

FONTAINBLEAU ESTATES UNIT NO 3

2300
154

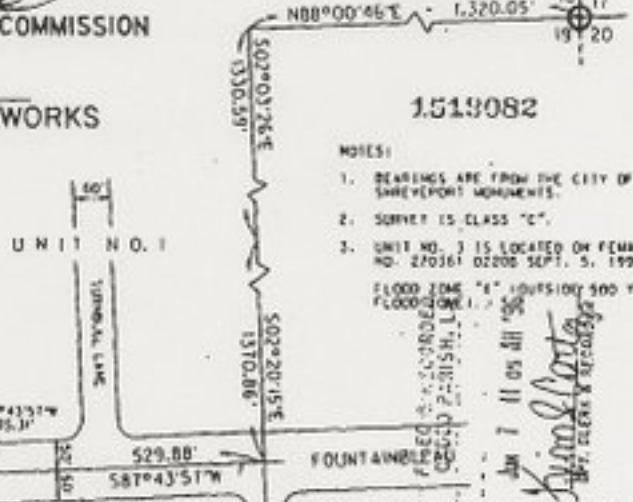
LOCATED IN SECTION 19, TOWNSHIP 16
NORTH, RANGE 14 WEST CADDO PARISH,
LOUISIANA.

SCALE: 1"=200'

Owner Signature
OWNER - FONTAINBLEAU DEVELOPMENT CORP.

Commissioner Signature
METROPLITAN PLANNING COMMISSION

Director Signature
DIRECTOR OF PUBLIC WORKS



- NOTES:
1. BEARINGS ARE FROM THE CITY OF SHREVEPORT MONUMENTS.
 2. SURVEY IS CLASS "C".
 3. UNIT NO. 3 IS LOCATED ON FEMA MAP NO. 270361 02000 SEPT. 5, 1990.

FLOOD ZONE "A" OUTSIDE 500 FT. FLOOD ELEVATION

JAN 7 11 05 AM '96
Surveyor Signature
SURVEYOR

Approval of this plat by the Parish of Caddo does not constitute an acceptance by the Parish of Caddo of 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 La.R.S. 35:502(C)(1), the approval of this plat shall not constitute acceptance by the public of the dedication of any street or other public way, park or space. Such approval can be effected only by action of the Parish Commission.

CURVE DATA 1	CURVE DATA 2	CURVE DATA 3	CURVE DATA 4
A = 99°00'01.21"	A = 6°00'01.21"	A = 59°39'06.42"	A = 49°40'47.23"
R = 30'	R = 1587.02'	R = 60'	R = 25'
T = 33.32'	T = 68.44'	T = 34.40'	T = 11.51'
L = 50.21'	L = 176.72'	L = 62.47'	L = 21.68'
CURVE DATA 5	CURVE DATA 6	CURVE DATA 7	CURVE DATA 8
A = 49°51'03.65"	A = 58°28'35.33"	A = 51°03'05.14"	A = 49°40'41.23"
R = 60'	R = 60'	R = 40'	R = 25'
T = 27.94'	T = 33.59'	T = 28.65'	T = 11.51'
L = 52.31'	L = 61.24'	L = 33.45'	L = 21.68'
CURVE DATA 9	CURVE DATA 10	CURVE DATA 11	CURVE DATA 12
A = 60°01'14.01"	A = 78°51'11.84"	A = 5°28'29.91"	A = 1°04'12"
R = 60'	R = 30'	R = 1587.02'	R = 1587.02'
T = 34.33'	T = 25.15'	T = 49.17'	T = 98.04'
L = 62.98'	L = 41.36'	L = 179.33'	L = 193.83'
CURVE DATA 13	CURVE DATA 14	CURVE DATA 15	CURVE DATA 16
A = 7°04'12"	A = 7°42'21.38"	A = 30°12'29.56"	A = 2°51'44.26"
R = 1587.02'	R = 1637.02'	R = 1637.02'	R = 1587.02'
T = 58.04'	T = 103.82'	T = 1642.50'	T = 42.15'
L = 193.83'	L = 276.89'	L = 2571.38'	L = 84.28'



I hereby certify this subdivision conforms to all regulations and requirements of the Subdivision Ordinance of the Caddo Parish Commission, and to Act No. 34 of 1962 of the Louisiana Legislature, and to Subd. Ord. No. 3091 of Oct. 13, 1994, adopted by the Caddo Parish Commission.

E. L. McGEE Signature
E. L. McGEE
Registered Land Surveyor, No. 2586

DEDICATION:
THE UNDERSIGNED OWNER(S) HEREBY DEDICATES TO THE PUBLIC USE IN PERPETUITY THE STREETS AND THE SERVICEDS FOR UTILITIES AND FOR DRAINAGE SHOWN ON THIS SUBDIVISION PLAT. FOR VALUABLE CONSIDERATION THE UNDERSIGNED OWNER(S) HEREBY GRANTS UNTO SOUTHWESTERN ELECTRIC POWER COMPANY, SOUTH CENTRAL BELL TELEPHONE COMPANY AND/OR ANY OTHER UTILITY, PUBLIC OR PRIVATE, THEIR RESPECTIVE SUCCESSORS OR ASSIGNS AND IN PERPETUITY, AS A COVENANT RUNNING WITH THE LAND, THE RIGHT TO GO UPON THE SERVICEDS FOR UTILITIES HEREIN ESTABLISHED TO INSTALL, MAINTAIN AND REMOVE FACILITIES APPROPRIATE TO THEIR SERVICES; TO HAVE INGRESS AND EGRESS THERE TO OVER ADJACENT LOTS AND LANDS TO TRIM AND/OR CUT AND REMOVE TREES OR OTHER OBSTRUCTIONS AS MAY INTERFERE WITH OR ENHANCE LIFE OR THE OPERATION OF SUCH FACILITIES OR THEIR EFFICIENCY. FURTHER AGREE TO HOLD HARMLESS IN THE PARISH OF CADDO FROM DAMAGES DUE TO CHANGES IN STREET GRADES, BINDING HEREIN, THEIR HEIRS SUCCESSORS AND ASSIGNS.

DEMOPULOS & FERGUSON, INC.
CONSULTING ENGINEERS
SHREVEPORT, LOUISIANA