SABINE POINTE SUBDIVISION

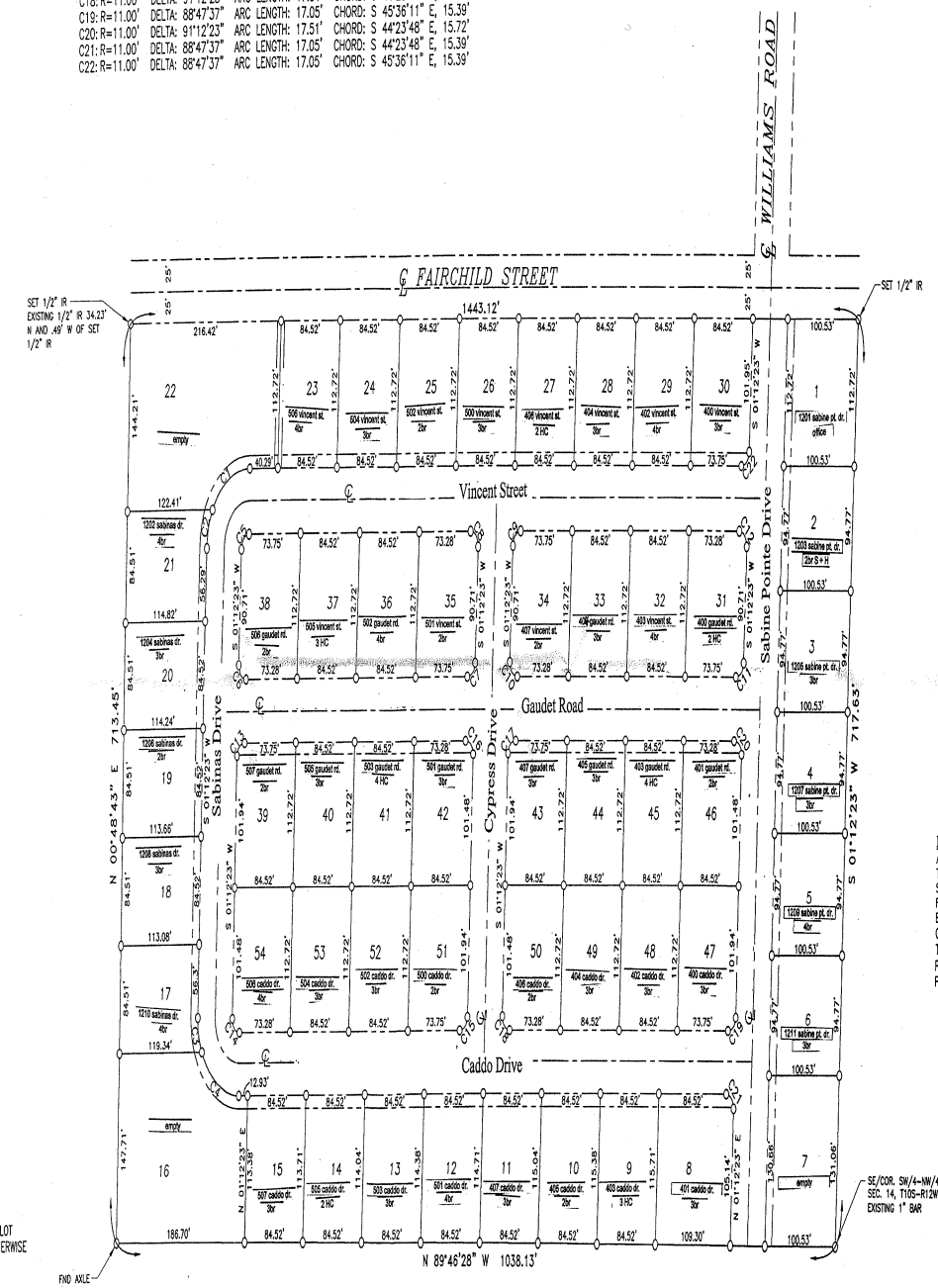
SCALE: 1"=100'

