

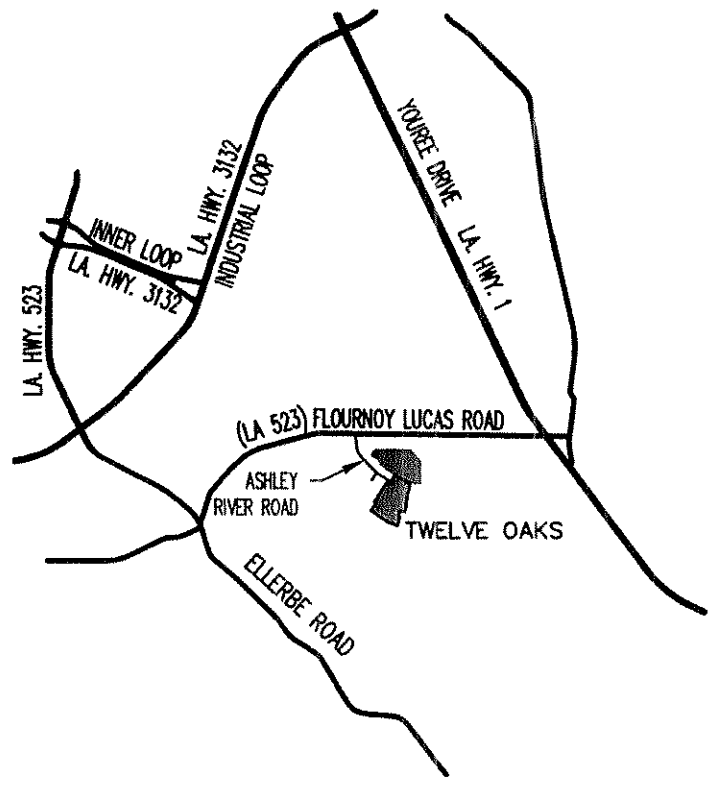
TWELVE OAKS SUBDIVISION UNIT 3

BEING A RESIDENTIAL SUBDIVISION LOCATED IN THEORETICAL SECTION 9,
T16N-R13W, SHREVEPORT, CADDO PARISH, LOUISIANA
AREA=21.50 ACRES

DATE: OCTOBER 18, 2006

Gary Loftin
Caddo Parish Clerk of Court
2074438
01/04/2007 03:09 PM

5050
116,117,118



VICINITY MAP

NOTES:

1/2" DIA. IRON PIPES SET AT ALL CORNERS.

SUBDIVISION IS LOCATED IN ZONES "AE" & "X" AS PER FIRM MAP #22017C0489 F EFFECTIVE DATE APRIL 6, 2000. BASE FLOOD ELEVATION PER REFERENCED MAP VARIES FROM 157.0 TO 158.0.

MINIMUM FINISH FLOOR ELEVATIONS TO BE 1 FOOT ABOVE BASE FLOOD ELEVATION AT TIME OF CONSTRUCTION.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA MINIMUM STANDARD DETAILED REQUIREMENTS FOR A CLASS "B" SURVEY.

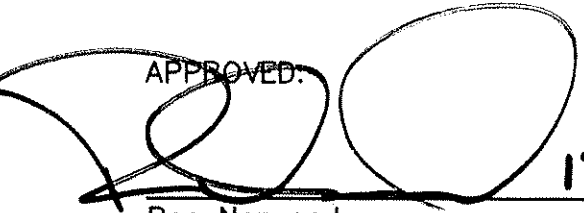
BEARINGS ARE BASED ON PREVIOUS PLATS.
TWELVE OAKS SUBDIVISION UNIT 1, BK. 4050, PGS. 17-19.

