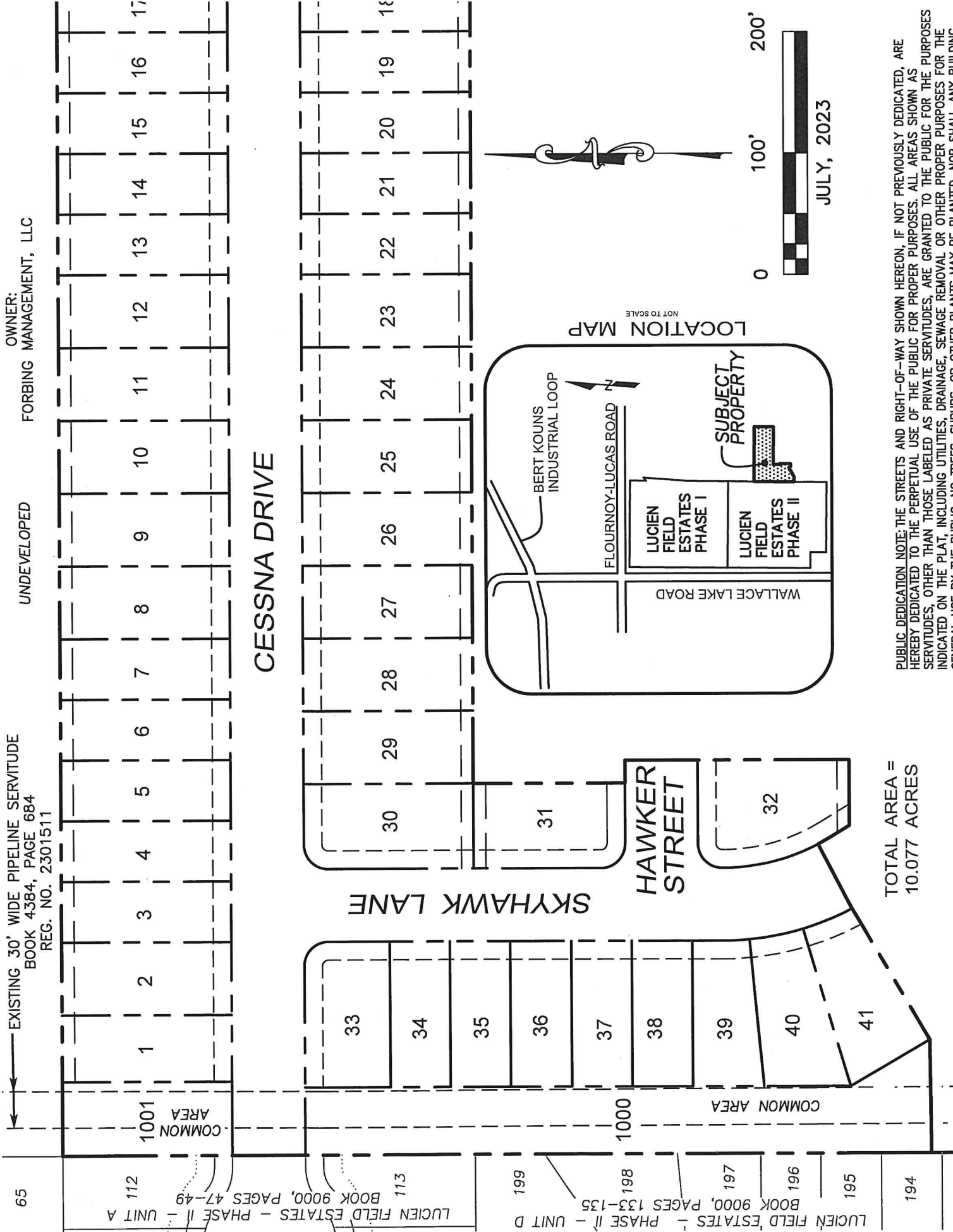


LUCIEN FIELD ESTATES PHASE III - UNIT A

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. 220170C488H. 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 ARCENEAUX
MAYOR

