

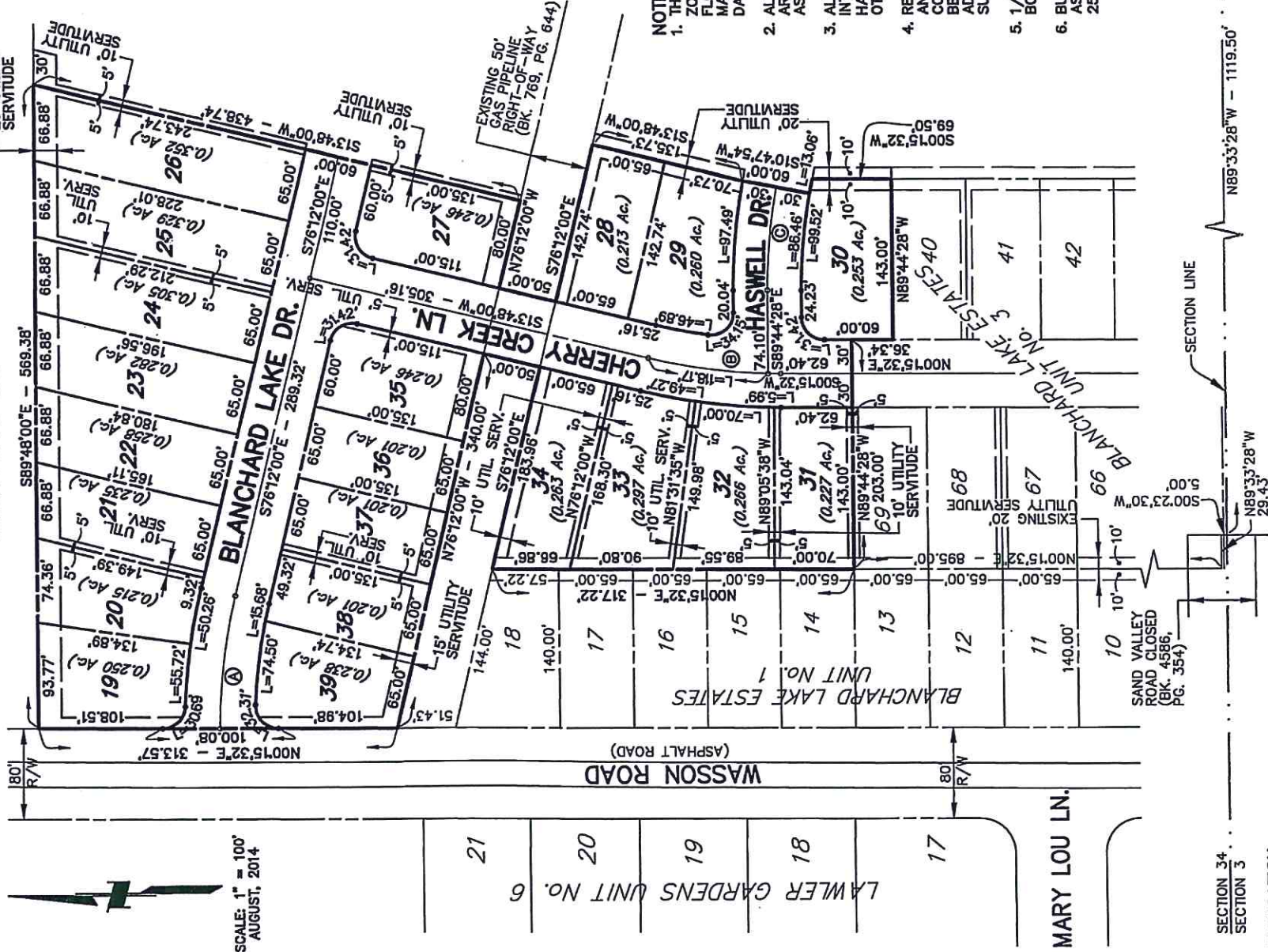
Blanchard Lake Estates

Gary Loftin
Caddo Parish Clerk of Court
2516688

UNIT No. 2

BEING A SUBDIVISION LOCATED IN
THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, T19N, R15W 8/12/2014 01:26 PM
TOWN OF BLANCHARD, CADDO PARISH, LOUISIANA
TOTAL AREA: 6.878 ACRES

