

**PLAT OF SURVEY AND DIVISION OF A 47.839 ACRE TRACT
LOCATED IN SECTION 40, T5S-R8E, TANGIPAHOA PARISH, LOUISIANA
RIVER BEND ESTATES FINAL PLAT**

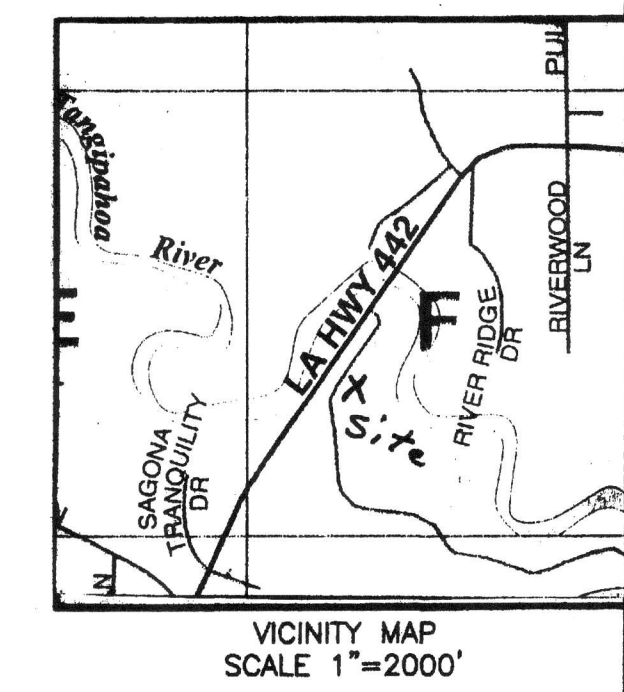
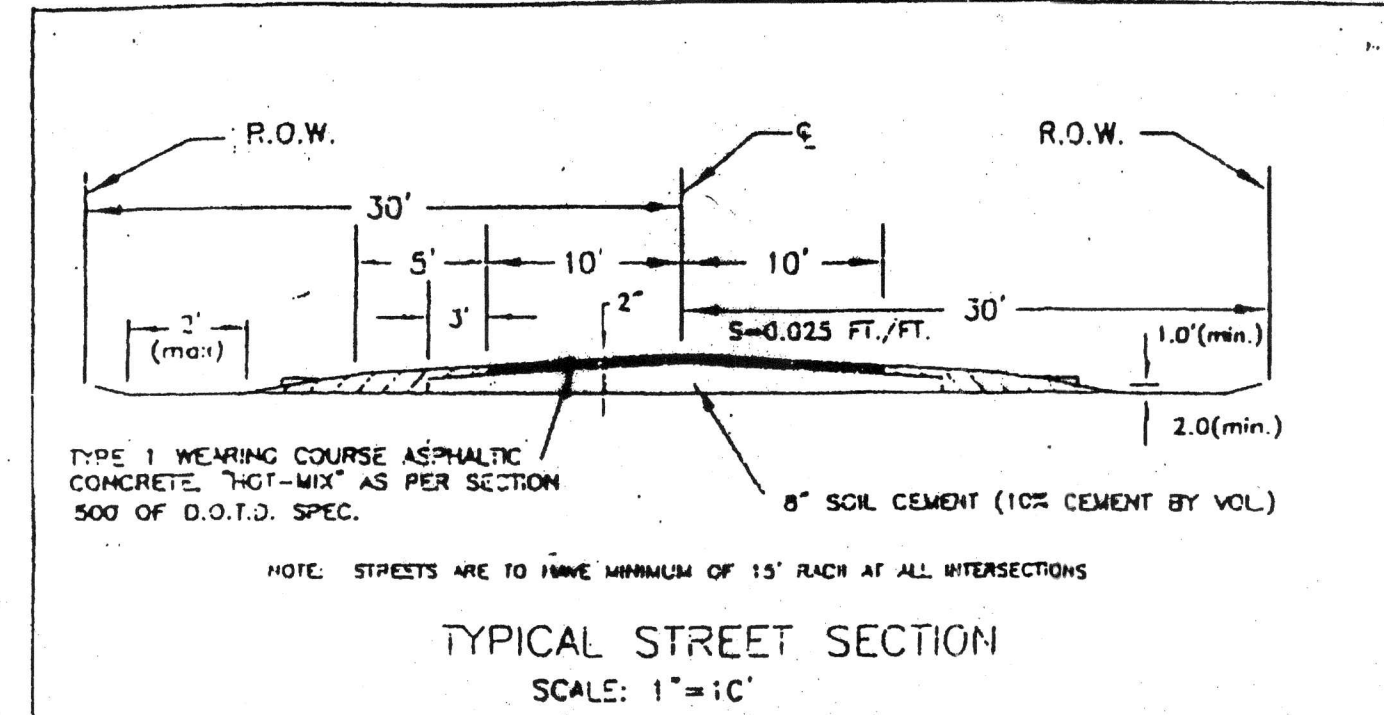
LEGAL DESCRIPTION
A certain tract or parcel of land located in Section 40, T5S-R8E, Tangipahoa Parish, Louisiana, being more fully described as follows:

