THE SERVITUDES FOR UTILITIES HEREIN ESTABLISHED TO INSTALL, MAINTAIN AND REMOVE FACILITIES APPROPRIATE TO THEIR SERVICE, TO HAVE INGRESS AND EGRESS THERETO OVER ADJACENT LOTS AND LANDS, 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, AGREES TO HOLD HARMLESS THE CITY OF SHREVEPORT AND/OR PARISH OF CADDO FROM DAMAGES DUE TO CHANGES IN STREET GRADES, BINDING HEREIN THEIR HEIRS, SUCCESSORS AND ASSIGNS.

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

WITT CARUTHERS

DATE

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