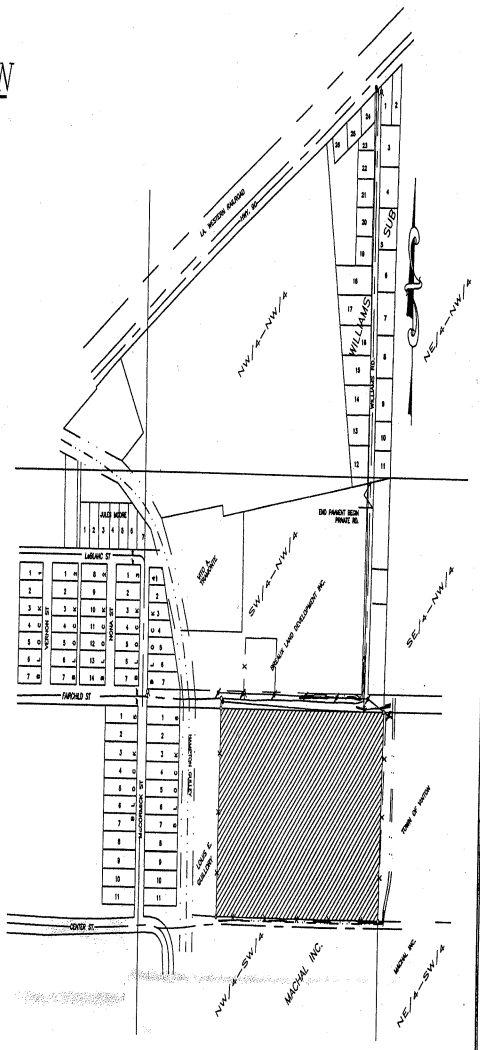
SITUATED IN:

SECTION 14, TOWNSHIP 10 SOUTH, RANGE 12 WEST
LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA

CURVE DATA TABLE

C1: R=61.00'	DELTA: 61°04'30"	ARC LENGTH: 65.02'	CHORD: S 59°27'45" W,	61.99'
C2: R=61.00'	DELTA: 27°43'07"	ARC LENGTH: 29.51'	CHORD: S 15°03'56" W,	29.22'
C3: R=61.00'	DELTA: 27°04'03"	ARC LENGTH: 29.17'	CHORD: S 12°29'38" E,	28.90'
C4: R=61.00'	DELTA: 63°48'20"	ARC LENGTH: 67.93'	CHORD: S 58°05'50" E,	64.47'
C5: R=11.00'	DELTA: 88°47'37"	ARC LENGTH: 17.05'	CHORD: S 45°36'11" E,	15.39'
C6: R=11.00'	DELTA: 91°12'23"	ARC LENGTH: 17.51'	CHORD: S 44°23'48" E,	15.72'
C7: R=11.00'	DELTA: 88°47'37"	ARC LENGTH: 17.05'	CHORD: S 45°36'11" E,	15.39'
C8: R=11.00'	DELTA: 91°12'23"	ARC LENGTH: 17.51'	CHORD: S 44°23'48" E,	15.72'
C9: R=11.00'	DELTA: 88°47'37"	ARC LENGTH: 17.05'	CHORD: S 45°36'11" E,	15.39'
C10: R=11.00'	DELTA: 91°12'23"	ARC LENGTH: 17.51'	CHORD: S 44°23'48" E,	15.72'
C11: R=11.00'	DELTA: 88°47'37"	ARC LENGTH: 17.05'	CHORD: S 45°36'11" E,	15.39'
C12: R=11.00'	DELTA: 91°12'23"	ARC LENGTH: 17.51'	CHORD: S 44°23'48" E,	15.72'
C13: R=11.00'	DELTA: 88°47'37"	ARC LENGTH: 17.05'	CHORD: S 45°36'11" E,	15.39'
C14: R=11.00'	DELTA: 91°12'23"	ARC LENGTH: 17.51'	CHORD: S 44°23'48" E,	15.72'
C15: R=11.00'	DELTA: 88°47'37"	ARC LENGTH: 17.05'	CHORD: S 45°36'11" E,	15.39'
C16: R=11.00'	DELTA: 91°12'23"	ARC LENGTH: 17.51'	CHORD: S 44°23'48" E,	15.72'
C17: R=11.00'	DELTA: 88°47'37"	ARC LENGTH: 17.05'	CHORD: S 45°36'11" E,	15.39'
C18: R=11.00'	DELTA: 91°12'23"	ARC LENGTH: 17.51'	CHORD: S 44°23'48" E,	15.72'
C19: R=11.00'	DELTA: 88°47'37"	ARC LENGTH: 17.05'	CHORD: S 45°36'11" E,	15.39'
C20: R=11.00'	DELTA: 91°12'23"	ARC LENGTH: 17.51'	CHORD: S 44°23'48" E,	15.72'
C21: R=11.00'	DELTA: 88°47'37"	ARC LENGTH: 17.05'	CHORD: S 44°23'48" E,	15.39'
C22: R=11.00'	DELTA: 88°47'37"	ARC LENGTH: 17.05'	CHORD: S 45°36'11" E,	15.39'