"Exhibit A"



CURVE @ DATA
 Δ = 1332'28"
 D = 117.89
 T = 59.36'
 L = 118.17'
 R = 500.00'

CURVE @ DATA
 Δ = 1332'28"
 D = 117.89
 T = 59.36'
 L = 118.17'
 R = 500.00'

CURVE @ DATA
 Δ = 1032'22"
 D = 91.84
 T = 46.12'
 L = 91.97'
 R = 500.00'

SCALE: 1" = 100'
 AUGUST, 2014

- NOTES:
1. THIS PROPERTY IN LOCATED IS ZONE "X" AS PER NATIONAL FLOOD INSURANCE RATE MAP, MAP PANEL No. 22017C0335H, DATED 5/19/14.
 2. ALL STREETS AND SERVITUDES ARE PREVIOUSLY DEDICATED, OR AS SHOWN HEREON.
 3. ALL RIGHT-OF-WAY INTERSECTION RETURNS SHALL HAVE A RADIUS OF 20' UNLESS OTHERWISE SPECIFIED.
 4. REFER TO APPROPRIATE BOOK AND PAGE, CADDO PARISH COURTHOUSE, FOR RECORDED BEARINGS AND DISTANCES AND ADJACENT PROPERTIES AND SUBDIVISIONS.
 5. 1/2" IRON RODS SET AT BOUNDARY CORNERS.
 6. BUILDING SETBACK LINES ARE AS FOLLOWS:
 25' FRONT, 30' REAR, 5' SIDES.

FND. CONC. 34 35
 MNT. 3 2

DEDICATION:
 THE BELOW SIGNED OWNERS(S) HEREBY DEDICATE TO THE PUBLIC USE IN PERPETUITY THE STREETS AND SERVITUDES FOR UTILITIES AND DRAINAGE AS SHOWN ON THIS SUBDIVISION PLAT. FOR VALUABLE CONSIDERATION, THE BELOW SIGNED OWNER(S) HEREBY GRANTS UNTO AEP SOUTHWESTERN ELECTRIC POWER COMPANY, BELL SOUTH, 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 SERVITUDE FOR UTILITIES HEREBY 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 OBSTRUCTION AS MAY INTERFERE WITH OR ENDANGER LIFE OR THE OPERATIONS AS SUCH FACILITIES ON 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 AN ACCEPTANCE BY THE PARISH OF CADDO OR THE PUBLIC OF ANY STREETS, DRAINAGE, OR OTHER RIGHT-OF-WAY AS SHOWN ON THIS PLAT. ALL STREETS AND ALL DRAINAGE SHALL BE IN COMPLIANCE WITH CHAPTER 22 OF THE CODE OF ORDINANCE OF THE PARISH OF CADDO AND LA. R.S. 33:505(1). THE APPROVAL OF THIS PLAT SHALL NOT CONSTITUTE ACCEPTANCE BY THE OTHER PUBLIC WAY, PARK OR SPACE. SUCH APPROVAL CAN BE EFFECTED ONLY BY ACTION OF THE PARISH COMMISSION.

CERTIFICATION:
 I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REGULATIONS AND REQUIREMENTS OF THE SUBDIVISION ORDINANCES AND AMENDMENTS THERETO AS ADOPTED BY THE CADDO PARISH COMMISSION EXCEPT AS RELATED TO STREETS AND DRAINAGE, AND REPRESENTS AN ACTUAL GROUND SURVEY PERFORMED UNDER MY SUPERVISION IN ACCORDANCE WITH CHAPTER 29 "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" MEETING CLASS "C" REQUIREMENTS AS SET FORTH IN TITLE 46, PROFESSIONAL AND OCCUPATIONAL STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

OWNERSHIP:
 WE THE UNDERSIGNED OWNER(S) HEREBY APPROVE THIS SUBDIVISION PLAT.

