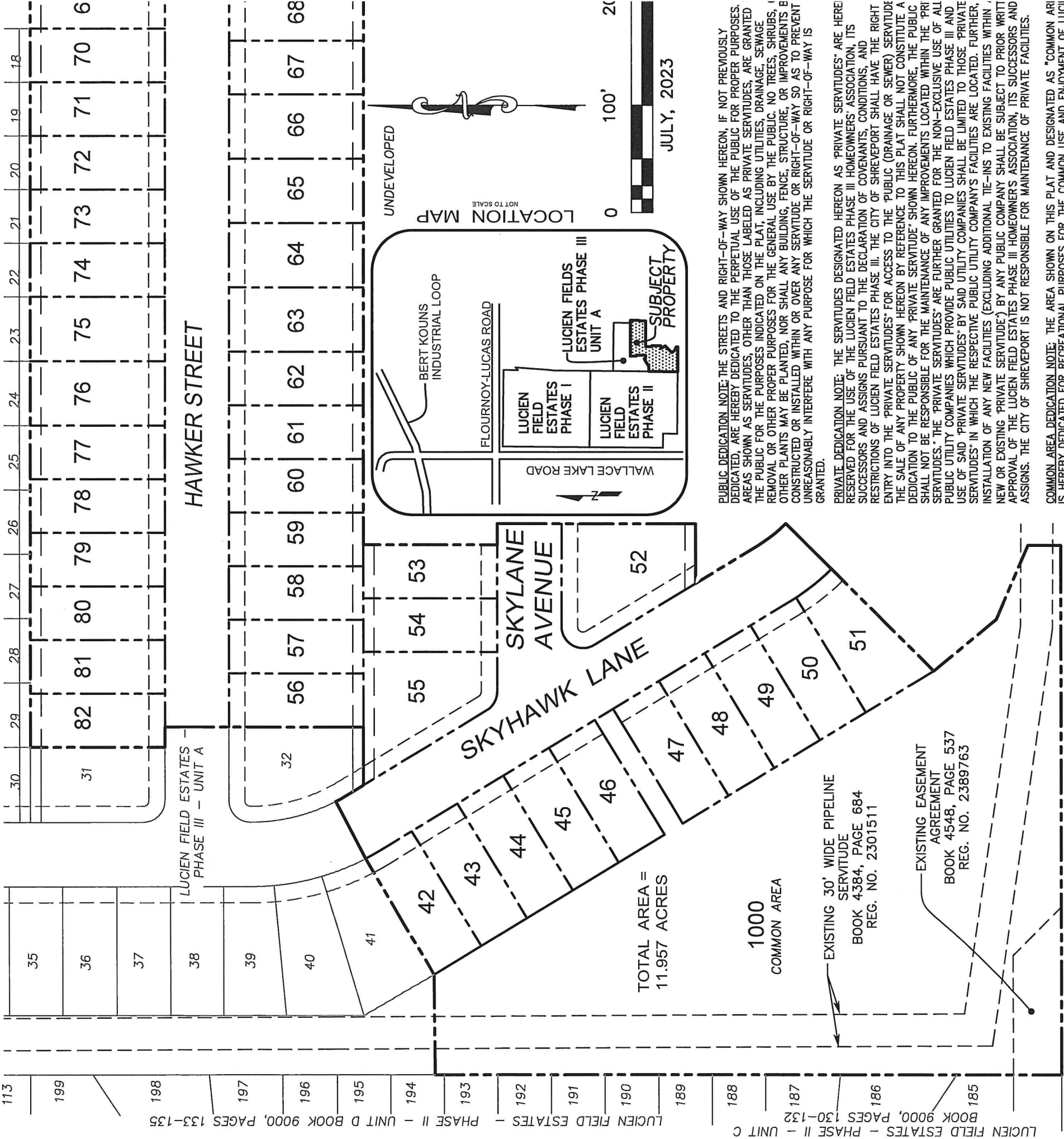


LUCIEN FIELD ESTATES PHASE III - UNIT I

A SUBDIVISION LOCATED IN THE SE 1/4 OF SECTION 7, TOWNSHIP 16 NORTH, RANGE 13 WEST, SHREVEPORT CADDO PARISH, LOUISIANA.

