

RIGHTS - OF - WAY & SERVITUDE DEDICATION:

ON THIS, THE _____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, AND THE UNDERSIGNED COMPETENT WITNESSES, PERSONALLY CAME AND APPEARED ROBERT LEAVINES, WHO DECLARED THAT HE REPRESENTS THE OWNER OF THE TRACT OF LAND SHOWN HEREIN AND THEY DO HEREBY DEDICATE AND APPROPRIATE FOR PUBLIC USE, THE RIGHT-OF-WAY AND SERVITUDES SHOWN HEREON AS OUTLINED, FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF STREET, UTILITIES AND DRAINAGE IMPROVEMENTS FOR THE PERPETUAL USE OF THE PUBLIC.

PRIVATE SERVITUDE DEDICATION:

ON THIS, THE _____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, AND THE UNDERSIGNED COMPETENT WITNESSES, PERSONALLY CAME AND APPEARED ROBERT LEAVINES, WHO DECLARED THAT HE REPRESENTS THE OWNER OF THE TRACT OF LAND SHOWN HEREIN AND THEY DO HEREBY DEDICATE THE 20' PRIVATE DRAINAGE SERVITUDE TO LOTS 5-16 SHOWN HEREON AS OUTLINED, FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF DRAINAGE IMPROVEMENTS. THE MAINTENANCE OF SAID DRAINAGE IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF LOTS 5-16. EACH LOT SHALL BE RESPONSIBLE TO MAINTAIN THAT PORTION OF THE DRAINAGE IMPROVEMENTS THAT LIES WITHIN THE BOUNDARY OF THAT LOT. FURTHERMORE, THE MAINTENANCE OF THE PRIVATE DRAINAGE IMPROVEMENTS SHALL ADHERE TO THE INTENT AS SHOWN ON THE ATTACHED DRAINAGE PLAN, SHEET NO. 3.

BAYOU PLACE SUBDIVISION
LOTS 1 - 16
LOCATED IN SECTIONS 49 & 50 TOWNSHIP 4 NORTH, RANGE 2 WEST,
RAPIDES PARISH, LOUISIANA

BAYOU PLACE, LLC

ROBERT LEAVINES DATE

NOTARY PUBLIC DATE

WITNESS DATE

WITNESS DATE

APPROVED & ACCEPTED BY:

