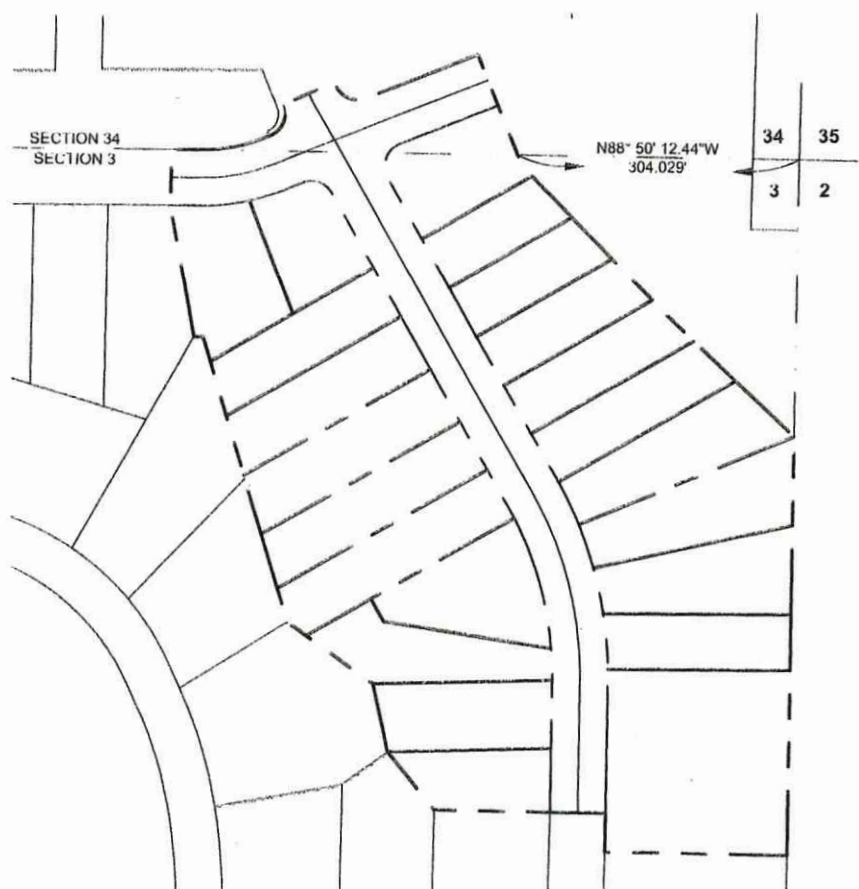


# BLANCHARD LAKE ESTATES UNIT 4

A SUBDIVISION LOCATED IN SECTION 34, TOWNSHIP 19 NORTH, RANGE 15 WEST, AND SECTION 3, TOWNSHIP 18 NORTH, RANGE 15 WEST IN CADDO PARISH, LOUISIANA CONTAINING 8.805 ACRES.



0' 100' 200' 400'  
 SCALE: 1"=200'  
 DATE: JANUARY 2020

Mike Spence, Caddo Clerk of Court



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THE UNDERSIGNED OWNER(S) DEDICATES TO THE PUBLIC USE IN PERPETUITY THE STREETS AND EASEMENTS FOR UTILITIES AND DRAINAGE AS SHOWN ON THE SUBDIVISION PLAT. FOR VALUABLE CONSIDERATION THE UNDERSIGNED OWNER(S) HEREBY GRANTS UNTO SOUTHWESTERN ELECTRIC POWER COMPANY, BELL SOUTH TELECOMMUNICATIONS AND/OR ANY OTHER 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 EASEMENTS FOR UTILITIES HEREIN ESTABLISHED TO INSTALL, MAINTAIN AND REMOVE FACILITIES APPROPRIATE TO THEIR SERVICES, TO HAVE INGRESS AND EGRESS THERETO OVER ADJACENT LOTS AND LAND, TO TRIM AND/OR CUT AND REMOVE TREES OR OTHER OBSTRUCTIONS AS MAY INTERFERE WITH OR ENDANGER THE LIFE OR OPERATION OF SUCH FACILITIES OR THEIR EFFICIENCY, THE UNDERSIGNED OWNER(S) AGREES TO HOLD HARMLESS THE PARISH OF CADDO FOR DAMAGES DUE TO CHANGES IN THE STREET GRADES, BINDING HEREIN THEIR HEIRS AND ASSIGNS.