APPROVED:

Al Clarke
METROPOLITAN PLANNING COMMISSION

12-7-23

DATE

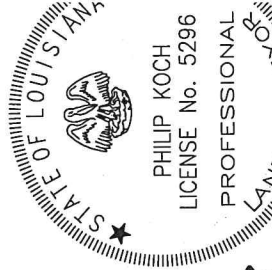
THE UNDERSIGNED OWNER HEREBY AUTHORIZES THE PLATTING AND RECORDING OF THIS SUBDIVISION:
WIVI II LAND DEVELOPMENT, L.L.C.

Justin M. Sevier
JUSTIN M. SEVIER, MANAGER

12.7.23

DATE

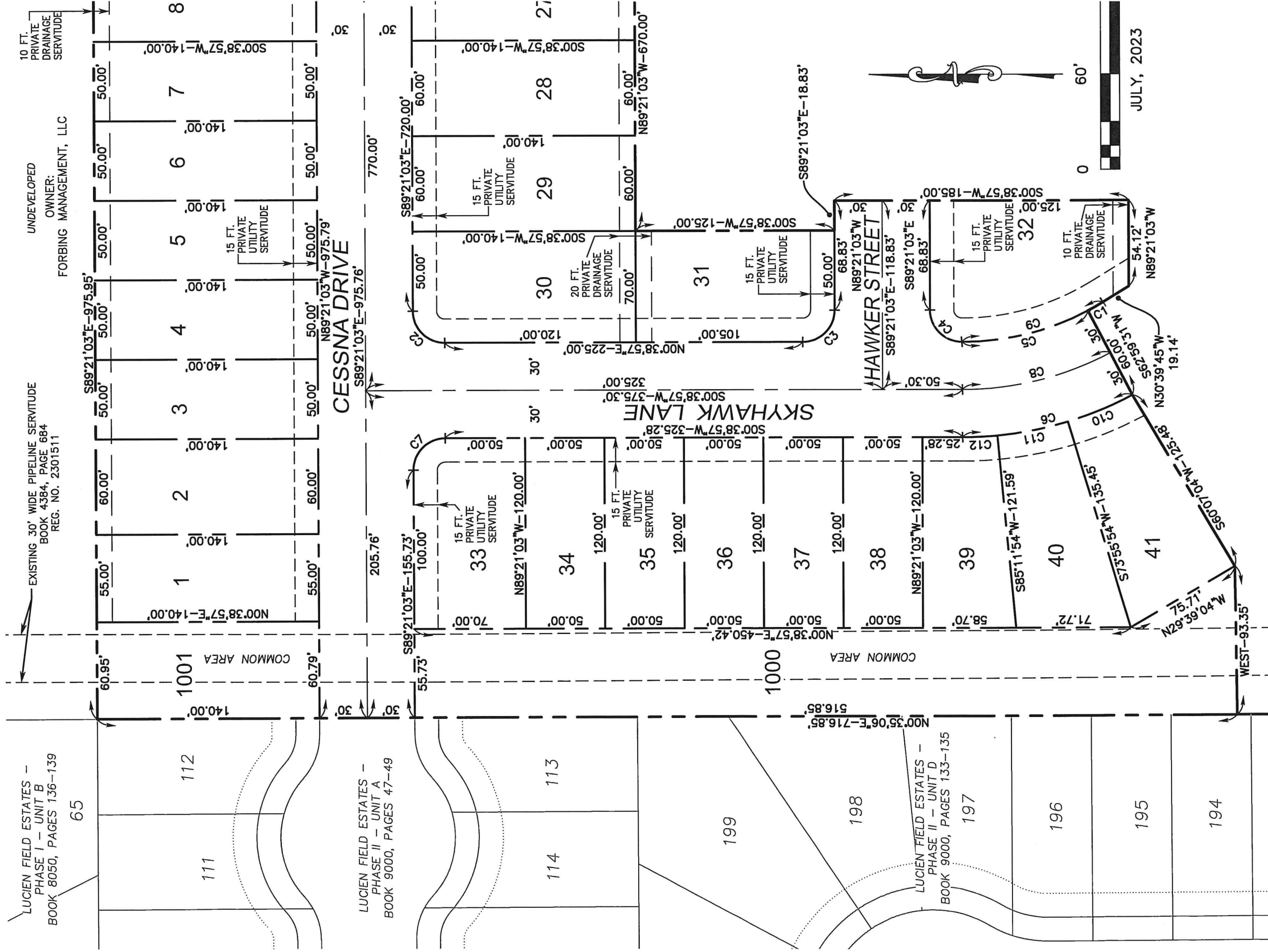
THE SURVEY FOR THIS SUBDIVISION PLAT WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL. I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO CITY OF SHREVEPORT ORDINANCE NO. 129 OF 2016 AND AMENDMENTS THERETO. THE SURVEY FOR THIS PLAT WAS PREPARED IN ACCORDANCE WITH "STANDARDS OF PRACTICE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



