

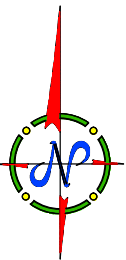


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GENERAL NOTES:
1.) THIS SURVEY IS SUBJECT TO POSSIBLE VISIBLE AND NON-VISIBLE EASEMENTS.
2.) THIS SURVEY WAS PREPARED TO REFLECT A DIVISION OF PROPERTY, IMPROVEMENTS, UTILITIES, EASEMENTS, DRAINAGE FEATURES, AND ENVIRONMENTAL CONDITIONS MAY NOT BE SHOWN.
3.) THIS PROPERTY IS CURRENTLY ZONED R-A, RESIDENCE-AGRICULTURE.
FRONT: 25'
BACK: 25'
SIDE: 10'

NOTE: DESCRIBED PROPERTY IS LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD HAVING A ZONE DESIGNATION "X" AS SHOWN ON FLOOD INSURANCE PANEL NO. 22015C0441D, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008, IN BOSSIER PARISH, STATE OF LOUISIANA.

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18
N



SCALE: 1" = 200'

DATE: 10/16/17

NUMBER: 17-1119-2

DRAWN: P.STOCKWELL / J.A.B.

FILE NAME: 2017PLATS\17-1119-2.DWG



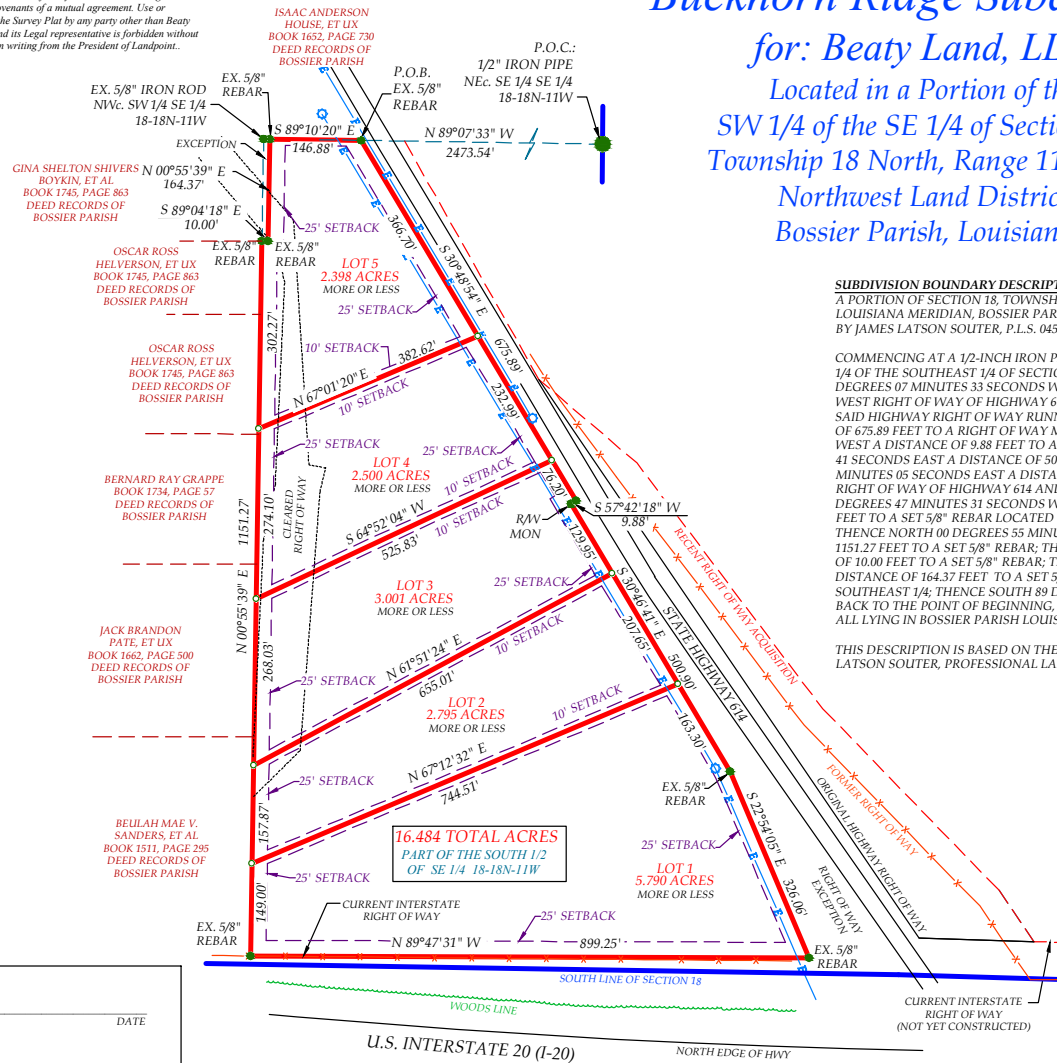
1" = 200'

Restrictions on Use/Dissemination
For value received, Landpoint has prepared a Survey Plat for Beaty Land LLC. These Documents have been prepared for the exclusive use of Beaty Land LLC according to the terms and covenants of a mutual agreement. Use or reliance on the Survey Plat by any party other than Beaty Land LLC and its legal representative is forbidden without permission in writing from the President of Landpoint.