APPROVALS:
 [Signature] 8-11-14
 DIRECTOR OF PUBLIC WORKS
 CADDO PARISH

APPROVALS:
 [Signature] 8/11/14
 DATE
 JOE ED ROACH, P.L.S.
 LOUISIANA REG. No. 32235
 DATE

Blanchard Lake Estates

UNIT No. 3

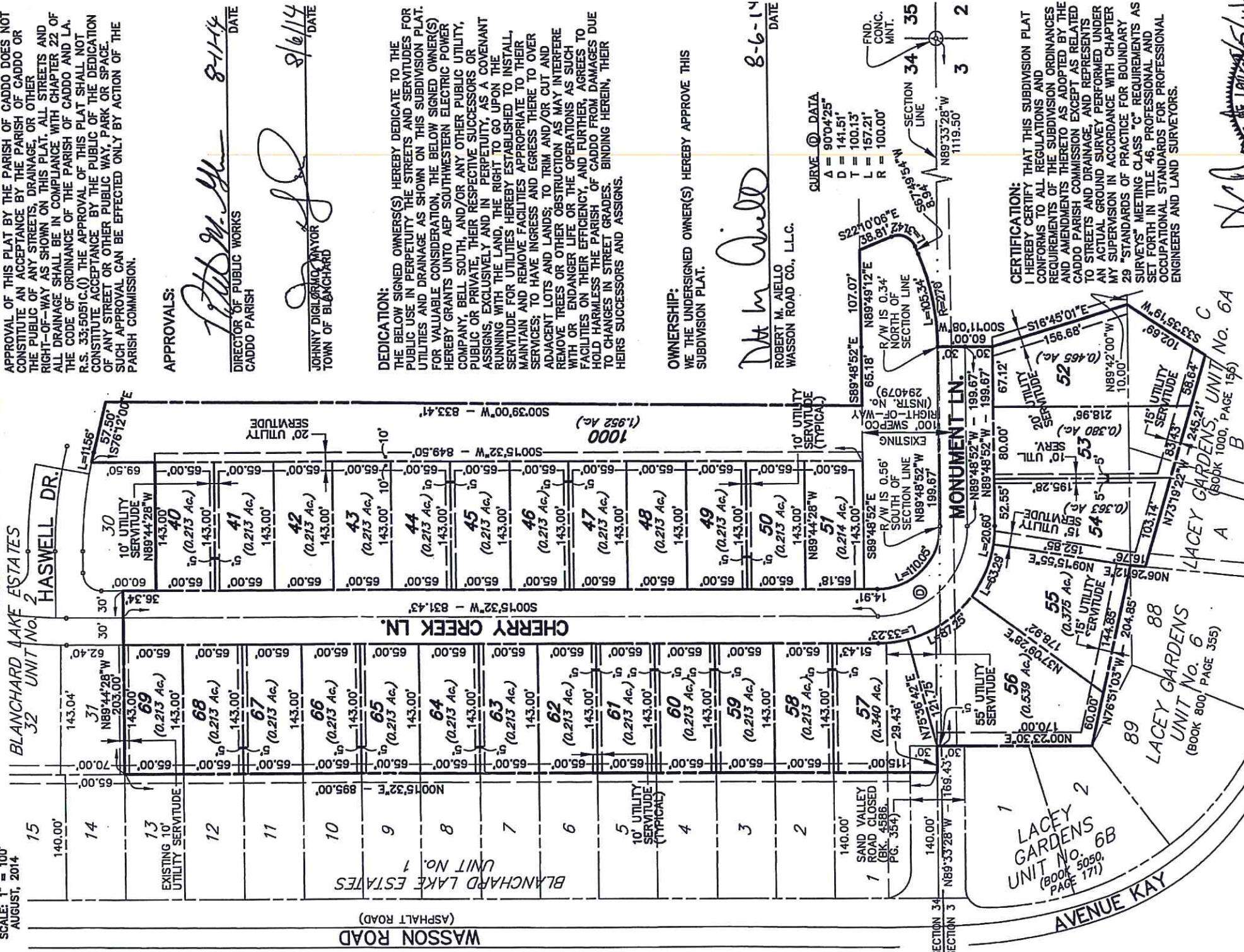
Gary Lottin
Parish Clerk of Court

2516689

08/12/2014 01:30 PM

BEING A SUBDIVISION LOCATED IN
THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, T19N, R15W
& IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, T18N, R15W
TOWN OF BLANCHARD, CADDO PARISH, LOUISIANA
TOTAL AREA: 11.288 ACRES

SCALE: 1" = 100'
AUGUST, 2014



APPROVAL OF THIS PLAT BY THE PARISH OF CADDO DOES NOT CONSTITUTE AN ACCEPTANCE BY THE PARISH OF CADDO OR THE PUBLIC OF ANY STREETS, DRAINAGE, OR OTHER RIGHT-OF-WAY AS SHOWN ON THIS PLAT. ALL STREETS AND ALL DRAINAGE SHALL BE IN COMPLIANCE WITH CHAPTER 22 OF THE CODE OF ORDINANCE OF THE PARISH OF CADDO AND LA. R.S. 33:505(1)(I) 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.

APPROVALS:

[Signature]
DIRECTOR OF PUBLIC WORKS
CADDO PARISH
DATE 8-11-14

[Signature]
JOHNNY DICHORNO, MAYOR
TOWN OF BLANCHARD
DATE 8/6/14

DEDICATION:

THE BELOW SIGNED OWNERS(S) HEREBY DEDICATE TO THE PUBLIC USE IN PERPETUITY THE STREETS AND SERVITUDES FOR UTILITIES AND DRAINAGE AS SHOWN ON THIS SUBDIVISION PLAT. FOR VALUABLE CONSIDERATION, THE BELOW SIGNED OWNER(S) HEREBY GRANTS UNTO AEP SOUTHWESTERN ELECTRIC POWER COMPANY, BELL