Philip Koch
12/6/2023

LUCIEN FIELD ESTATES PHASE III - UNIT A

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



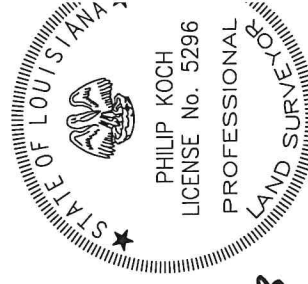
NOTE:

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:

12-7-23

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.



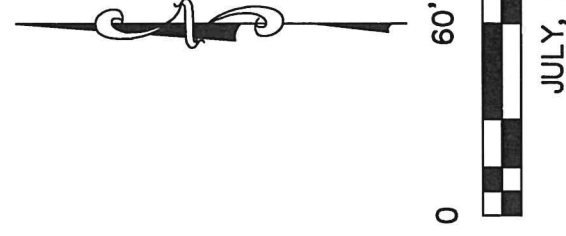
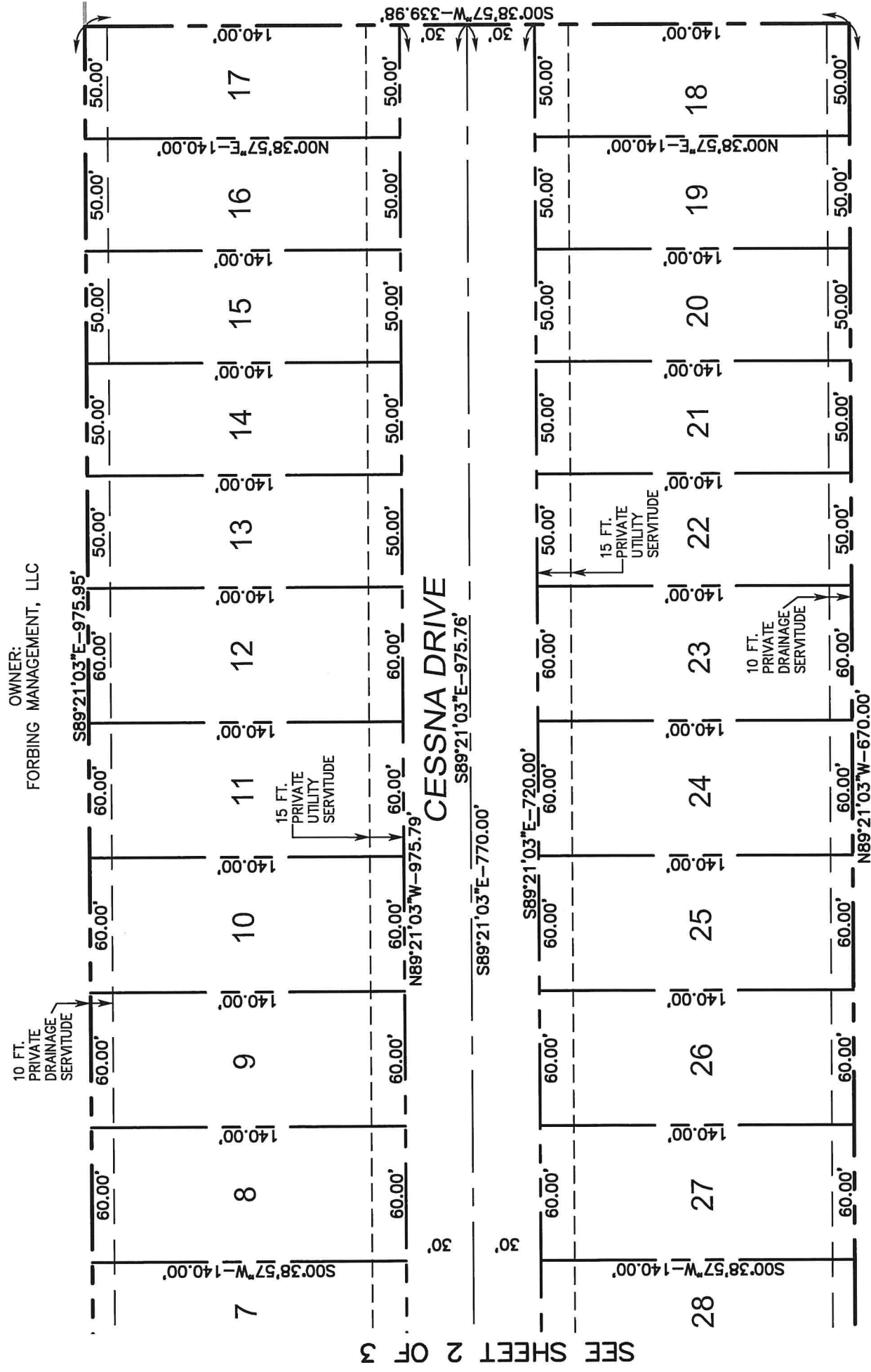
12/6/2023