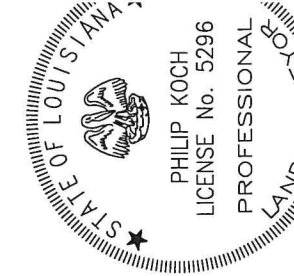


- NOTES:
- 1/2" IRON ROD SET AT LOT CORNERS.
  - BEARINGS SHOWN ON THIS PLAT ARE BASED UPON AN ALTA/NSPS LAND TITLE SURVEY BY FORTE AND TABLADA, INC. DATED JULY 22, 2022.
  - THIS SUBDIVISION IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS PER CADDO PARISH LA FLOOD INSURANCE RATE MAP No. 22017C0488H. EFFECTIVE DATE: MAY 19, 2014.
  - THIS PLAT DOES NOT CONSTITUTE THE FOLLOWING:
    - WETLANDS DETERMINATION
    - SUBSURFACE DETERMINATION
    - ENVIRONMENTAL ASSESSMENTS
  - THIS PLAT CONFORMS TO LA R.S. 33:5051.
  - THIS PLAT CONFORMS TO THE CITY OF SHREVEPORT UDC SUBDIVISION STANDARDS (ARTICLE 13).
  - SUBDIVISION IS LOCATED IN THE LOUISIANA NORTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN.
  - THE CITY SHALL BE HELD HARMLESS FOR ANY DAMAGE, INTENTIONAL OR ACCIDENTAL, TO ANY PRIVATE PROPERTY (STREETS, SIDEWALKS, HOUSES, DRIVEWAYS, VEHICLES, SPRINKLER SYSTEMS, TREES, LANDSCAPE, FENCES, WALLS, ETC.) THAT MAY RESULT FROM THE WATER AND SEWER INFRASTRUCTURE OR FROM ACTIVITIES ASSOCIATED WITH ACCESSING THE WATER AND SEWER INFRASTRUCTURE FOR MAINTENANCE, REPAIR, REPLACEMENT, ETC. THE CITY WILL NOT REPLACE ANY PRIVATE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO STREETS THAT MUST BE REMOVED FOR ACCESS TO THE WATER AND SEWER INFRASTRUCTURE.
  - SETBACKS SHALL CONFORM TO THE CITY OF SHREVEPORT UDC ZONING DISTRICT REGULATIONS (ARTICLE 4)

ACCEPTED BY CITY COUNCIL  
RES. NO. \_\_\_\_ OF 2023

TOM ARCENEUX  
MAYOR

APPROVED: *Tom Clarke* 12-7-23  
METROPOLITAN PLANNING COMMISSION DATE



THE SURVEY FOR THIS SUBDIVISION PLAT WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL. I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO CITY OF SHREVEPORT ORDINANCE NO. 129 OF 2016 AND AMENDMENTS THERETO. THE SURVEY FOR THIS PLAT WAS PREPARED IN ACCORDANCE WITH "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS "B" SURVEY.

*Justin M. Sevier* 12/6/2023  
MANAGER

*Justin M. Sevier* 12.7.23  
JUSTIN M. SEVIER, MANAGER DATE

THE UNDERSIGNED OWNER HEREBY AUTHORIZES THE PLATTING AND RECORDING THIS SUBDIVISION: WV1 II LAND DEVELOPMENT, L.L.C.

SIGHT TRIANGLE NOTE: PLANTING, FENCES OR PARKING AREAS ARE NOT TO BE CONSTRUCTED WITHIN SIGHT TRIANGLES SO AS TO INTERFERE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.