SOUTH, 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 SERVITUDE FOR UTILITIES HEREBY 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 OBSTRUCTION AS MAY INTERFERE WITH OR ENDANGER LIFE OR THE OPERATIONS AS SUCH FACILITIES ON 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.

OWNERSHIP:

WE, THE UNDERSIGNED OWNER(S) HEREBY APPROVE THIS SUBDIVISION PLAT.

[Signature]
ROBERT M. AIELLO
WASSON ROAD CO., L.L.C.
DATE 8-6-14

CURVE @ DATA
A = 90°04'25"
D = 141.51'
T = 100.13'
L = 157.21'
R = 100.00'

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REGULATIONS AND REQUIREMENTS OF THE SUBDIVISION ORDINANCES AND AMENDMENTS THERETO AS ADOPTED BY THE CADDO PARISH COMMISSION EXCEPT AS RELATED TO STREETS AND DRAINAGE, AND REPRESENTS AN ACTUAL GROUND SURVEY PERFORMED UNDER MY SUPERVISION IN ACCORDANCE WITH CHAPTER 29 "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" MEETING CLASS "C" REQUIREMENTS AS SET FORTH IN TITLE 46, PROFESSIONAL AND OCCUPATIONAL STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

[Signature]
JOE ED ROACH, P.L.C.
LOUISIANA REG. No. 52335
DATE 8/12/14
JOE ED ROACH

NOTES:
1. THIS PROPERTY IS LOCATED IN ZONE "X" AS PER NATIONAL FLOOD INSURANCE RATE MAP, MAP PANEL No. 22017C0335H, DATED 5/19/14.
5. REFER TO APPROPRIATE BOOK AND PAGE, CADDO PARISH COURTHOUSE, FOR RECORDED BEARINGS AND DISTANCES AND ADJACENT PROPERTIES AND SUBDIVISIONS.