RAPIDES AREA PLANNING COMMISSION

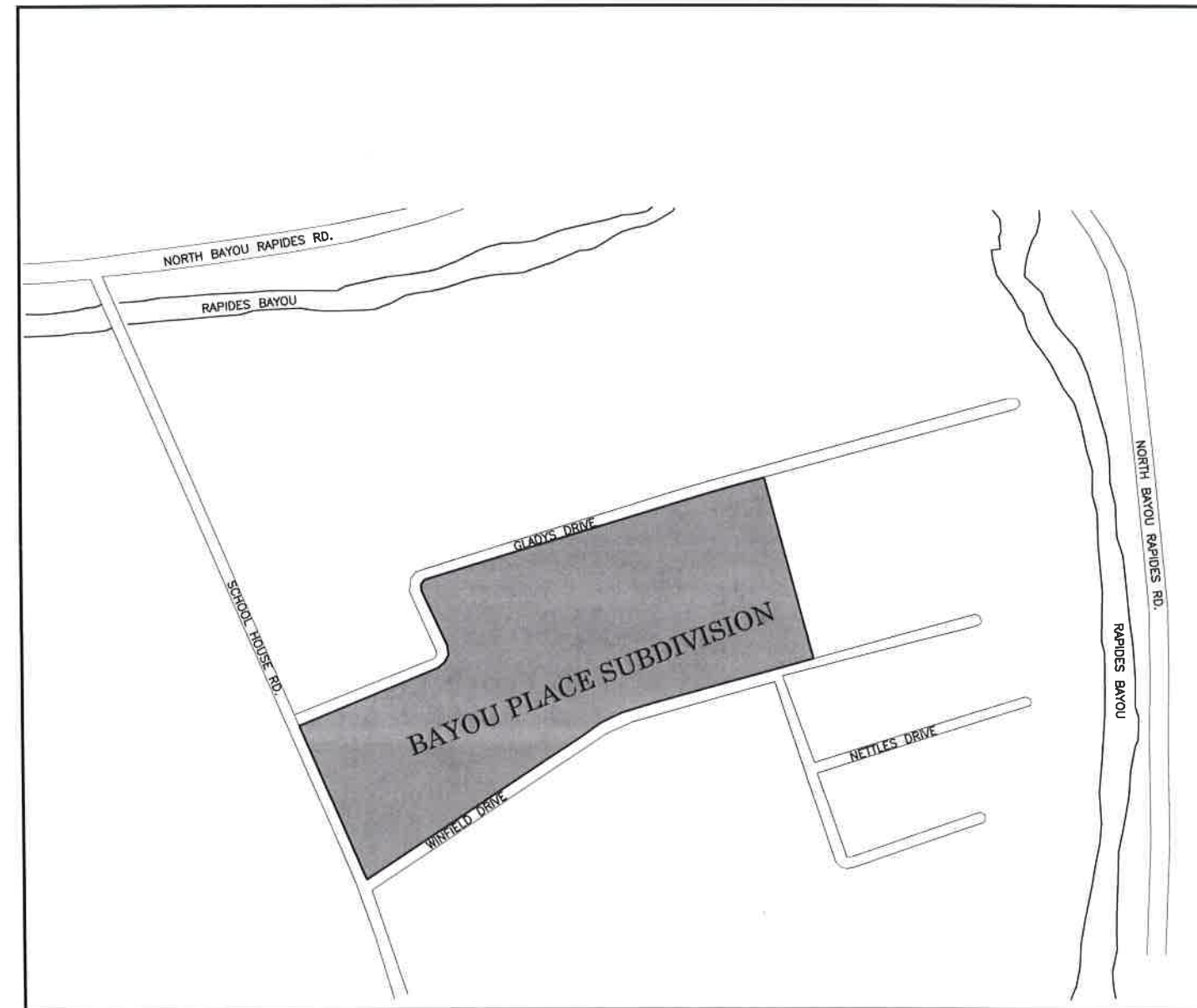
CHAIRMAN, RAPC / CHARLES MOORE DATE

RAPIDES PARISH POLICE JURY

PRESIDENT / CRAIG SMITH DATE

RAPIDES PARISH POLICE JURY

PARISH ENGINEER / DENNIS WOODWARD DATE



VICINITY MAP
SCALE: N.T.S.

NOTES:

1. NO TREES, SHRUBS, OR PLANTS MAY BE PLANTED NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY RIGHT-OF-WAY OR SERVITUDE, SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE RIGHT-OF-WAY OR SERVITUDE WAS GRANTED.
2. THE DEVELOPMENT OF EACH LOT INDICATED HEREIN SHALL BE IN ACCORDANCE WITH THE BUILDING RESTRICTIONS AND PROTECTIVE COVENANTS RECORDED IN CONVEYANCE BOOK _____, PAGE _____, RECORDS OF RAPIDES PARISH, LA.
3. THIS PROPERTY IS LOCATED IN FLOOD ZONE "C" PER THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR RAPIDES PARISH; COMMUNITY PANEL NO. 220145 0140 D, DATED SEPTEMBER 3, 1987.
4. A SEARCH OF PUBLIC RECORDS FOR EXISTING RIGHTS OF WAY AND SERVITUDES WHICH MAY AFFECT TITLE TO THE PROPERTY HEREIN SURVEYED WAS NEITHER REQUESTED NOR MADE.
5. NO SEARCH WAS CONDUCTED FOR UNDERGROUND UTILITY OR DRAINAGE LINES.

SOILS NOTE:

PORTIONS OF THIS PROPERTY MAY CONTAIN SOILS WHICH REQUIRE ADDITIONAL REINFORCING CONSIDERATIONS. THIS PLAT DOES NOT REPRESENT SOIL ANALYSIS. BUILDER SHOULD OBTAIN SOIL BORINGS.