Commencing at a point East for a distance of 800.00 feet from the southwest corner of Lot 7 of the subdivision of Section 40, T5S-R8E to the POINT OF BEGINNING;

THENCE North 25 degrees 47 minutes 00 seconds East for a distance of 524.87 feet to a point and corner;
THENCE South 63 degrees 57 minutes 15 seconds East for a distance of 64.87 feet to a point and corner;
THENCE North 28 degrees 02 minutes 41 seconds East for a distance of 144.85 feet to a point and corner;
THENCE North 63 degrees 56 minutes 28 seconds West for a distance of 65.63 feet to a point and corner;
THENCE North 25 degrees 47 minutes 00 seconds East for a distance of 324.80 feet to a point and corner;
THENCE North 64 degrees 26 minutes 10 seconds West for a distance of 197.48 feet to a point and corner;
THENCE North 35 degrees 16 minutes 15 seconds East for a distance of 235.19 feet to a point and corner;
THENCE North 35 degrees 02 minutes 23 seconds East for a distance of 543.00 feet to a point and corner;
THENCE South 46 degrees 15 minutes 00 seconds East for a distance of 634.00 feet to a point and corner;
THENCE South 02 degrees 45 minutes 00 seconds East for a distance of 428.15 feet to a point and corner;
THENCE South 35 degrees 00 minutes 00 seconds East for a distance of 150.00 feet to a point and corner;
THENCE South 64 degrees 15 minutes 00 seconds East for a distance of 184.00 feet to a point and corner;
THENCE South 62 degrees 30 minutes 00 seconds East for a distance of 875.70 feet to a point and corner;
THENCE North 00 degrees 00 minutes 00 seconds West for a distance of 629.24 feet to a point and corner;
THENCE North 90 degrees 00 minutes 00 seconds West for a distance of 456.62 feet to a point and corner;
THENCE North 80 degrees 00 minutes 00 seconds West for a distance of 2014.04 feet to the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 47.839 acres more or less.



WILLIAM F. MCLINDEN, JR.
506 YORKSHIRE DRIVE
EULESS, TX. 76038

ACCEPTANCE

PARISH PRESIDENT: *Harold A. Beyer* 4-07-08
PLANNING COMMISSION CHAIRMAN: *William F. McInden, Jr.*
BUILDING OFFICIAL: *Andy Jones*
REVIEW ENGINEER: *Robert C. Barrilleaux* 04/07/08
PRESIDENT OF DRAINAGE DISTRICT: *William F. McInden, Jr.* 04/07/08
DIRECTOR OF PUBLIC WORK: *David J. C.* 04/07/08

