

# FOUNTAINBLEAU ESTATES UNIT NO. 12

BEING A RESUBDIVISION OF LOT 7000, FOUNTAINBLEAU UNIT NO. 7, AS RECORDED IN BOOK 3000, PAGE 172-174, OF THE RECORDS OF CADDO PARISH, LOUISIANA, AND AN ADJACENT TRACT OF LAND LOCATED IN SECTION 19, TOWNSHIP 18 NORTH, RANGE 14 WEST, CADDO PARISH, LOUISIANA.

5050  
195

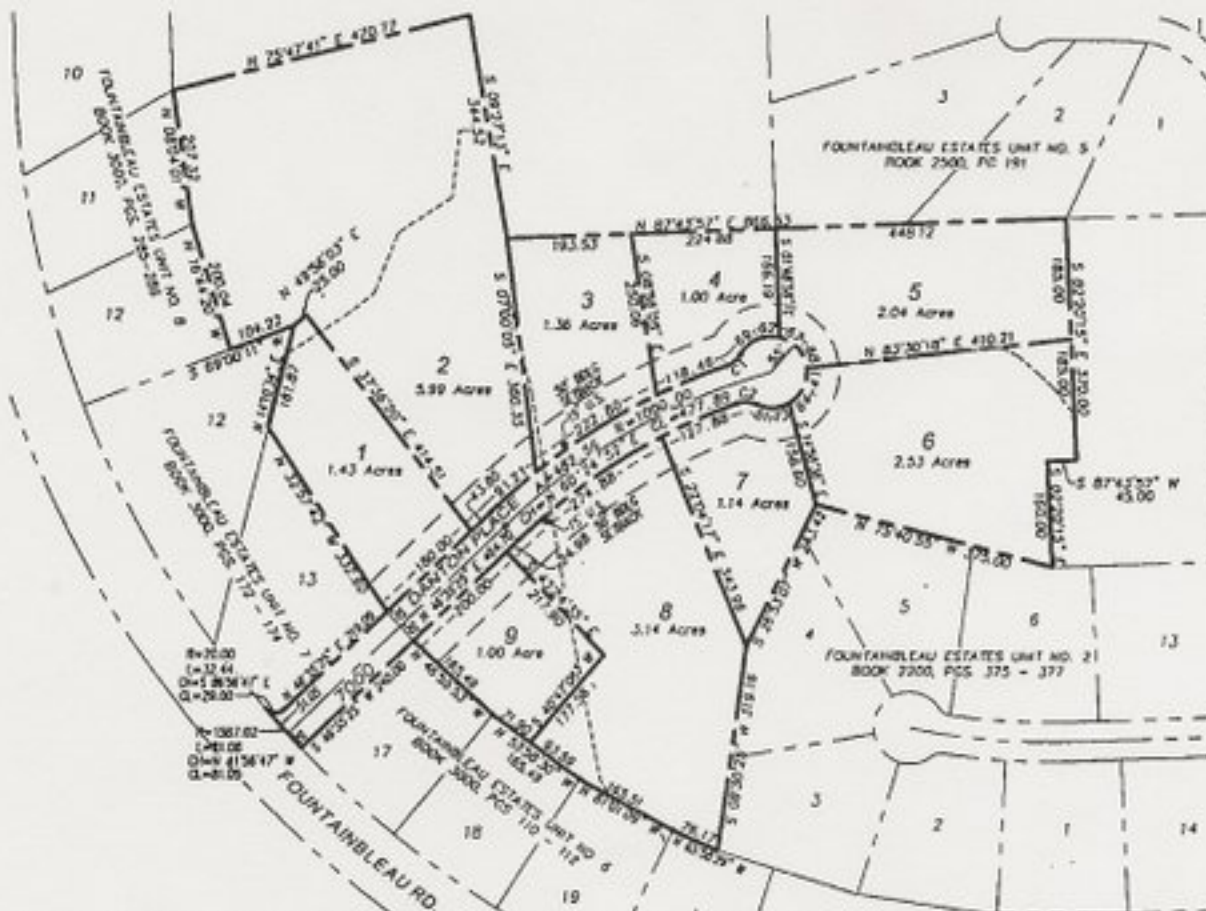
TOTAL AREA = 21.10 ACRES

| NUMBER | DELTA ANGLE | CHORD DIRECTION | TANGENT | RADIUS | ARC LENGTH | CHORD LENGTH |
|--------|-------------|-----------------|---------|--------|------------|--------------|
| C1     | 49°23'09"   | N 50°27'17" E   | 15.33   | 41.67  | 29.37      | 28.77        |
| C2     | 44°06'55"   | N 87°33'43" W   | 16.60   | 41.67  | 32.08      | 31.30        |

----- NATURAL DRAIN -- TO REMAIN OPEN & MAINTAINED BY THE ADJACENT PROPERTY OWNER(S)

*Handwritten signature*  
Caddo Parish Clerk of Court

Gary Loftin  
Caddo Parish Clerk of Court  
2097869  
05/29/2007 02:18 PM



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/SWPCO, 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 HEREBY 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, BINDING HEREIN, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

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

NOTE: IRON PIPES AT ALL CORNERS.

U.S. = UTILITY SERVITUDE HEREIN DEDICATED

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 FIRM PANEL NO. 22017C0580 G, EFFECTIVE DATE 5-17-04.

RECORD OWNER(S):  
FOUNTAINBLEAU DEVELOPMENT CORP.

BY: *Witt Caruthers* 5/18/07  
WITT CARUTHERS  
VICE PRESIDENT DATE

APPROVED: *Charles F. ...* 5-24-07  
METROPOLITAN PLANNING COMMISSION DATE



SCALE: 1"=200'  
MAY 2007  
BEARINGS ARE BASED  
ON RECORD BEARINGS

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.33:505(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 CADDO PARISH COMMISSION.

*Richard M. ...* 5-25-07  
CADDO PARISH DIRECTOR OF PUBLIC WORKS 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.

*Frank J. Raley* 5-17-07  
FRANK J. RALEY  
REGISTERED PROFESSIONAL LAND SURVEYOR DATE