IT SHALL BE UNLAWFUL FOR LOTS TO BE SOLD IN THIS SUBDIVISION UNTIL ALL STREETS AND DRAINAGE SHOWN ON THIS PLAT ARE COMPLETED BY THE OWNER OR DEVELOPER, IT SHALL ALSO BE UNLAWFUL TO SELL ANY LOTS IN THIS SUBDIVISION UNTIL ALL SIDEWALKS, STREETLIGHTS, CENTRAL SEWER SYSTEMS AND WATER SYSTEMS ARE COMPLETED BY THE OWNER OR DEVELOPER IF REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CADDO PARISH COMMISSION.

LOT 1000 AND 1001 ARE PRIVATELY OWNED COMMON AREAS WITH THE ENTIRETY OF EACH LOT SERVING AS A DRAINAGE EASEMENT.

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

BASIS OF BEARINGS IS THE LOUISIANA COORDINATE SYSTEM OF 1983, NORTH ZONE.

SET 5/8" REBAR AT ALL PROPERTY CORNERS UNLESS SHOWN OTHERWISE.

FLOOD DESIGNATION=ZONE 'X', CADDO PARISH FLOOD INSURANCE RATE MAP NO. 22017C0335H  
 EFFECTIVE DATE : MAY 19, 2014

U.S. = UTILITY SERVITUDE  
 D.S. = DRAINAGE SERVITUDE  
 S.B. = SETBACK

APPROVED:

*[Signature]*  
 TOWN OF BLANCHARD  
 1/27/2020  
 DATE

*[Signature]*  
 CADDO PARISH DIRECTOR  
 OF PUBLIC WORKS  
 2-5-20  
 DATE

**RECORDED OWNERS:**

WASSON ROAD CO, L.L.C.

*[Signature]*  
 BY: ROBERT M. AIELLO  
 OWNER  
 01/21/20  
 DATE



I HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION CONFORMS TO ALL REGULATIONS AND REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CADDO PARISH COMMISSION.

*[Signature]*  
 KURT M. NIXON, P.L.S.  
 LA. LICENSE NUMBER 5072  
 01/16/2020  
 DATE

# BLANCHARD LAKE ESTATES UNIT 4

A SUBDIVISION LOCATED IN SECTION 34, TOWNSHIP 19 NORTH, RANGE 15 WEST, AND SECTION 3, TOWNSHIP 18 NORTH, RANGE 15 WEST IN CADDO PARISH, LOUISIANA CONTAINING 8.805 ACRES.

I HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION CONFORMS TO ALL REGULATIONS AND REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CADDO PARISH COMMISSION.

*Kurt M. Nixon* 01/16/2020  
 KURT M. NIXON, P.L.S. DATE  
 LA. LICENSE NUMBER 5072



0' 50' 100' 200'  
 SCALE: 1"=100'  
 DATE: JANUARY 2020

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	40.45	25.00	92.71	N22° 13' 19" E	35.18
C2	6.12	170.00	2.06	S25° 09' 56" E	6.12
C3	37.19	25.00	85.22	S68° 48' 33" E	33.85
C4	42.81	25.00	98.10	N19° 31' 37" E	37.11
C5	35.73	25.00	81.90	S70° 28' 23" E	32.11
C6	18.82	200.00	5.39	N26° 49' 48" W	18.81

Parcel Line Table		
Line #	Length	Direction
L1	32.96	S89° 04' 02.18" E
L2	23.63	N88° 34' 43.82" E

Mike Spence, Caddo Clerk of Court



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