

FOUNTAINBLEAU ESTATES UNIT NO. 10

4662
1940

BEING A SUBDIVISION LOCATED IN SECTION 19, TOWNSHIP 16 NORTH, RANGE 14 WEST, CADDO PARISH, LOUISIANA.

TOTAL AREA = 21.30 ACRES



Gary Loftin
Caddo Parish Clerk of Court
1960891
02/22/2005 03:58 PM

Wendy Clark
WENDY CLARK
DEPUTY CLERK

THE UNDERSIGNED OWNER(S) HEREBY DEDICATE(S) TO THE PUBLIC USE IN PERPETUITY THE STREETS 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, BELLSOUTH 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, AND FURTHER AGREES TO HOLD HARMLESS THE PARISH OF CADDO FROM DAMAGES DUE TO CHANGES IN STREET GRADES, BRIDGING HEREIN, THEIR HEIRS, SUCCESSORS AND ASSIGNS.



NOTE: IRON PIPES AT ALL CORNERS.

PROPERTY WAS SURVEYED IN ACCORDANCE WITH THE LA. "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

TRACT IS LOCATED IN ZONE "X" AS PER FROM PANEL NO. 2201700580 6, EFFECTIVE DATE 6-17-04.

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	42°09'01"	S 71°02'45" E	16.06	41.67	30.65	29.97
C2	42°09'01"	S 66°48'14" W	16.06	41.67	30.65	29.97
C3	89°31'58"	N 42°36'45" E	19.95	20.00	31.37	28.25
C4	90°08'02"	N 47°03'15" W	20.05	20.00	31.46	28.32

LEGEND

----- NATURAL DRAIN - TO REMAIN OPEN & MAINTAINED BY THE PROPERTY OWNER

APPROVAL OF THIS PLAT BY THE PARISH OF CADDO DOES NOT CONSTITUTE AS ACCEPTANCE BY THE PARISH OF CADDO OR THE PUBLIC OF ANY STREETS, DRAINAGE, OR OTHER RIGHTS-OF-WAY AS SHOWN ON THIS PLAT. ALL STREETS AND ALL DRAINAGE SHALL BE IN COMPLIANCE WITH CHAPTER 22 OF THE CODE OF ORDINANCES OF THE PARISH OF CADDO. IN ACCORDANCE WITH CHAPTER 22 OF THE CODE OF ORDINANCES OF THE PARISH OF CADDO AND L.A.R.S.33:5051C, (1) THE APPROVAL OF THIS PLAT SHALL NOT CONSTITUTE ACCEPTANCE BY THE PUBLIC OF THE DEDICATION OF ANY STREET OR OTHER PUBLIC WAY, PAVEMENT OR SPACE, SUCH APPROVAL CAN BE DEFECTED ONLY BY ACTION OF THE CADDO PARISH COMMISSION.

3/15/05
CADDO PARISH DIRECTOR OF PUBLIC WORKS DATE

APPROVED: [Signature]
METROPOLITAN PLANNING COMMISSION DATE: 2-9-05

RECORD OWNER(S):
FOUNTAINBLEAU DEVELOPMENT CORP.

[Signature]
DATE

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REGULATIONS AND REQUIREMENTS OF THE SUBDIVISION ORDINANCE AND AMENDMENTS THERETO AS ADOPTED BY THE CADDO PARISH COMMISSION EXCEPT AS RELATED TO ROADS AND DRAINAGE.



[Signature]
FRANK J. RALEY DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
L.A. LIC. NO. 4630
SMITH AND RALEY, INC. RECORDED BOOK: