

ARDENWOOD SUBDIVISION

BEING A RESUBDIVISION OF A PORTION OF LOT 3 OF BLOM COMMERCIAL SUBDIVISION, UNIT NO. 11 AS RECORDED IN CONVEYANCE BOOK 3500, PAGE 30, OF THE RECORDS OF CADDO PARISH, LOUISIANA AND AN ADJACENT TRACT LYING EASTERLY THERETO, BEING LOCATED IN S/2 OF SW/4 OF SECTION 2, TOWNSHIP 16 NORTH, RANGE 14 WEST, (NW LAND DISTRICT, LA. MERIDIAN) SHREVEPORT, CADDO PARISH, LOUISIANA
AREA=11.983 ACRES

DEDICATION:
THE UNDERSIGNED OWNER HEREBY DEDICATES TO THE PUBLIC USE IN PERPETUITY THE STREET RIGHTS OF WAY AND SERVITUDES. FOR VALUABLE CONSIDERATION, THE UNDERSIGNED OWNER HEREBY GRANT(S) UNTO THE CITY OF SHREVEPORT, AEP/SWEPKO, AT&T, COMCAST 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.

ACCEPTED BY CITY COUNCIL
RES. NO. OF 2023.

APPROVED

MAYOR

THE UNDERSIGNED OWNERS HEREBY AUTHORIZE
THE PLATTING AND RECORDING OF THIS
SUBDIVISION.

RECORD OWNERS:

ARDENWOOD PARTNERS, LP

BY: RNOAK 16, LLC, GENERAL PARTNER

BY: DAVID STRANGE, MANAGER

Date _____

1/2" IRON PIPE SET AT ALL CORNERS UNLESS SHOWN OTHERWISE.

COORDINATES AND BEARINGS ARE GRID, LOUISIANA NORTH ZONE (1701), NAD 83, BASED ON GPS OBSERVATION OF THE C4Gnet VRS REAL TIME NETWORK.

TRACT IS LOCATED IN ZONES "AE" & "X" AS PER FEMA
MAP NUMBER 22017C0469H EFFECTIVE DATE MAY 19,
2014.

I hereby certify that this subdivision plat conforms to Louisiana R.S. 33:5051, to City of Shreveport Ordinance No. 129 of 2016 and amendments thereto and to the City of Shreveport UDC Subdivision Standards (Article 13)

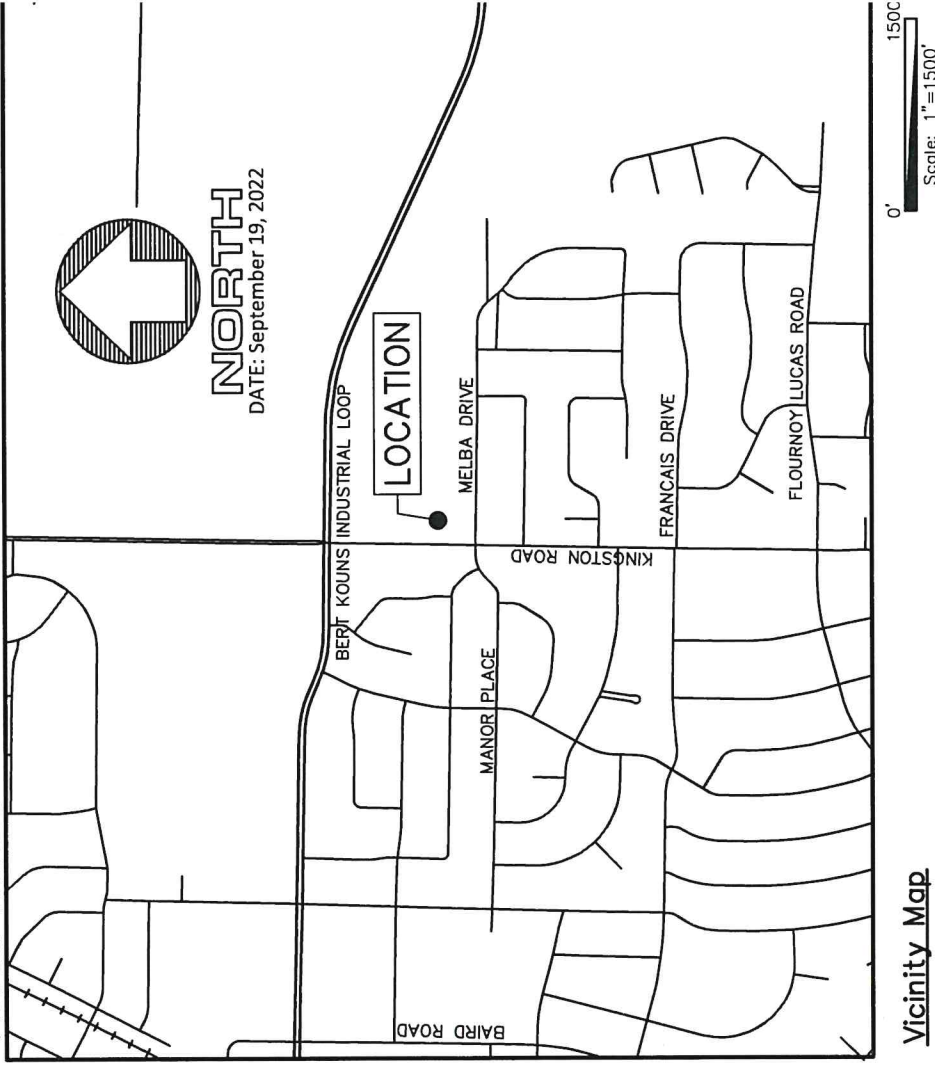
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE LOUISIANA "STANDARDS OF PRACTICE" FOR A CLASS "B" PROPERTY BOUNDARY SURVEY.

APPROVED:

City Engineer

Date _____

MPC Executive Director

Date

NOTE: PRIVATE DRAINAGE SERVITUDES ARE TO BE PERPETUALLY OWNED AND MAINTAINED BY THE LOT OWNERS AND HOA.

NOTE: LOTS 1000 AND 1001 ARE COMMON LOTS AND THE ENTIRE LOT IS A SERVITUDE FOR CITY OF SHREVEPORT DRAINAGE AND UTILITIES TO USE AS AN ACCESS TO MAINTAIN PUBLIC INFRASTRUCTURE. COMMON LOTS 1000 AND 1001 ARE TO BE OWNED AND MAINTAINED PERPETUALLY BY HOA.

SURVEYOR DOES NOT GUARANTEE TITLE, OWNERSHIP OR THAT ALL SERVITUDES OF RECORD OR USE AFFECTING THIS PROPERTY ARE SHOWN HEREON. THE TITLE, OWNERSHIP, SERVITUDES AND RESTRICTIONS SHOWN ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO THIS FIRM. THE SURVEYOR HAS NOT MADE A COMPREHENSIVE TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS MAP.

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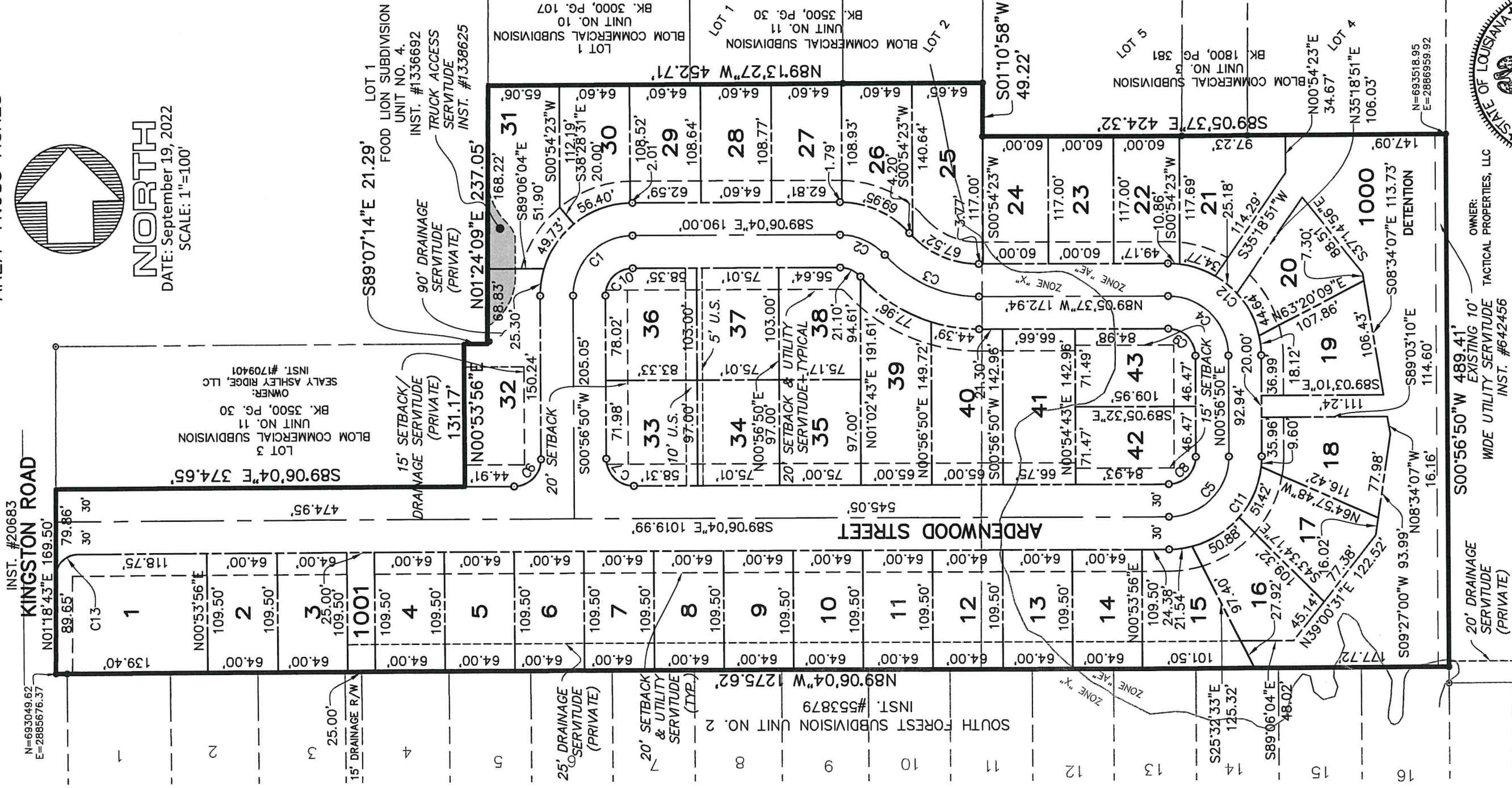
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Johnnie A. Craig 10-3-22 Date

Johnnie A. Craig
Registered Professional Land Surveyor
Registration No. 4587
MOHR AND ASSOCIATES, INC.
1324 N. HEARNE AVE., STE. 301
SHREVEPORT, LA 71107
(318) 686-7190

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Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	86.35	55.00	S45° 55' 23"W	77.75
C2	46.42	55.00	N64° 55' 25"W	45.05
C3	97.04	115.00	N64° 55' 12"W	94.19
C4	86.43	55.00	N44° 04' 23"W	77.81
C5	86.35	55.00	N45° 55' 23"E	77.75
C6	39.10	25.00	N46° 05' 22"E	35.24
C7	39.29	25.00	S44° 04' 37"E	35.37
C8	39.25	25.00	N45° 55' 23"E	35.34
C9	39.29	25.00	N44° 04' 23"W	35.37
C10	39.25	25.00	S45° 55' 23"W	35.34
C11	133.45	85.00	N45° 55' 23"E	120.16
C12	133.58	85.00	N44° 04' 23"W	120.25
C13	31.27	20.00	S46° 06' 19"W	28.18

Lots	
Lot #	Area
1	15,136
2	7,008
3	7,008
4	7,008
5	7,008
6	7,008
7	7,008
8	7,008
9	7,008
10	7,008
11	7,008
12	7,008
13	7,008
14	7,008
15	8,153
16	7,477
17	8,016
18	7,950
19	8,472
20	7,194
21	9,268
22	7,022

Lots	
Lot #	Area
23	7,020
24	7,020
25	10,228
26	7,683
27	7,031
28	7,022
29	7,013
30	7,480
31	11,012
32	12,405
33	7,949
34	7,276
35	7,283
36	8,449
37	7,726
38	7,703
39	10,800
40	9,390
41	9,536
42	7,722
43	7,728

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APPROVED:

[Signature]

1-5-23

City Engineer

Date

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0.3-202

MPC Executive Director

Date

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