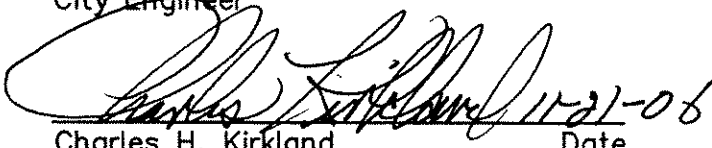
ZONING: R1H

~~ENTIRE LOT 1000 TO BE A UTILITY SERVIDUTE~~

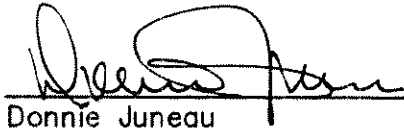
DEDICATION:

THE UNDERSIGNED OWNER HEREBY DEDICATES TO THE PUBLIC USE IN PERPETUITY THE STREET RIGHTS OF WAY. FOR VALUABLE CONSIDERATION, THE UNDERSIGNED OWNER HEREBY GRANT(S) UNTO THE CITY OF SHREVEPORT, AEP/SWPCO, BELL SOUTH TELEPHONE COMPANY, TIME WARNER CABLE, CENTERPOINT ENERGY AND/OR ANY OTHER PUBLIC UTILITY, PUBLIC OR PRIVATE, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS EXCLUSIVELY AND IN PERPETUITY AS A COVENANT RUNNING WITH THE LAND THE RIGHT TO GO UPON THE SERVITUDES FOR UTILITIES AND DRAINAGE 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 LIFE OR THE OPERATION OF SUCH FACILITIES OR THEIR EFFICIENCY; AND FURTHER AGREE(S) TO HOLD HARMLESS THE CITY OF SHREVEPORT AND THE PARISH OF CADDO FROM DAMAGES DUE TO CHANGES IN STREET GRADES. BINDING HEREIN THEIR HEIRS, SUCCESSORS AND ASSIGNS.

APPROVED: 
Ron Norwood
City Engineer
Date 12-15-06

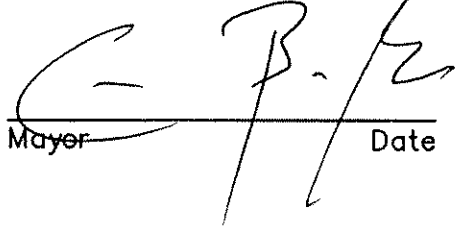

Charles H. Kirkland
Metropolitan Planning Commission
Date 12-21-06


RECORD OWNER:
SHREVEPORT DEVELOPMENT CORPORATION


Donnie Juneau
President
Date 10-19-06

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ORDINANCE NO. 115 AND ORDINANCE NO. 1268 OF 1970 AND AMENDMENTS THERETO.

ACCEPTED BY CITY COUNCIL
RESOLUTION 200 OF 2006


Mayor
Date


MOHR AND ASSOCIATES, INC.
Johnnie A. Craig
Registered Professional Land Surveyor
Registration No. 4587
Date 10/18/06