SIDEWALK NOTE: IT SHALL BE THE DUTY OF EACH INDIVIDUAL LOT OWNER TO MAINTAIN THAT PORTION SIDEWALK WHICH IS ON OR ADJACENT TO HIS/HER PROPERTY. THE CITY OF SHREVEPORT SHALL HAVE RESPONSIBILITY FOR LIABILITY OR MAINTENANCE OF THE SIDEWALKS.

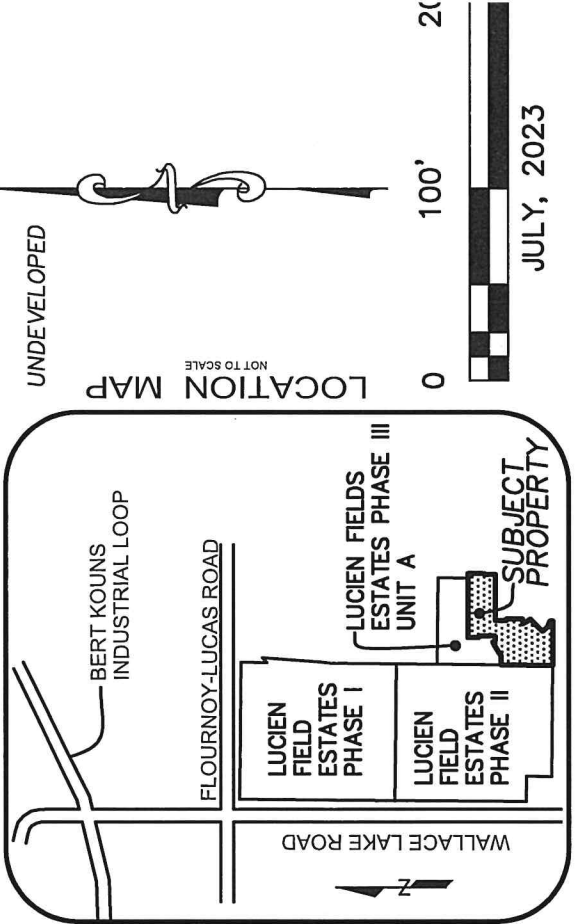
COMMON AREA DEDICATION NOTE: THE AREA SHOWN ON THIS PLAT AND DESIGNATED AS "COMMON AREA" IS HEREBY DEDICATED FOR RECREATIONAL PURPOSES FOR THE COMMON USE AND ENJOYMENT OF LUCIEN FIELD ESTATES PHASE III HOMEOWNERS AND IS NOT DEDICATED FOR THE GENERAL USE OF THE PUBLIC MAINTENANCE OF THE COMMON AREA SHOWN HEREON WILL BE BY LUCIEN FIELD ESTATES PHASE III HOMEOWNERS ASSOCIATION, EXCEPT THOSE PUBLIC SERVITUDES WHICH ARE DULY DEDICATED FOR PUBLIC USE.

RESTRICTION NOTE: ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FI AS AN ADJUNCT HERETO. THE CITY OF SHREVEPORT DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

SIGHT TRIANGLE NOTE: PLANTING, FENCES OR PARKING AREAS ARE NOT TO BE CONSTRUCTED WITHIN SIGHT TRIANGLES SO AS TO INTERFERE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.

SIDEWALK NOTE: IT SHALL BE THE DUTY OF EACH INDIVIDUAL LOT OWNER TO MAINTAIN THAT PORTION SIDEWALK WHICH IS ON OR ADJACENT TO HIS/HER PROPERTY. THE CITY OF SHREVEPORT SHALL HAVE RESPONSIBILITY FOR LIABILITY OR MAINTENANCE OF THE SIDEWALKS.

