

THE GROVE @ GARRETT FARM

PHASE 1

SHREVEPORT, LOUISIANA

SHOWING A 17.139 ACRE TRACT OF LAND LOCATED IN THE NE/4 OF SECTION 19, T16N, R13W CADDO PARISH, LOUISIANA

Line	Radius	Arc Length	Chord Bearing	Chord Length
C-1	312.50'	67.95'	S83°20'45"E	67.82'
C-2	312.50'	73.37'	S70°23'26"E	73.20'
C-3	289.00'	24.09'	S66°03'12"E	24.09'
C-4	289.00'	60.06'	S74°23'43"E	59.95'
C-5	1175.00'	25.86'	S80°58'47"E	25.86'
C-6	1175.00'	92.29'	S83°51'37"E	92.27'
C-7	1175.00'	88.03'	S88°15'24"E	88.01'
C-8	1175.00'	85.48'	N87°30'46"E	85.47'
C-9	1175.00'	10.89'	N85°09'47"E	10.89'
C-10	239.00'	70.48'	N76°27'00"E	70.22'
C-11	239.00'	45.14'	N62°35'28"E	45.07'
C-12	261.00'	28.18'	N60°16'24"E	28.16'
C-13	261.00'	56.69'	N69°35'19"E	56.58'
C-14	261.00'	56.95'	N82°03'42"E	56.84'
C-15	20.00'	30.69'	S28°40'51"W	27.77'
C-16	295.00'	36.24'	S11°14'43"W	36.22'
C-17	20.00'	28.55'	S26°07'44"E	26.19'
C-18	60.00'	56.45'	N86°01'35"E	54.39'
C-19	75.00'	7.81'	N62°03'27"E	7.81'
C-20	75.00'	41.68'	N80°57'36"E	41.14'
C-21	75.00'	35.75'	S69°27'56"E	35.41'
C-22	75.00'	28.68'	S44°51'24"E	28.50'
C-23	75.00'	29.64'	S22°34'55"E	29.44'
C-24	75.00'	28.79'	S00°15'58"E	28.61'
C-25	75.00'	29.15'	S21°51'53"W	28.97'
C-26	75.00'	32.90'	S45°34'04"W	32.64'
C-27	75.00'	49.87'	S77°11'05"W	48.96'
C-28	75.00'	20.09'	N76°05'38"W	20.03'
C-29	75.00'	55.06'	N47°23'25"W	53.83'
C-30	75.00'	5.08'	N24°25'01"W	5.08'
C-31	80.00'	62.20'	N44°44'55"W	60.64'
C-32	20.00'	28.55'	S72°05'04"W	26.19'
C-33	295.00'	49.00'	S35°56'58"W	48.94'
C-34	245.00'	87.64'	N34°41'00"E	87.17'
C-35	245.00'	126.64'	N09°37'41"E	125.23'
C-36	245.00'	43.20'	N10°13'53"W	43.15'
C-37	20.00'	30.69'	N59°14'52"W	27.77'
C-38	1225.00'	121.00'	S79°37'03"W	120.95'
C-39	1225.00'	15.01'	S82°47'54"W	15.01'
C-40	1225.00'	53.71'	S84°24'20"W	53.71'
C-41	1225.00'	81.62'	S87°34'14"W	81.60'
C-42	1225.00'	53.19'	N89°16'37"W	53.18'
C-43	1225.00'	81.38'	N86°07'48"W	81.37'
C-44	1225.00'	53.59'	N82°58'25"W	53.58'
C-45	239.00'	35.75'	N86°00'19"W	35.71'
C-46	239.00'	30.13'	S86°05'54"W	30.11'
C-47	112.50'	27.33'	S75°31'37"W	27.26'
C-48	112.50'	18.92'	S63°44'55"W	18.90'
C-49	103.50'	35.62'	S68°47'23"W	35.45'
C-50	103.50'	21.27'	S84°32'15"W	21.23'

Notes:

This property is located in Flood Zone "X", as per National Flood Insurance Rate Map Community Number 220361, Map Panel Number 22017C0605H, Effective 5/19/2014.

Building setback shall be in compliance with the Metropolitan Planning Commission.