DEVELOPER:

BAYOU PLACE, LLC
P. O. BOX 13136
ALEXANDRIA, LA 71315

Monceaux
Buller
& Associates, LLC
civil engineers & land surveyors
610 Desoto Street Alexandria, LA 71301
Tel: 318 442 8465 Fax: 318 442 8799

REFERENCE PLAT:
 CERTIFICATE OF SURVEY FOR JAMES VANDERLICK
 BY DANIEL D. SANDEFUR DATED JANUARY 30,
 1981.

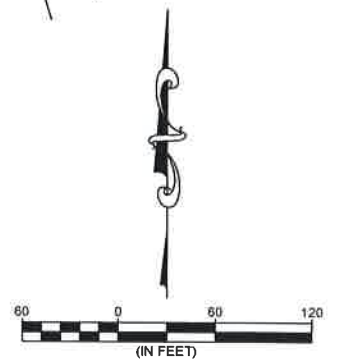
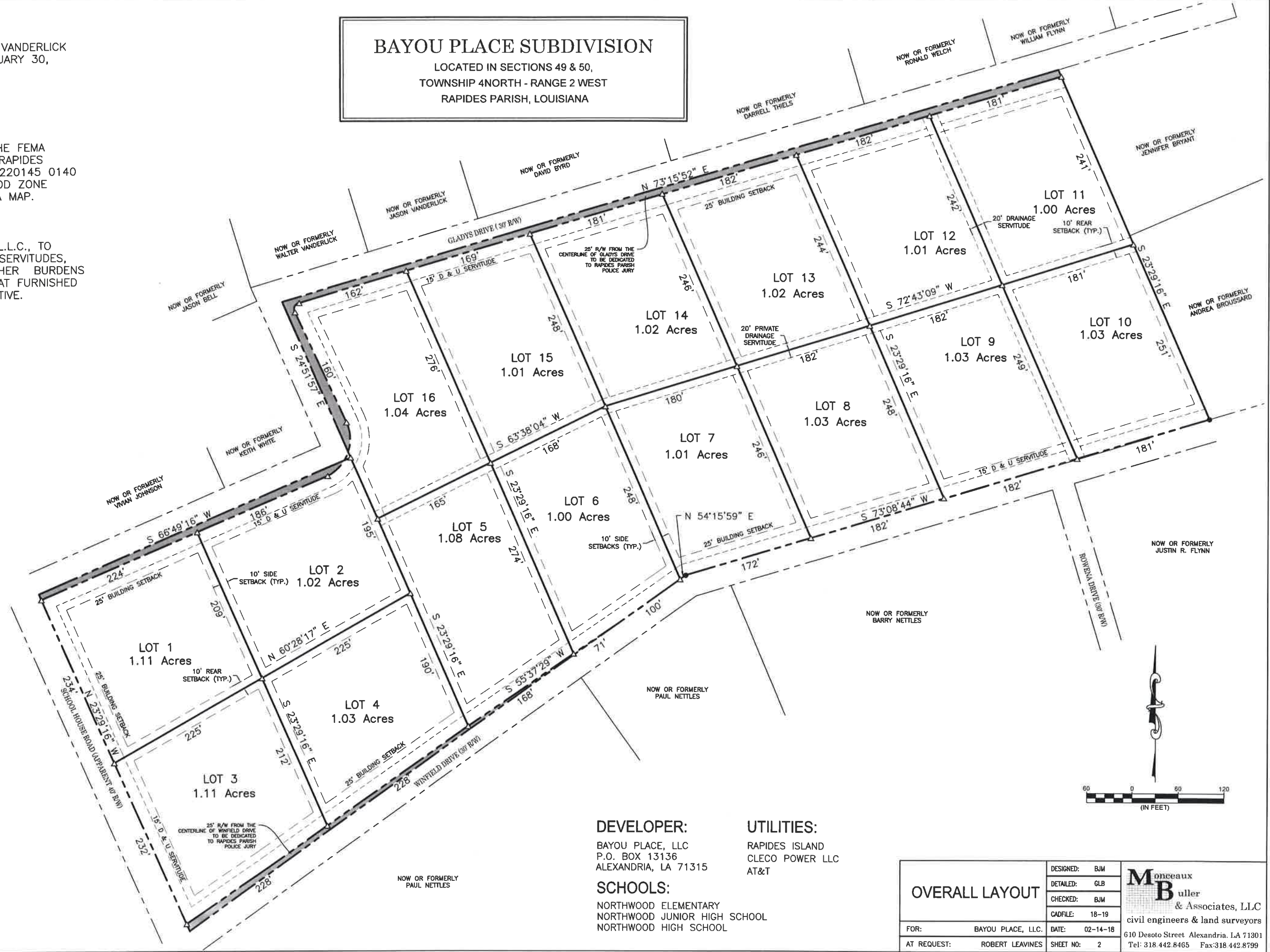
BASIS OF BEARING:
 NAD 83, GRID NORTH, NORTH ZONE

