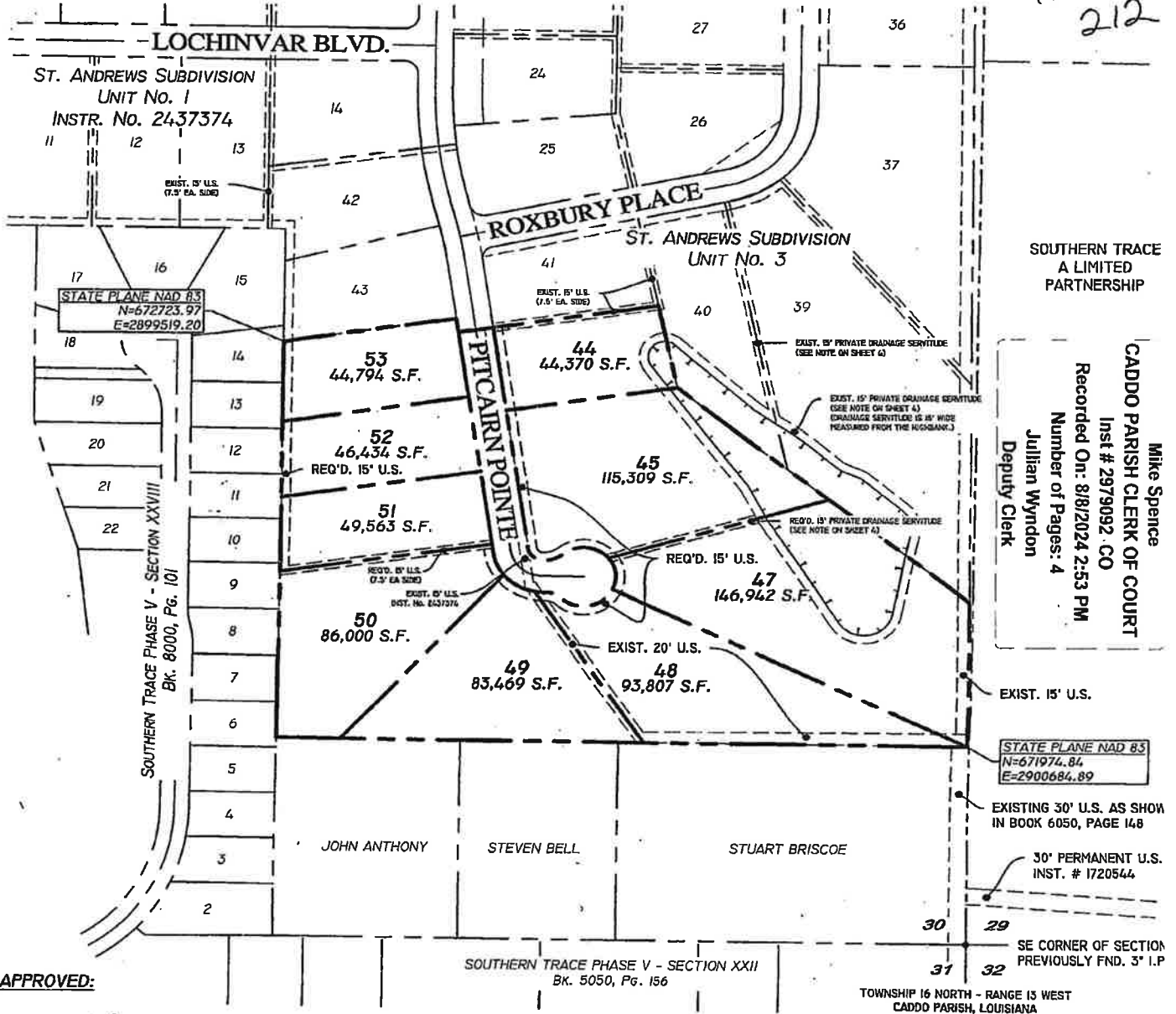


# ST. ANDREWS SUBDIVISION UNIT No. 4

BEING A PLANNED UNIT DEVELOPMENT LOCATED IN SECTION 30, TOWNSHIP 16 NORTH, RANGE 13 WEST, CADDO PARISH, LOUISIANA  
TOTAL AREA = 17.243 ACRES.

9100/  
212



SOUTHERN TRACE A LIMITED PARTNERSHIP  
CADDO PARISH CLERK OF COURT  
Mike Spence  
Inst # 2979092 CO  
Recorded On: 8/8/2024 2:53 PM  
Number of Pages: 4  
Julian Wyndon  
Deputy Clerk

**APPROVED:**

*[Signature]* 7-12-24  
SHREVEPORT METROPOLITAN PLANNING COMMISSION  
DATE

*[Signature]* 8-1-24  
SHREVEPORT CITY ENGINEER  
DATE

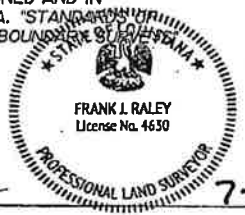
*[Signature]* 8/2/24  
SHREVEPORT CITY MAYOR  
DATE