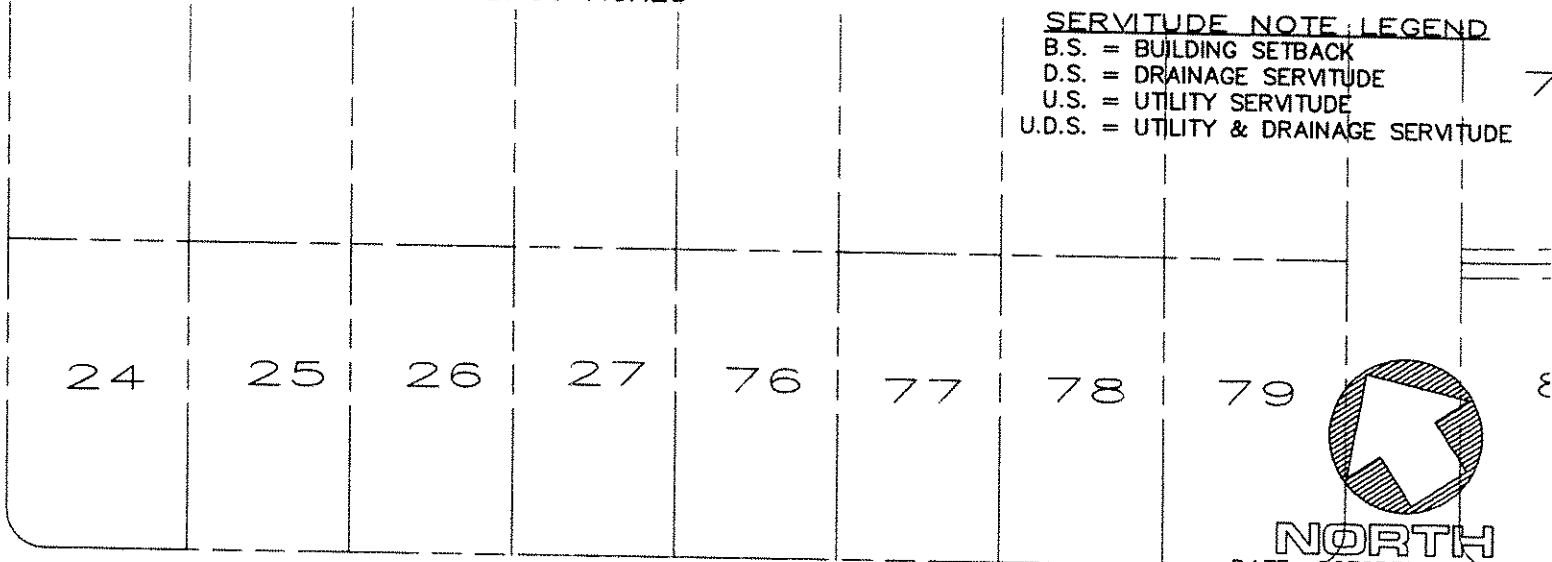


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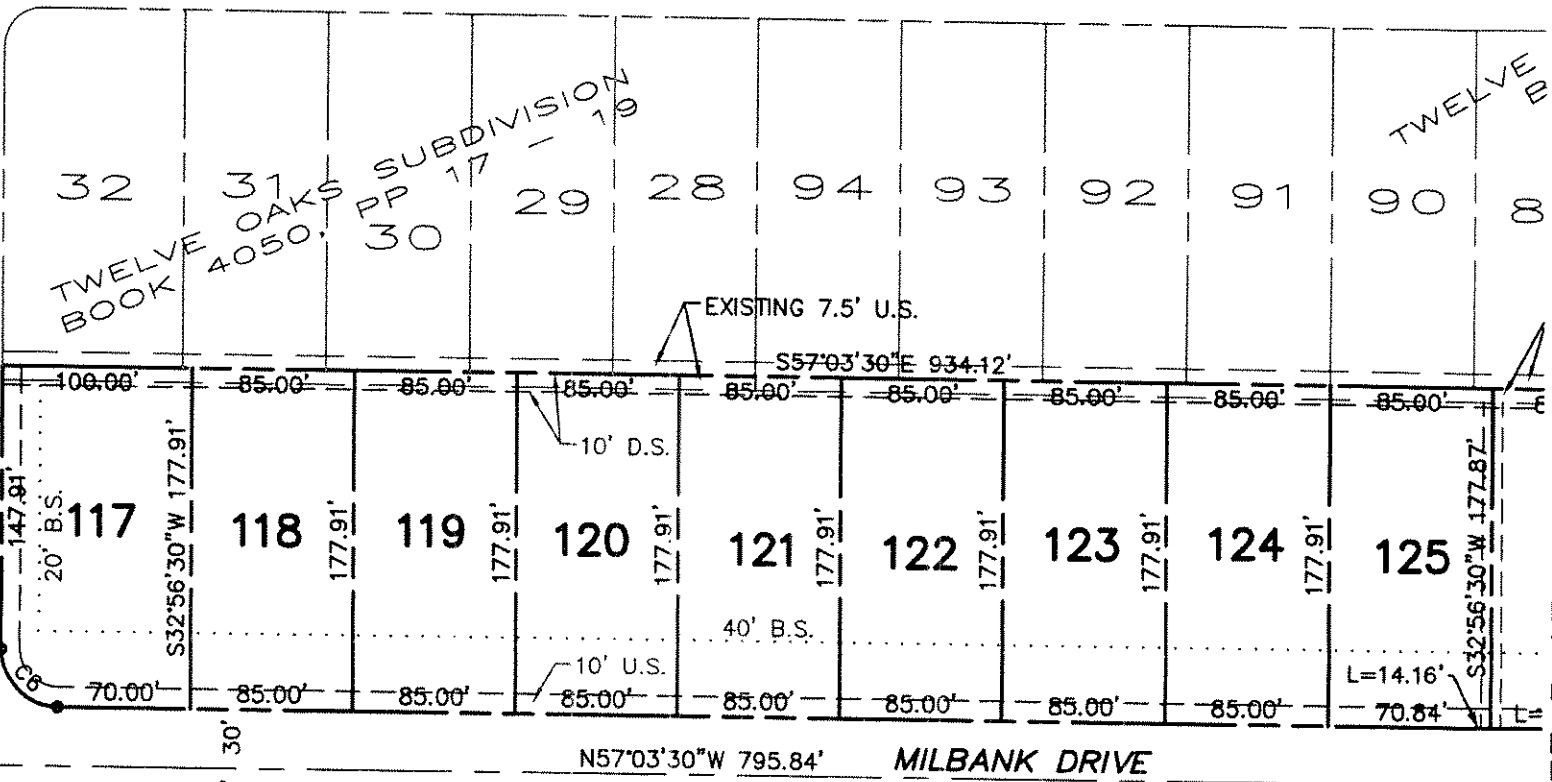
SERVITUDE NOTE LEGEND
 B.S. = BUILDING SETBACK
 D.S. = DRAINAGE SERVITUDE
 U.S. = UTILITY SERVITUDE
 U.D.S. = UTILITY & DRAINAGE SERVITUDE

