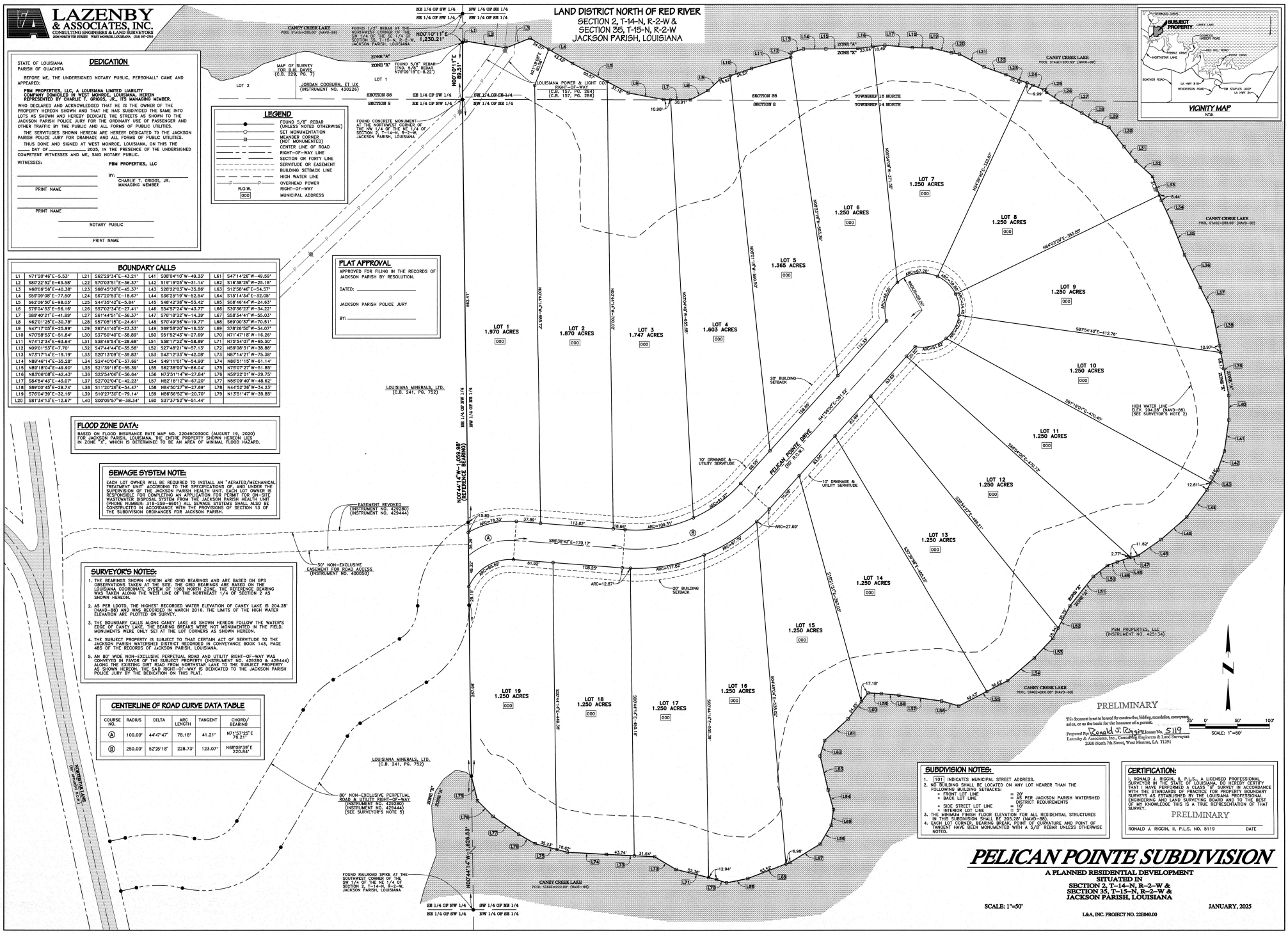
LAZENBY & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
2000 NORTH 7TH STREET WEST MONROE, LOUISIANA (318) 387-4720

LAND DISTRICT NORTH OF RED RIVER
SECTION 2, T-14-N, R-2-W & SECTION 35, T-15-N, R-2-W
JACKSON PARISH, LOUISIANA



DEDICATION

STATE OF LOUISIANA
PARISH OF OUACHITA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY CAME AND APPEARED:

PBM PROPERTIES, LLC, A LOUISIANA LIMITED LIABILITY COMPANY DOMICILED IN WEST MONROE, LOUISIANA, HEREIN REPRESENTED BY CHARLIE T. GRIGGS, JR., ITS MANAGING MEMBER.

WHO DECLARED AND ACKNOWLEDGED THAT HE IS THE OWNER OF THE PROPERTY HEREON SHOWN AND THAT HE HAS SUBDIVIDED THE SAME INTO LOTS AS SHOWN AND HEREBY DEDICATE THE STREETS AS SHOWN TO THE JACKSON PARISH POLICE JURY FOR THE ORDINARY USE OF PASSENGER AND OTHER TRAFFIC BY THE PUBLIC AND ALL FORMS OF PUBLIC UTILITIES.

THE SERVITUDES SHOWN HEREON ARE HEREBY DEDICATED TO THE JACKSON PARISH POLICE JURY FOR DRAINAGE AND ALL FORMS OF PUBLIC UTILITIES.

THUS DONE AND SIGNED AT WEST MONROE, LOUISIANA, ON THIS THE ____ DAY OF _____, 2025, IN THE PRESENCE OF THE UNDERSIGNED COMPETENT WITNESSES AND ME, SAID NOTARY PUBLIC.

WITNESSES:

_____ PRINT NAME

_____ PRINT NAME

PBM PROPERTIES, LLC

BY: _____
CHARLIE T. GRIGGS, JR.
MANAGING MEMBER

_____ NOTARY PUBLIC

_____ PRINT NAME

LEGEND

- FOUND 5/8" REBAR (UNLESS NOTED OTHERWISE)
- SET MONUMENTATION
- MEANDER CORNER (NOT MONUMENTED)
- CENTER LINE OF ROAD
- RIGHT-OF-WAY LINE
- SECTION OR FORTY LINE
- SERVITUDE OR EASEMENT
- BUILDING SETBACK LINE
- HIGH WATER LINE
- OVERHEAD POWER
- R.O.W. RIGHT-OF-WAY
- 000 MUNICIPAL ADDRESS

BOUNDARY CALLS

L1	N71°20'46"E-5.53'	L21	S62°29'34"E-43.21'	L41	S08°04'10"W-49.33'	L61	S47°14'26"W-49.59'
L2	S80°22'52"E-63.58'	L22	S70°03'51"E-36.37'	L42	S19°19'05"W-31.14'	L62	S16°38'29"W-25.18'
L3	N68°06'56"E-40.38'	L23	S68°45'30"E-45.37'	L43	S28°22'03"W-35.86'	L63	S12°58'46"E-54.57'
L4	S59°09'08"E-77.50'	L24	S67°20'53"E-18.67'	L44	S36°25'15"W-52.54'	L64	S15°14'34"E-52.05'
L5	S62°06'50"E-98.03'	L25	S44°35'42"E-5.84'	L45	S48°42'36"W-53.42'	L65	S08°46'44"W-24.63'
L6	S79°04'53"E-56.16'	L26	S57°02'34"E-27.41'	L46	S54°57'24"W-43.77'	L66	S30°36'23"W-34.22'
L7	S89°40'21"E-41.89'	L27	S61°44'51"E-36.37'	L47	S76°18'32"W-14.39'	L67	S58°34'41"W-55.03'
L8	N82°01'25"E-30.78'	L28	S57°05'15"E-24.61'	L48	S70°49'36"W-19.77'	L68	S69°00'37"W-70.51'
L9	N47°17'05"E-25.99'	L29	S67°41'40"E-23.33'	L49	S69°58'20"W-16.55'	L69	S78°26'50"W-34.07'
L10	N70°58'53"E-51.84'	L30	S37°50'40"E-38.89'	L50	S51°52'43"W-27.69'	L70	N71°47'18"W-16.26'
L11	N74°12'34"E-63.64'	L31	S38°46'54"E-28.68'	L51	S38°17'22"W-58.89'	L71	N70°54'07"W-65.30'
L12	N09°01'53"E-7.70'	L32	S47°44'44"E-35.58'	L52	S27°48'21"W-57.13'	L72	N59°08'31"W-38.88'
L13	N73°17'14"E-19.19'	L33	S20°13'09"E-59.83'	L53	S43°12'33"W-42.08'	L73	N87°14'21"W-75.38'
L14	N89°46'14"E-35.28'	L34	S24°40'04"E-37.69'	L54	S49°11'01"W-54.90'	L74	N86°51'15"W-61.14'
L15	N89°18'04"E-49.90'	L35	S21°39'18"E-55.39'	L55	S62°38'00"W-86.04'	L75	N75°07'27"W-51.85'
L16	N83°06'08"E-42.43'	L36	S25°54'06"E-56.64'	L56	N73°51'14"W-27.84'	L76	N59°22'01"W-29.75'
L17	S84°54'43"E-43.07'	L37	S27°02'04"E-42.23'	L57	N82°18'12"W-67.20'	L77	N55°09'40"W-48.62'
L18	S89°00'45"E-29.74'	L38	S11°20'26"E-54.47'	L58	N84°50'27"W-27.69'	L78	N44°52'36"W-34.23'
L19	S76°04'39"E-32.16'	L39	S10°27'30"E-79.14'	L59	N86°56'02"W-20.70'	L79	N13°51'47"W-39.85'
L20	S81°34'13"E-12.67'	L40	S00°09'57"W-38.34'	L60	S37°37'52"W-51.44'		

FLAT APPROVAL

APPROVED FOR FILING IN THE RECORDS OF JACKSON PARISH BY RESOLUTION.

DATED: _____

JACKSON PARISH POLICE JURY

BY: _____

FLOOD ZONE DATA:

BASED ON FLOOD INSURANCE RATE MAP NO. 22049C0300C (AUGUST 19, 2020) FOR JACKSON PARISH, LOUISIANA, THE ENTIRE PROPERTY SHOWN HEREON LIES IN ZONE "X", WHICH IS DETERMINED TO BE AN AREA OF MINIMAL FLOOD HAZARD.

SEWAGE SYSTEM NOTE:

EACH LOT OWNER WILL BE REQUIRED TO INSTALL AN "AERATED/MECHANICAL TREATMENT UNIT" ACCORDING TO THE SPECIFICATIONS OF, AND UNDER THE SUPERVISION OF THE JACKSON PARISH HEALTH UNIT. EACH LOT OWNER IS RESPONSIBLE FOR COMPLETING AN APPLICATION FOR PERMIT FOR ON-SITE SEWAGE DISPOSAL/TREATMENT AND PAYING THE PERMIT FEE TO THE HEALTH UNIT (PHONE NUMBER: 318-259-8801). ALL SEWAGE SYSTEMS SHALL ALSO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 13 15 OF THE SUBDIVISION ORDINANCES FOR JACKSON PARISH.

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE BASED ON GPS OBSERVATIONS TAKEN AT THE SITE. THE GRID BEARINGS ARE BASED ON THE LOUISIANA COORDINATE SYSTEM OF 1983, NORTH ZONE. THE REFERENCE BEARING WAS TAKEN ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 2 AS SHOWN HEREON.
2. AS PER LDOTD, THE HIGHEST RECORDED WATER ELEVATION OF CANEY LAKE IS 204.28' (NAVD-88) AND WAS RECORDED IN MARCH 2016. THE LIMITS OF THE HIGH WATER ELEVATION ARE PLOTTED ON SURVEY.
3. THE BOUNDARY CALLS ALONG CANEY LAKE AS SHOWN HEREON FOLLOW THE WATER'S EDGE OF CANEY LAKE. THE BEARING BREAKS WERE NOT MONUMENTED IN THE FIELD. MONUMENTS WERE ONLY SET AT THE LOT CORNERS AS SHOWN HEREON.
4. THE SUBJECT PROPERTY IS SUBJECT TO THAT CERTAIN ACT OF SERVITUDE TO THE JACKSON PARISH WATERSHED DISTRICT RECORDED IN CONVEYANCE BOOK 143, PAGE 485 OF THE RECORDS OF JACKSON PARISH, LOUISIANA.
5. AN 80' WIDE NON-EXCLUSIVE PERPETUAL ROAD AND UTILITY RIGHT-OF-WAY WAS CONVEYED TO THE LOUISIANA DEPARTMENT OF HEALTH (INSTRUMENT NO. 429280 & 429444) ALONG THE EXISTING DIRT ROAD FROM NORTHSTAR LANE TO THE SUBJECT PROPERTY AS SHOWN HEREON. THE SAID RIGHT-OF-WAY IS DEDICATED TO THE JACKSON PARISH POLICE JURY BY THE DEDICATION ON THIS PLAT.

CENTERLINE OF ROAD CURVE DATA TABLE

COURSE NO.	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD/ BEARING
(A)	100.00'	44°47'47"	78.18'	41.21'	N71°57'25"E 76.21'
(B)	250.00'	52°25'18"	228.73'	123.07'	N68°08'39"E 220.84'

SUBDIVISION NOTES:

1. 101 INDICATES MUNICIPAL STREET ADDRESS.
2. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN THE FOLLOWING BUILDING SETBACKS:
   - FRONT LOT LINE = 20'
   - BACK LOT LINE = AS PER JACKSON PARISH WATERSHED DISTRICT REQUIREMENTS
   - SIDE STREET LOT LINE = 10'
   - INTERIOR LOT LINE = 5'
3. THE MINIMUM FINISH FLOOR ELEVATION FOR ALL RESIDENTIAL STRUCTURES IN THIS SUBDIVISION SHALL BE 205.28' (NAVD-88).
4. EACH LOT CORNER, BEARING BREAK, POINT OF CURVATURE AND POINT OF TANGENT HAVE BEEN MONUMENTED WITH A 5/8" REBAR UNLESS OTHERWISE NOTED.

CERTIFICATION:

I, RONALD J. RIGGIN, II, P.L.S., A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF LOUISIANA, DO HEREBY CERTIFY THAT I HAVE PERFORMED A CLASS "B" SURVEY IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD AND TO THE BEST OF MY KNOWLEDGE THIS IS A TRUE REPRESENTATION OF THAT SURVEY.

PRELIMINARY

RONALD J. RIGGIN, II, P.L.S. NO. 5119 DATE

PRELIMINARY

This document is not to be used for construction, bidding, recordation, conveyance, sales, or as the basis for the issuance of a permit.

Prepared By: Ronald J. Riggin, II License No. 5119
Lazenby & Associates, Inc., Consulting Engineers & Land Surveyors
2000 North 7th Street, West Monroe, LA 71291

SCALE: 1"=50'

PELICAN POINTE SUBDIVISION

A PLANNED RESIDENTIAL DEVELOPMENT
SITUATED IN
SECTION 2, T-14-N, R-2-W &
SECTION 35, T-15-N, R-2-W &
JACKSON PARISH, LOUISIANA

SCALE: 1"=50' JANUARY, 2025

L&A, INC. PROJECT NO. 22B040.00