PUBLIC DEDICATION NOTE: THE STREETS AND RIGHT-OF-WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. AREAS SHOWN AS SERVITUDES, OTHER THAN THOSE LABELED AS PRIVATE SERVITUDES, ARE GRANTED TO THE PUBLIC FOR THE PURPOSES INDICATED ON THE PLAT, INCLUDING UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSES FOR THE GENERAL USE BY THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

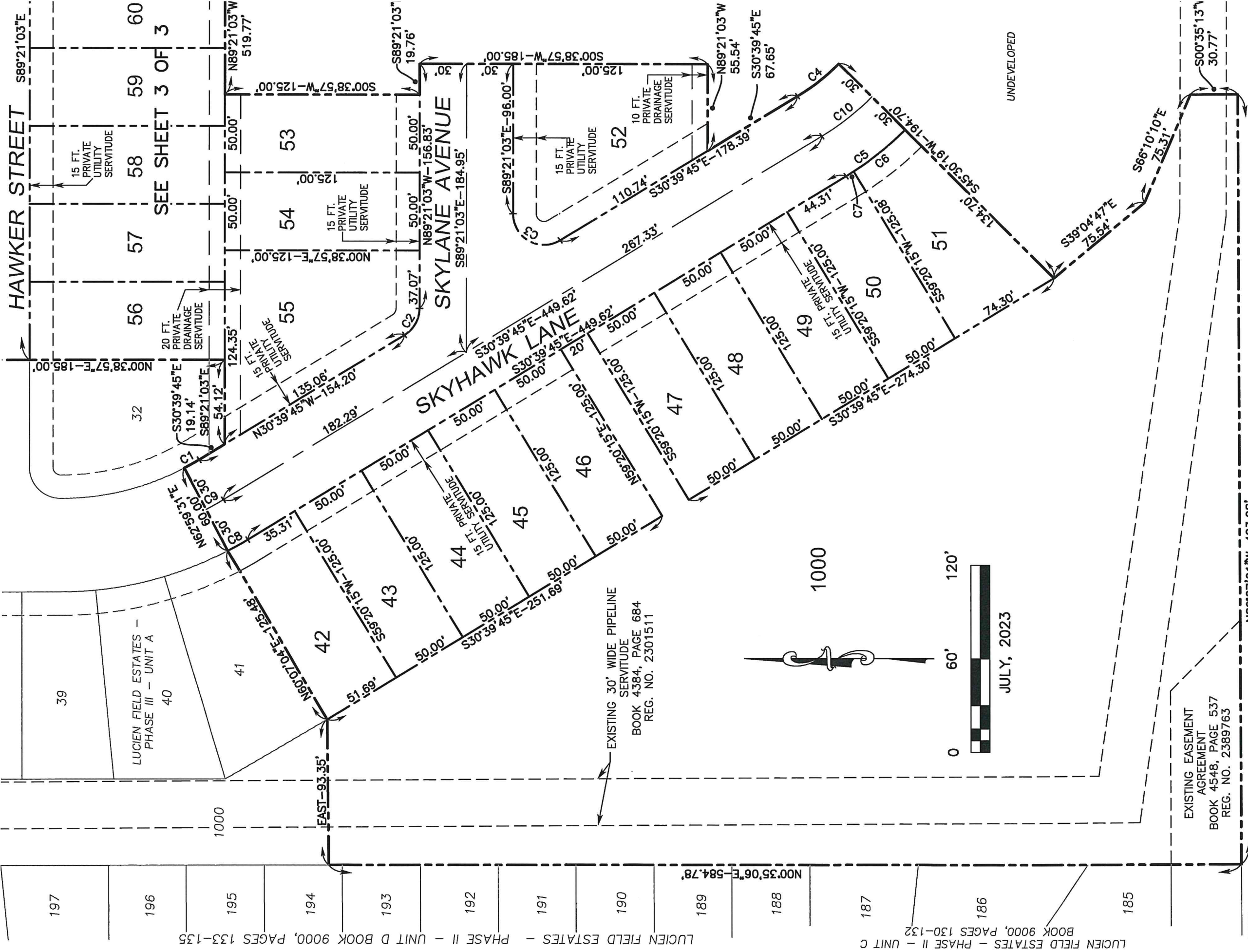


JULY, 2023



# LUCIEN FIELD ESTATES PHASE III - UNIT I

A SUBDIVISION LOCATED IN THE SE 1/4 OF SECTION 7, TOWNSHIP 16 NORTH, RANGE 13 WEST SHREVEPORT, CADDO PARISH, LOUISIANA.