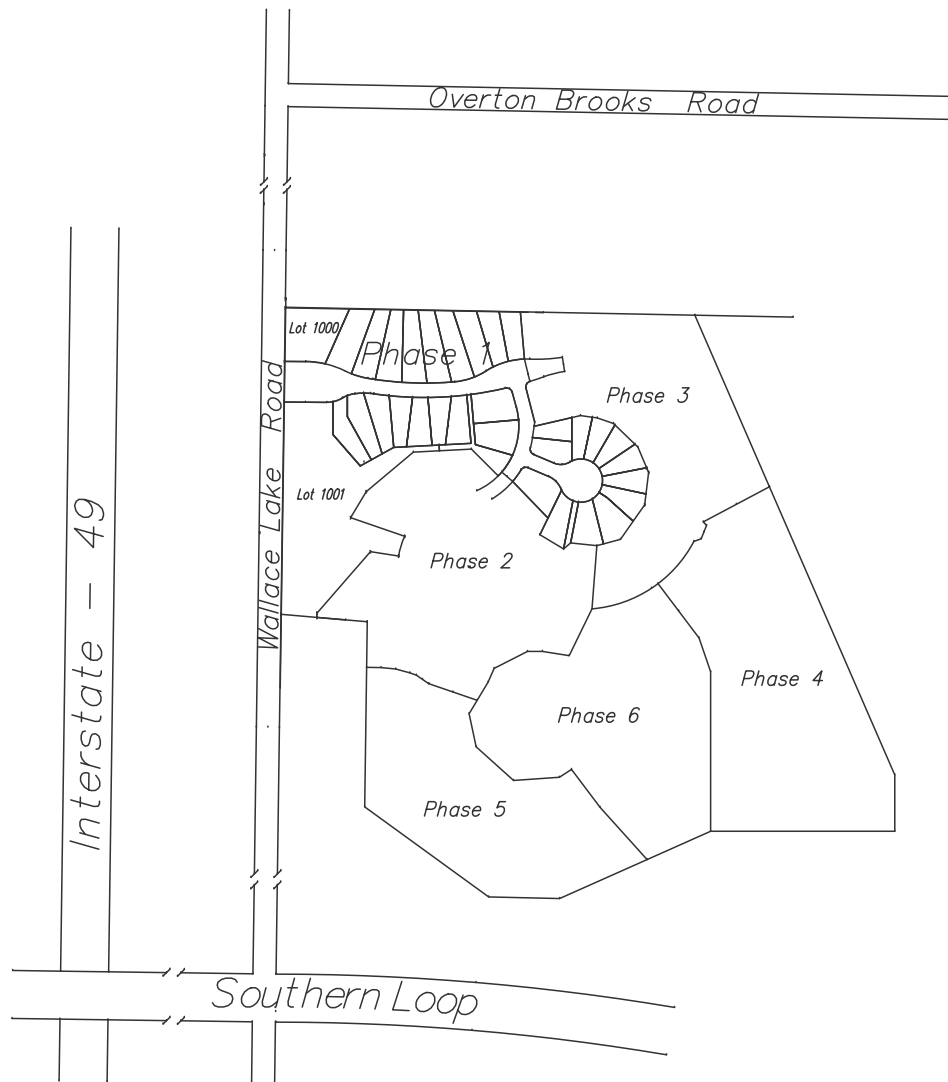
Surveyed in accordance with the applicable Standards of Practice as stipulated in LAC Title 46:LXI, Chapter 29 as adopted on January 1, 2012. Based on the current Classification "B" survey.

All Bearings and Distances shown hereon are based on the Louisiana State Plane Coordinate System, NAD83 LA North Zone.

This plat is in accordance with R.S. 33:5051 and with the City, Parish and Metropolitan Planning Commission Subdivision Ordinances.

Unless otherwise noted 1/2" Iron Pipes set on all corners.

Approval of this plat by the Parish of Caddo does not constitute an acceptance by the Parish of Caddo to the Public of any streets, drainage, or other right-of-way as shown on this plat. All streets and all drainage shall be in compliance with Chapter 22 of the Code of Ordinance of the Parish of Caddo. In accordance with Chapter 22 of the Code of Ordinance of the Parish of Caddo and La. R.S. 33:5051C. (i) the approval of this plat shall not constitute acceptance by the public of the dedication of any street or other public way, park or space. Such approval can be effected only by action of the Parish Commission.



Vicinity Map

NOT TO SCALE

APPROVAL:

MAYOR OF SHREVEPORT DATE

APPROVAL:

METROPOLITAN PLANNING COMMISSION DATE
BY: EXECUTIVE DIRECTOR

CITY ENGINEER DATE

WE THE UNDERSIGNED OWNER(S) HEREBY APPROVE THIS SUBDIVISION PLAT.

PROVENANCE DEVELOPMENT COMPANY, L.L.C. DATE:
BY: DAVID M. ALEXANDER, MANAGER

I hereby certify that this Subdivision plat is in compliance with Ordinance No. 115 of 1970 and amendments thereto.

Michael P. Bowman, P.L.S. Date:
Louisiana Reg. No. 4693

Accepted by City Council Res. No. _____ of 2019.

Dedication:

The undersigned owner dedicates to the public use in perpetuity the streets and servitudes for utilities and drainage as shown on this subdivision plat. For valuable consideration the undersigned owner hereby grants unto Southwestern Electric Power Company, Bell South Telecommunications, Inc. and/or any other utility, public or private, their respective successors and or assigns exclusively and in perpetuity as a covenant running with the land the right to go upon the servitude for utilities 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 the undersigned owners agree to hold harmless the City of Shreveport for damages due to changes in street grades. Binding herein their heirs, successors and assigns.

PROJECT TEAM

CLIENT: PROVENANCE DEVELOPMENT COMPANY
1068 BRIDGEWATER AVENUE
SHREVEPORT, LA 71106

CONTACT: MR. JOHNNY BRIDGES
PHONE: (318) 344-4143

MR. JUSTIN SEVER
PHONE: (318) 464-1884

ENGINEER OF RECORD

ENGINEER: **Landmark**
ENGINEERING GROUP
3440 38TH AVENUE, SUITE 4
MOLINE, IL 61265

CONTACT: MR. MICHAEL SHAMBE, P.E.
PHONE: (309) 755-3400

SURVEYOR OF RECORD

JOHN R. BOWMAN & ASSOC., INC.
3833 SOUTHERN AVENUE
SHREVEPORT, LA 71106
PHONE (318) 865-9540

NO.	DESCRIPTION	DATE
1	PLAT REVISION	5/06/2019

Landmark
ENGINEERING GROUP
3440 38TH AVENUE, SUITE 4
MOLINE, IL 61265
(309) 755-3400
FAX (309) 755-5622
CIVIL ENGINEERING AND LAND SURVEYING
LOUISIANA DESIGN FIRM REGISTRATION NUMBER EP6418



THE GROVE @ GARRETT FARM - PHASE 1
THE GROVE @ GARRETT FARM
SHREVEPORT, LOUISIANA

DATE: 05/07/2019
DRAWN BY: HLG
CHECKED BY: MB

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01-18-1430