MILBANK DRIVE



NORTH
 DATE: OCTOBER 18, 2006
 SCALE: 1"=100'

PICKETT'S MILL DRIVE



1000

12' U.S. & PASSAGE SERVITUDE

20' PASSAGE SERVITUDE

20' PASSAGE SERVITUDE FOR WALKING & BAYOU ACCESS

LEVEE BOARD EASEMENT

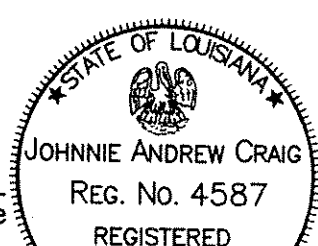
REGULATED FLOODWAY WITHIN EXISTING HIGH BANK

EXISTING TOP BANK

C/L BAYOU PIERRE

Gary Loftin
 Caddo Parish Clerk of Court
2074438
 01/04/2007 03:09 PM

I HEREBY CERTIFY THAT THIS SUBDIVISION
 PLAT CONFORMS TO ORDINANCE NO.
 115 AND ORDINANCE NO. 1268 OF
 1970 AND AMENDMENTS THERETO.



Johnnie A. Craig 10/18/06
 MOHR AND ASSOCIATES, INC. Date
 Johnnie A. Craig

SETBACKS

- FRONT YARD = 40'
- REAR YARD = 15'
- SIDE YARD = 5'
- SIDE CORNER YARD = 20'

APPROVED:

Ron Norwood
 City Engineer

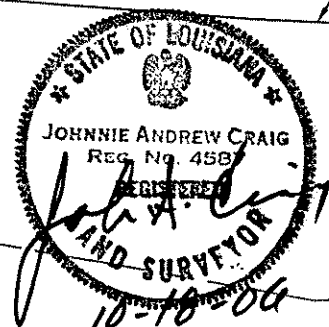
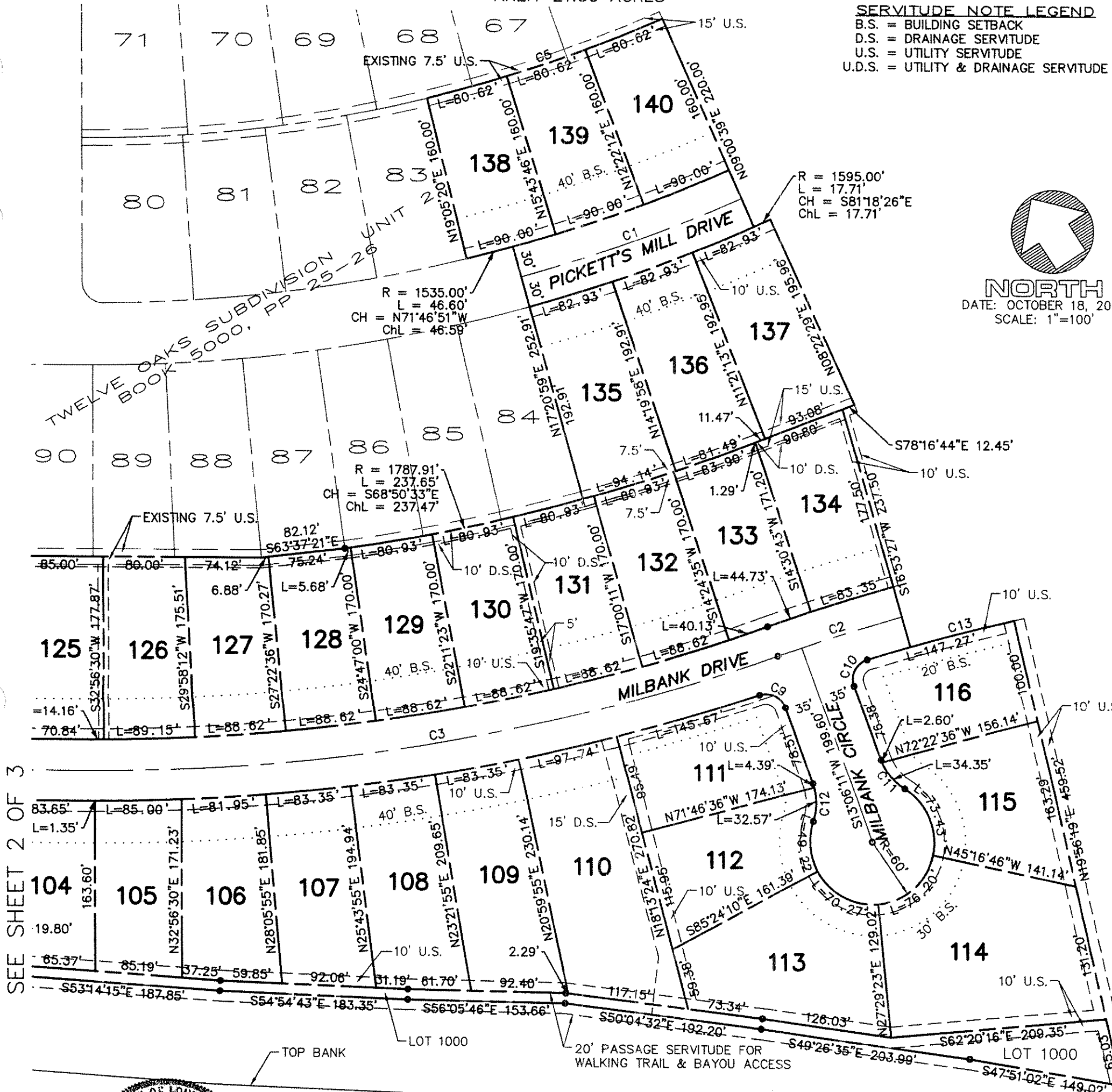
12-15-06
 Date

Charles H. Kirkland
 Charles H. Kirkland

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Gary Loftin
Caddo Parish Clerk of Court
2074438
01/04/2007 03:09 PM

SETBACKS

FRONT YARD = 40'
FRONT YARD (CUL-DE-SAC) = 30'
REAR YARD = 15'
SIDE YARD = 5'
SIDE CORNER YARD = 20'

NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	1565.00	227.77	N76°49'11"W	227.57
C2	1977.35	126.16	N74°56'13"W	126.14
C3	1987.91	685.51	S66°53'09"E	682.12
C4	75.00	180.76	S13°10'42"E	140.08
C5	1375.00	241.86'	N75°57'01"E	241.55'
C6	30.00	47.12	S12°03'30"E	42.43
C7	50.00	20.00	N44°24'13"E	19.87
C8	50.00	21.96	N69°38'25"W	21.78
C9	20.00	31.07	N31°24'17"W	28.04
C10	20.00	32.29	S59°21'16"W	28.90
C11	55.00	36.96	S06°08'49"E	36.27
C12	55.00	36.96	N32°21'11"E	36.27
C13	1947.35	103.58	N71°35'07"W	103.57

APPROVED:

Ron Norwood
City Engineer

Charles H. Kirkland

12-15-07

12-11-07