FLOOD NOTE:
 PROPERTY LIES IN ZONE "C" PER THE FEMA
 FLOOD INSURANCE RATE MAPS FOR RAPIDES
 PARISH, LA, COMMUNITY PANEL NO. 220145 0140
 D, DATED SEPTEMBER 3, 1997. FLOOD ZONE
 DETERMINED BY SCALING FROM FEMA MAP.

GENERAL NOTE:
 NO ATTEMPT HAS BEEN MADE BY
 MONCEAUX-BULLER & ASSOCIATES, L.L.C., TO
 VERIFY TITLE, ACTUAL OWNERSHIPS, SERVITUDES,
 EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS
 ON THE PROPERTY, OTHER THAN THAT FURNISHED
 BY THE CLIENT OR HIS REPRESENTATIVE.

- LEGEND:**
- FOUND 1/2" IRON ROD
 (UNLESS OTHERWISE NOTED)
 - ▲ CALCULATED CORNER
 - SET 1/2" IRON ROD

BAYOU PLACE SUBDIVISION
 LOCATED IN SECTIONS 49 & 50,
 TOWNSHIP 4NORTH - RANGE 2 WEST
 RAPIDES PARISH, LOUISIANA



DEVELOPER:
 BAYOU PLACE, LLC
 P.O. BOX 13136
 ALEXANDRIA, LA 71315

SCHOOLS:
 NORTHWOOD ELEMENTARY
 NORTHWOOD JUNIOR HIGH SCHOOL
 NORTHWOOD HIGH SCHOOL

UTILITIES:
 RAPIDES ISLAND
 CLECO POWER LLC
 AT&T

OVERALL LAYOUT	DESIGNED: BJM	Monceaux Buller & Associates, LLC civil engineers & land surveyors 610 Desoto Street Alexandria, LA 71301 Tel: 318 442 8465 Fax: 318 442 8799
	DETAILED: GLB	
	CHECKED: BJM	
	CADFILE: 18-19	
FOR: BAYOU PLACE, LLC.	DATE: 02-14-18	
AT REQUEST: ROBERT LEAVINES	SHEET NO: 2	

REFERENCE PLAT:
 CERTIFICATE OF SURVEY FOR JAMES VANDERLICK
 BY DANIEL D. SANDEFUR DATED JANUARY 30,
 1981.

BASIS OF BEARING:
 NAD 83, GRID NORTH, NORTH ZONE

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LEGEND:
 ● FOUND 1/2" IRON ROD
 (UNLESS OTHERWISE NOTED)