VICINITY PLAN
SCALE: 1"=2000'

SURVEYOR'S NOTE:
NO CORNERS SET AT LOT CORNERS UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS:
ALL BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA STATE PLAIN COORDINATES, GRID, NAD83, LA SOUTH ZONE 1702.

FLOOD ZONE INFORMATION:
FIRM COMMUNITY-PANEL NO. 220042 0001 B
MAP REVISED: JULY 16, 1981
PROPERTY IS IN ZONE "B"

SERVITUDES RESEARCH NOTE:
THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

DESCRIPTION OF SABINE POINTE SIBDIVISION:
A TRACT OR PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF NORTHWEST QUARTER (SW/4-NW/4) OF SECTION 14, TOWNSHIP 10 SOUTH, RANGE 12 WEST, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT AN EXISTING 1" BAR, BEING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF NORTHWEST QUARTER (SW/4-NW/4) OF SECTION 14, TOWNSHIP 10 SOUTH, RANGE 12 WEST; THENCE NORTH 89°46'28" WEST A DISTANCE OF 1038.16 FEET TO AN EXISTING AXLE; THENCE NORTH 00°48'43" WEST A DISTANCE OF 713.45 FEET TO AN SET 1/2" IRON ROD; THENCE SOUTH 90°00'00" EAST A DISTANCE OF 1043.28 FEET TO A SET 1/2" IRON ROD; THENCE SOUTH 01°12'23" WEST A DISTANCE OF 717.63 FEET TO POINTE OF COMMENCEMENT, CONTAINING 17.1 ACRES MORE OR LESS.

EASEMENT RESTRICTION NOTE:
ALL AREAS SHOWN AS EASEMENTS ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING OR STRUCTURES OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED WITHIN THE LIMITS OF ANY EASEMENT SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE EASEMENT IS GRANTED.

SEWAGE DISPOSAL:
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF CALCASIEU PARISH.

ROBERT DENISON

DEDICATION:
THE RIGHT OF WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO BUILDINGS, STRUCTURES, OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.

CERTIFICATIONS:
THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

CERTIFICATIONS:
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND WAS PERFORMED IN ACCORDANCE WITH THE APPLICABLE PROFESSIONAL AND OCCUPATIONAL STANDARDS PER LOUISIANA ADMINISTRATIVE CODE, TITLE 46, PART LXI, CHAPTER 25, FOR A CLASS "C" SURVEY AS DEFINED IN SUBPART #2505.

SURVEY AND MAP BY:

K. CARL JOHNSON
LA. REG. NO. 4866
MAY 28, 2007

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235 LEWIS STREET
SULPHUR, LOUISIANA

WO. No. SABINE POINT