

# FOUNTAINBLEAU ESTATES UNIT NO. 5

2530  
1998

BEING A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 19,  
TOWNSHIP 16 NORTH, RANGE 14 WEST CADDO PARISH, LOUISIANA

1613074



THE UNDERSIGNED OWNER(S) HEREBY DEDICATE(S) TO THE PUBLIC USE IN PERPETUITY THE SERVITUDES FOR UTILITIES AND FOR DRAINAGE SHOWN ON THIS SUBDIVISION PLAT. FOR VALUABLE CONSIDERATION, THE UNDERSIGNED OWNER(S) HEREBY GRANT(S) UNTO SOUTHWESTERN ELECTRIC POWER COMPANY, 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, BINDING HEREIN, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

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 CAPTER 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, PARK OR SPACE, SUCH APPROVAL CAN BE EFFECTED ONLY BY ACTION OF THE CADDO PARISH COMMISSION.

LOT 1000 IS NOT A RESIDENTIAL BUILDING SITE.  
LOT 1000 IS A PRIVATELY OWNED COMMON AREA.  
THE PARISH AND / OR ANY OTHER PUBLIC OR PRIVATE UTILITY,  
THEIR RESPECTIVE SUCCESSORS OR ASSIGNS, EXCLUSIVELY AND  
IN PERPETUITY, MAY GO UPON LOT 1000 TO INSTALL, MAINTAIN  
AND REMOVE FACILITIES APPROPRIATE TO THEIR USE.

NOTE: IRON PIPES/RODS SET 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 AND AE AS PER FIRM MAP NO. 220361  
0220 C, DATED: 5-19-97.

RECORD OWNER(S):  
FOUNTAINBLEAU DEVELOPMENT CORP.

*Levon Rogers* 7-14-98  
CADDO PARISH DIRECTOR OF PUBLIC WORKS

I HEREBY CERTIFY THAT THE PLAT OF THE SUBDIVISION  
SHOWN HEREON IS IN ACCORDANCE WITH PROVISIONS OF  
ORDINANCE NO. 1286 OF 1070 AND WITH THE LAWS AND  
ORDINANCES OF CADDO PARISH, LOUISIANA.

*Frank J. Raley* 6-11-98  
FRANK J. RALEY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LA. LIC. NO. 4630  
SMITH AND RALEY, INC.



APPROVED:

*[Handwritten Signature]*