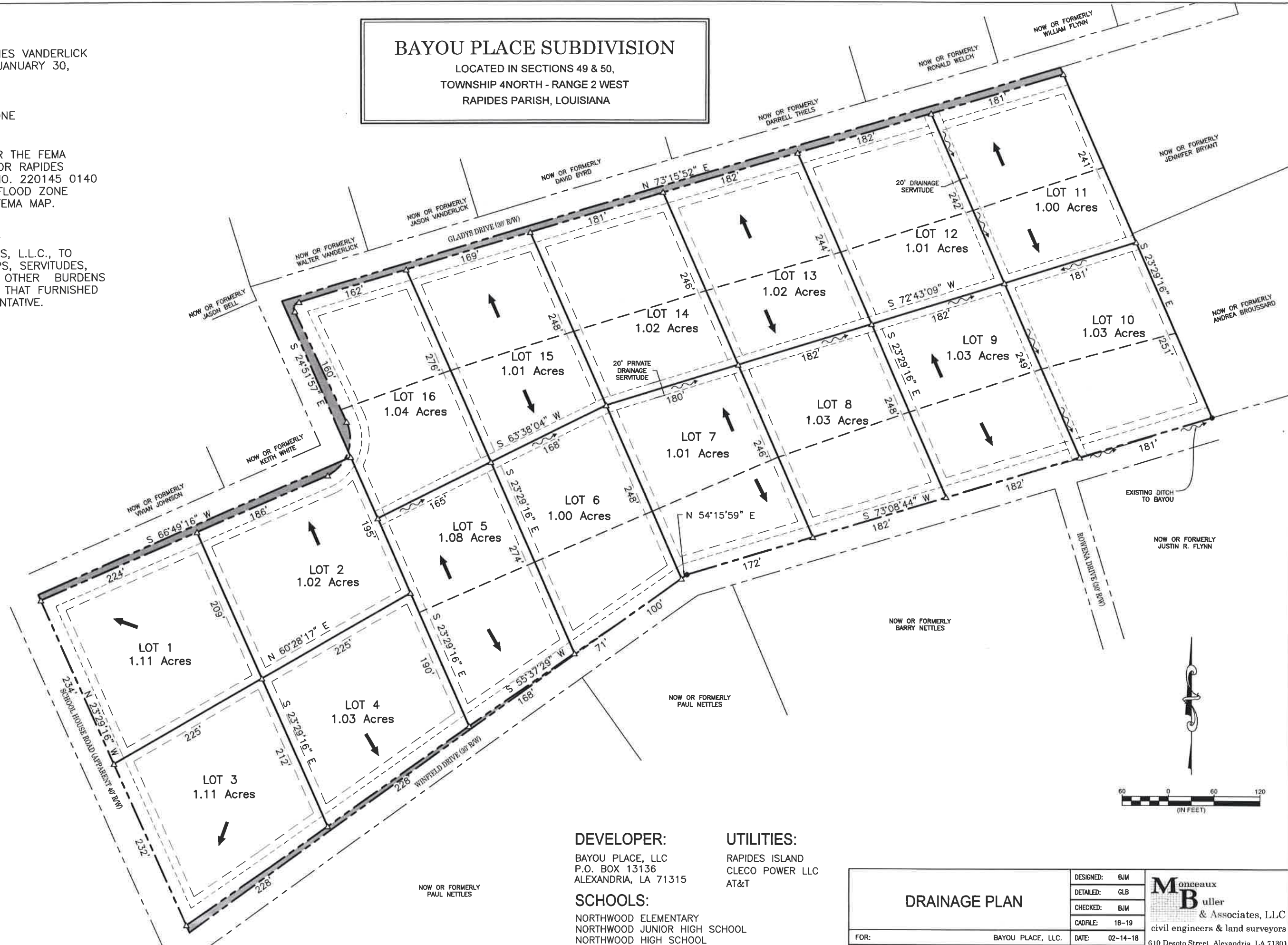
▲ CALCULATED CORNER

○ SET 1/2" IRON ROD

➔ DIRECTION OF FLOW

~ DITCH

BAYOU PLACE SUBDIVISION
 LOCATED IN SECTIONS 49 & 50,
 TOWNSHIP 4 NORTH - RANGE 2 WEST
 RAPIDES PARISH, LOUISIANA



DEVELOPER:
 BAYOU PLACE, LLC
 P.O. BOX 13136
 ALEXANDRIA, LA 71315

UTILITIES:
 RAPIDES ISLAND
 CLECO POWER LLC
 AT&T

SCHOOLS:
 NORTHWOOD ELEMENTARY
 NORTHWOOD JUNIOR HIGH SCHOOL
 NORTHWOOD HIGH SCHOOL

DRAINAGE PLAN		DESIGNED: BJM	Monceaux Buller & Associates, LLC civil engineers & land surveyors 610 Desoto Street Alexandria, LA 71301 Tel: 318.442.8465 Fax: 318.442.8799
		DETAILED: GLB	
		CHECKED: BJM	
		CADFILE: 18-19	
FOR: BAYOU PLACE, LLC.	DATE: 02-14-18		
AT REQUEST: ROBERT LEAVINES	SHEET NO: 3		