NOTE:  
1. SEE SHEET 3 OF 3 FOR CURVE DATA NOT SHOWN HEREON.  
2. SEE SHEET 3 OF 3 FOR LOT SQUARE FOOTAGE.  
3. ALL SERVITUDES SHOWN HEREON ARE PRIVATE.

APPROVED: *Philip Koch* 12-7-23  
METROPOLITAN PLANNING COMMISSION DATE

EXISTING EASEMENT AGREEMENT  
BOOK 4548, PAGE 537  
REG. NO. 2389763

EXISTING 30' WIDE PIPELINE SERVITUDE  
BOOK 4384, PAGE 684  
REG. NO. 2301511

1000

0 60' 120'

JULY, 2023

UNDEVELOPED

THE SURVEY FOR THIS SUBDIVISION PLAT WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL. I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO CITY OF SHREVEPORT ORDINANCE NO. 129 OF 2016 AND AMENDMENTS THERETO. THE SURVEY FOR THIS PLAT WAS PREPARED IN ACCORDANCE WITH "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS "B" SURVEY.

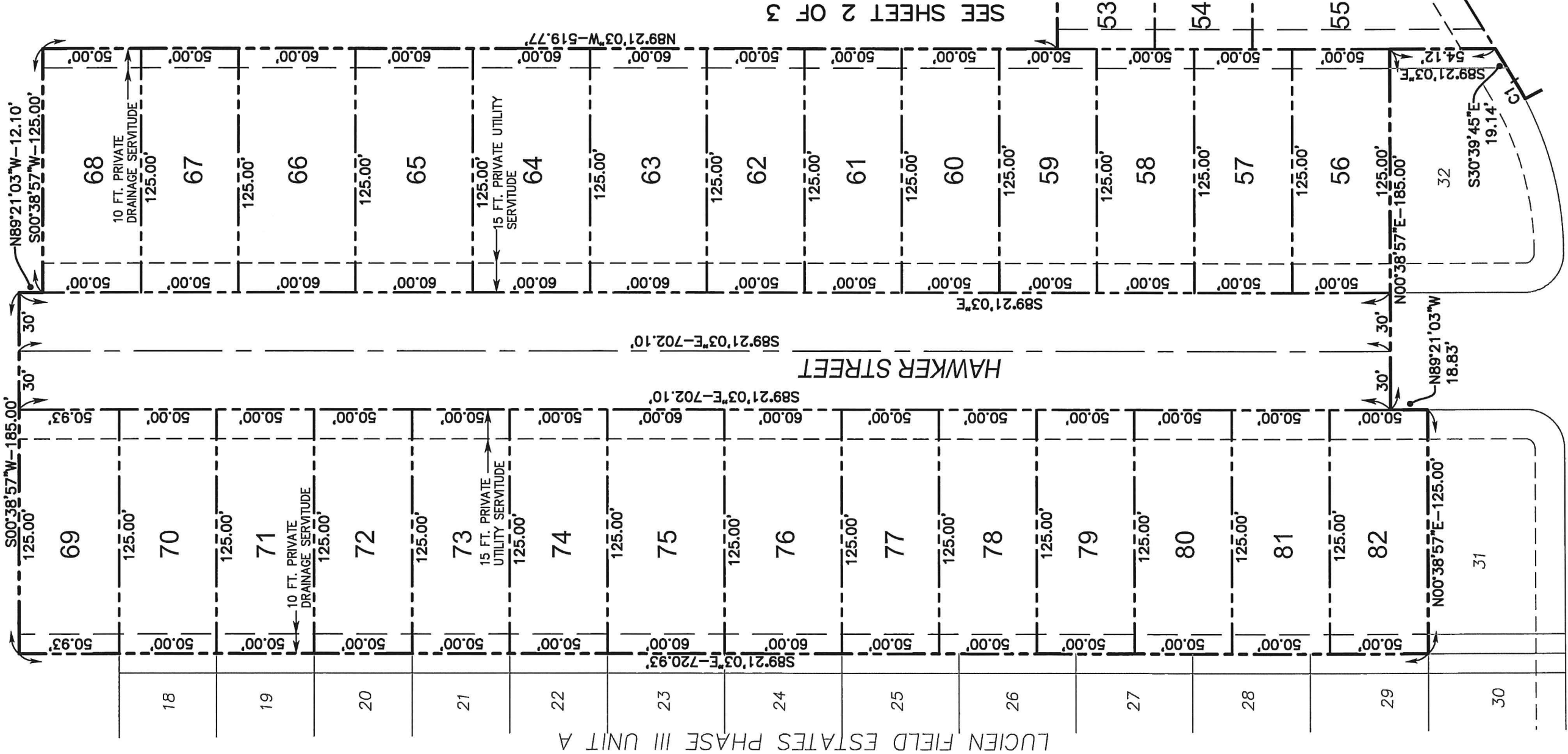
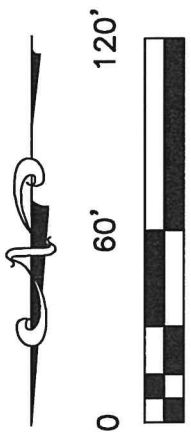