R-11-W Buckhorn Ridge Subdivision

for: Beaty Land, LLC

Located in a Portion of the SW 1/4 of the SE 1/4 of Section 18, Township 18 North, Range 11 West, Northwest Land District Bossier Parish, Louisiana



SUBDIVISION BOUNDARY DESCRIPTION:

A PORTION OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 11 WEST, LAND DISTRICT NORTH OF RED RIVER, LOUISIANA MERIDIAN, BOSSIER PARISH, LOUISIANA, AS DESCRIBED FROM AN ON THE GROUND SURVEY, BY JAMES LATSON SOUTER, P.L.S. 04579, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON PIPE, SAID POINT BEING THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 11 WEST; THENCE NORTH 89 DEGREES 07 MINUTES 33 SECONDS WEST A DISTANCE OF 2473.54 FEET TO AN EXISTING 5/8" REBAR ON THE WEST RIGHT OF WAY OF HIGHWAY 614, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID HIGHWAY RIGHT OF WAY RUNNING; SOUTH 30 DEGREES 48 MINUTES 54 SECONDS EAST A DISTANCE OF 675.89 FEET TO A RIGHT OF WAY MONUMENT; THENCE SOUTH 57 DEGREES 42 MINUTES 18 SECONDS WEST A DISTANCE OF 9.88 FEET TO A RIGHT OF WAY MONUMENT; THENCE SOUTH 30 DEGREES 46 MINUTES 41 SECONDS EAST A DISTANCE OF 500.90 FEET TO A SET 5/8" REBAR; THENCE SOUTH 22 DEGREES 54 MINUTES 05 SECONDS EAST A DISTANCE OF 326.06 FEET TO A SET 5/8" REBAR LOCATED ON THE WEST RIGHT OF WAY OF HIGHWAY 614 AND THE NORTH RIGHT OF WAY OF INTERSTATE 20; THENCE NORTH 89 DEGREES 47 MINUTES 31 SECONDS WEST ALONG INTERSTATE RIGHT OF WAY FOR A DISTANCE OF 899.25 FEET TO A SET 5/8" REBAR LOCATED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 00 DEGREES 55 MINUTES 39 SECONDS EAST ALONG SAID FORTY LINE FOR A DISTANCE OF 1151.27 FEET TO A SET 5/8" REBAR; THENCE SOUTH 89 DEGREES 04 MINUTES 18 SECONDS EAST A DISTANCE OF 10.00 FEET TO A SET 5/8" REBAR; THENCE NORTH 00 DEGREES 55 MINUTES 39 SECONDS EAST A DISTANCE OF 164.37 FEET TO A SET 5/8" REBAR LOCATED ON THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SOUTHEAST 1/4; THENCE SOUTH 89 DEGREES 10 MINUTES 20 SECONDS EAST A DISTANCE OF 146.88 FEET BACK TO THE POINT OF BEGINNING, SAID DESCRIBED TRACT CONTAINING 16.484 ACRES, MORE OR LESS, ALL LYING IN BOSSIER PARISH LOUISIANA.

THIS DESCRIPTION IS BASED ON THE PROPERTY BOUNDARY SURVEY AND PLAT OR MAP MADE BY JAMES LATSON SOUTER, PROFESSIONAL LAND SURVEYOR, DATED 10/16/17.

LEGEND table with symbols for corners, fences, and lines.

I HEREBY CERTIFY THAT THIS SUBDIVISION CONFORMS TO ALL REGULATIONS AND REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE BOSSIER PARISH POLICE JURY. I FURTHER CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 11TH DAY OF AUGUST 2017 AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY, AND THIS SURVEY WAS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR A CLASS C SURVEY.

PRELIMINARY

JAMES LATSON SOUTER, P.L.S. No. 04579
5486 AIRLINE DRIVE, BOSSIER CITY, LA 71111
NOTE: THIS PLAT SHOULD NOT BE CONSIDERED VALID WITHOUT INKED SURVEYOR'S STAMP AND SIGNATURE. BEARINGS BASED ON GRID NORTH, LOUISIANA STATE PLANE, NAD 83(2011), NORTH ZONE.
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AR. C.O.A. #191 LA. C.O.A. #320

VICINITY MAP