RECORD OWNER(S):  
WALLACE LAKE DEVELOPMENT, L.L.C.  
*[Signature]* 7/10/24  
WITT CARUTHERS  
DATE

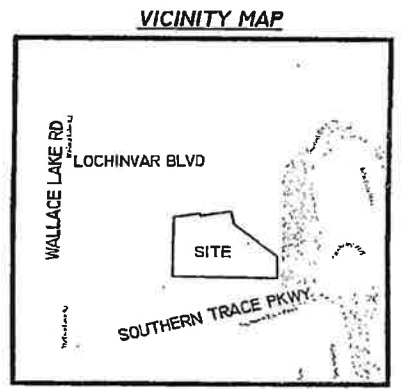
ST. ANDREWS PLACE HOMEOWNERS ASSOCIATION, INC.  
*[Signature]* 7/10/24  
DATE

**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. STANDARD PRACTICE FOR PROPERTY BOUNDARY SURVEYING FOR A CLASS "C" SURVEY.



*[Signature]* 7-10-2024  
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



**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

SHEET 1 OF 4

RESOLUTION 116 OF 2024

ATTEST  
A TRUE COPY

*[Signature]*  
DEPUTY CLERK  
FIRST JUDICIAL DISTRICT COURT  
CADDO PARISH, LOUISIANA



Certified True and  
Correct Copy  
CertID: 2024080800095

*[Signature]*  
Caddo Parish  
Deputy Clerk Of Court

Generated Date:  
8/8/2024 2:56 PM





ST. ANDREWS SUBDIVISION UNIT NO. 4

BEING A PLANNED UNIT DEVELOPMENT LOCATED IN SECTION 30, TOWNSHIP 16 NORTH, RANGE 13 WEST, CADDO PARISH, LOUISIANA TOTAL AREA = 17.243 ACRES.

9100/215

CURVE TABLE			
C#	LENGTH	RADIUS	CHORD
C1	77.81	55.00	N 48°52'56" W 71.48
C2	35.37	25.00	S 48°52'56" E 32.49
C3	32.52	45.00	N 69°52'57" E 31.82
C4	87.82	55.00	S 85°04'39" E 78.79
C5	62.23	55.00	S 06°55'07" E 58.96
C6	102.23	55.00	S 78°44'46" W 88.14
C7	32.52	45.00	N 68°42'29" W 31.82
C8	12.01	85.00	N 85°21'56" W 12.00
C9	62.82	85.00	N 60°08'40" W 61.40
C10	45.42	85.00	N 23°39'39" W 44.89

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

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 C&GNET 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.

THE CITY OF SHREVEPORT HAS THE RIGHT TO ACCESS THE 15' PRIVATE DRAINAGE SERVITUDE TO INSPECT THE POND AS NEEDED.

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/SWEPCO, AT&T TELEPHONE COMPANY, AND/OR AN 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; 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.

PRIVATE SERVITUDE NOTE: THE SERVITUDES DESIGNATED HEREON AS "PRIVATE DRAINAGE SERVITUDE" ARE HEREBY RESERVED FOR THE USE ST. ANDREWS PLACE HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSOR AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF ST. ANDREWS PLACE. THE SALE OF ANY PROPERTY SHOWN HEREON BY REFERENCE TO THIS PLAT SHALL NOT CONSTITUTE A DEDICATION TO THE PUBLIC OF ANY "PRIVATE DRAINAGE SERVITUDE" SHOWN HEREON. FURTHERMORE, THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE "PRIVATE DRAINAGE SERVITUDE" THE CITY-PARISH IS NOT RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRAINAGE PIPES WITHIN THE "PRIVATE DRAINAGE SERVITUDE." THE MAINTENANCE AND UPKEEP OF PRIVATE DRAINAGE PIPES ARE THE RESPONSIBILITY OF THE ST. ANDREWS PLACE HOME OWNERS ASSOCIATION, INC.

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

*Witt Caruthers* 7/10/24  
WITT CARUTHERS DATE

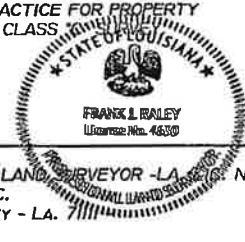
ST. ANDREWS PLACE HOMEOWNERS ASSOCIATION, INC.

*Witt Caruthers* 7/10/24  
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 "REGISTERED PROFESSIONAL SURVEYOR - LA."

*Frank J. Raley* 7-10-2024  
FRANK J. RALEY DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR - LA  
RALEY AND ASSOCIATES, INC. License No. 4630  
4913 SHED ROAD - BOSSIER CITY - LA. 70001  
PHONE 318.752.9023



APPROVED:

*Clara* 7-12-24  
SHREVEPORT METROPOLITAN PLANNING COMMISSION DATE

*David B. Smith* 8-1-24  
SHREVEPORT CITY ENGINEER DATE

*Tom* 8/2/24  
SHREVEPORT CITY MAYOR DATE

*Quinn Wynton*



Certified True and Correct Copy  
CertID: 2024080800095

Caddo Parish  
Deputy Clerk Of Court

Generated Date:  
8/8/2024 2:56 PM