*Philip Koch* 12/6/2023

*Philip Koch* 12/12/2023

# LUCIEN FIELD ESTATES PHASE III - UNIT I

A SUBDIVISION LOCATED IN THE SE 1/4 OF SECTION 7, TOWNSHIP 16 NORTH, RANGE 13 WEST SHREVEPORT, CADDO PARISH, LOUISIANA.



JULY, 2023

CURVE TABLE				
CURVE #	RADIUS	LENGTH	CHORD	CHORD LENG
C1	170.00'	10.84'	S28°50'07"E	10.84'
C2	20.00'	20.49'	N60°00'24"W	19.60'
C3	20.00'	42.35'	N29°59'36"E	34.87'
C4	140.00'	33.76'	S37°34'17"E	33.68'
C5	200.00'	48.25'	S37°34'25"E	48.13'
C6	200.00'	42.56'	S38°23'18"E	42.48'
C7	200.00'	5.69'	S31°28'38"E	5.69'
C8	230.00'	14.67'	S28°50'07"E	14.67'
C9	200.00'	12.76'	S28°50'07"E	12.76'
C10	170.00'	41.01'	S37°34'22"E	40.91'

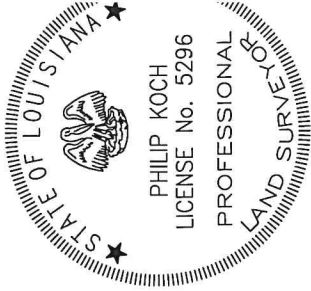
LOT AREA TABLE		LOT AREA TABLE	
LOT #	AREA SQUARE FEET	LOT #	AREA SQUARE FEET
42	6358	63	7500
43	6250	64	7500
44	6250	65	7500
45	6250	66	7500
46	6250	67	6250
47	6250	68	6250
48	6250	69	6366
49	6250	70	6250
50	6250	71	6250
51	7459	72	6250
52	11407	73	6250
53	6250	74	6250
54	6250	75	7500
55	10772	76	7500
56	6250	77	6250
57	6250	78	6250
58	6250	79	6250
59	6250	80	6250
60	6250	81	6250
61	6250	82	6250
62	6250	1000	164357

SKYHAWK LANE

APPROVED:

*Philip Koch* 12-7-23  
METROPOLITAN PLANNING COMMISSION DATE

THE SURVEY FOR THIS SUBDIVISION PLAT WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL. I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO CITY OF SHREVEPORT ORDINANCE NO. 129 OF 2016 AND AMENDMENTS THERETO. THE SURVEY FOR THIS PLAT WAS PREPARED IN ACCORDANCE WITH "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS "B" SURVEY.



*Philip Koch* 12/6/2023