LUCIEN FIELD ESTATES PHASE III - UNIT A

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

UNDEVELOPED

OWNER:
FORBING MANAGEMENT, LLC



CURVE TABLE				
CURVE #	RADIUS	LENGTH	CHORD	CHORD LENGTH
C1	170.00'	10.84'	N28°50'07"W	10.84'
C2	20.00'	31.42'	N45°38'57"E	28.28'
C3	20.00'	31.42'	N44°21'03"W	28.28'
C4	20.00'	31.38'	N45°42'24"E	28.26'
C5	170.00'	82.40'	N13°07'18"W	81.60'
C6	230.00'	111.02'	S13°10'46"E	109.95'
C7	20.00'	31.42'	S44°21'03"E	28.28'
C8	200.00'	96.54'	S13°10'46"E	95.61'
C9	170.00'	93.24'	N14°56'57"W	92.08'
C10	230.00'	43.90'	S21°32'25"E	43.83'
C11	230.00'	45.23'	S10°26'21"E	45.15'
C12	230.00'	21.90'	S02°04'42"E	21.89'

LOT AREA TABLE	
LOT #	AREA SQUARE FEET
1	7700
2	8400
3	7000
4	7000
5	7000
6	7000
7	7000
8	8400
9	8400
10	8400
11	8400
12	8400
13	7000
14	7000
15	7000
16	7000
17	7000
18	7000
19	7000
20	7000
21	7000

LOT AREA TABLE	
LOT #	AREA SQUARE FEET
22	7000
23	8400
24	8400
25	8400
26	8400
27	8400
28	8400
29	8400
30	9714
31	8664
32	9825
33	8314
34	6000
35	6000
36	6000
37	6000
39	6365
40	7351
41	7675
1000	29892
1001	8522

APPROVED:

Ad Drake 12-7-23
METROPOLITAN PLANNING COMMISSION DATE

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 12/6/2023