REAL LOT LINE DRAINAGE SERVITUDE

DENOTES DRAINAGE

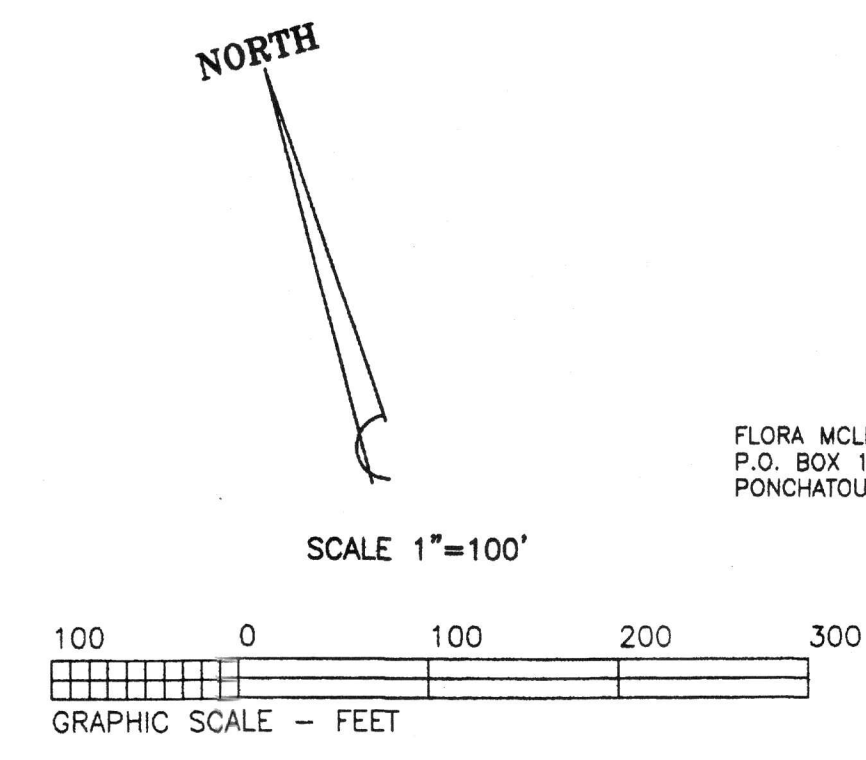
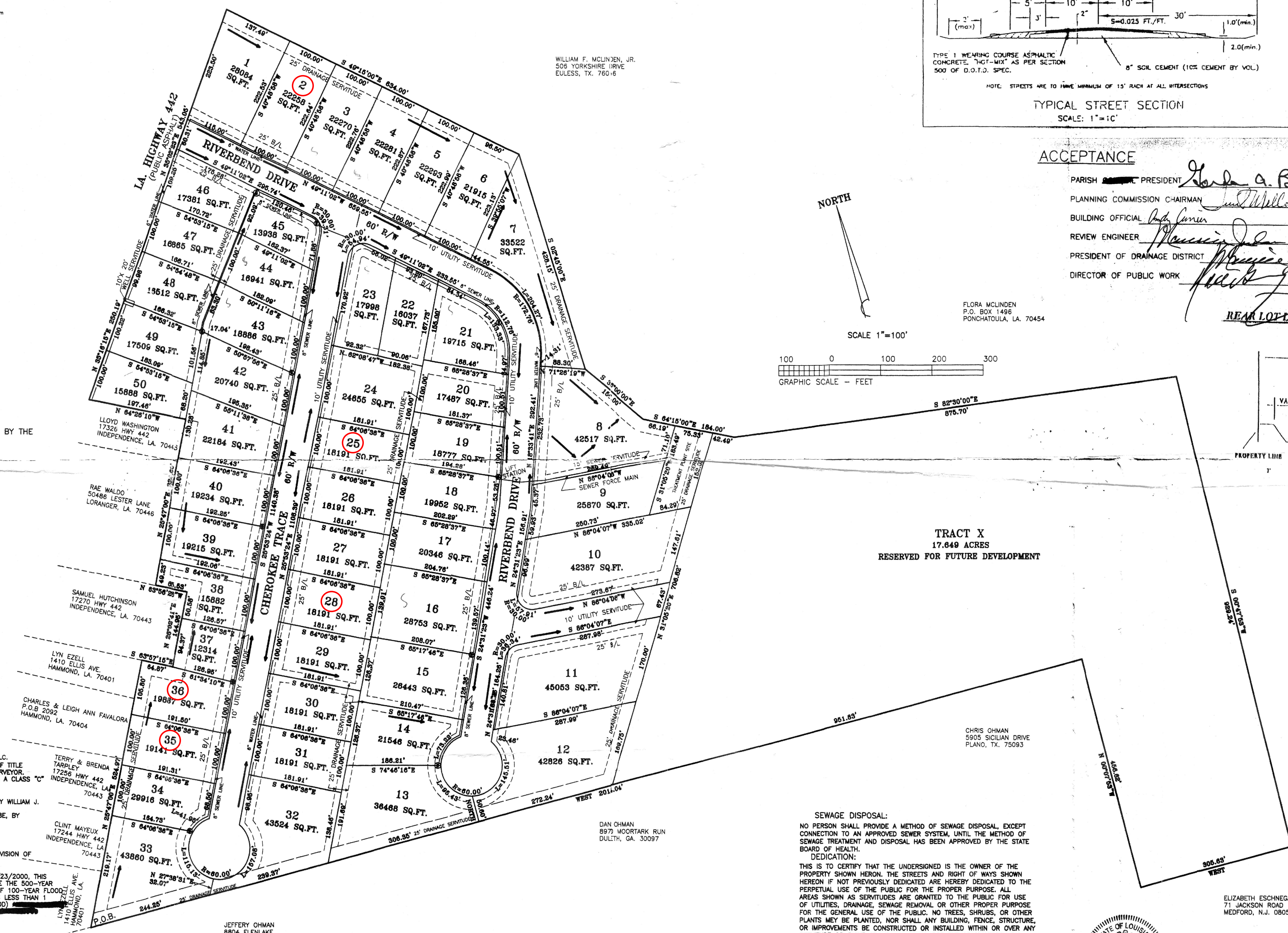
ALL CULVERTS MUST BE 18" MINIMUM UNLESS APPROVED BY THE PARISH ENGINEER OR DIRECTOR OF PUBLIC WORKS.

GENERAL NOTES:

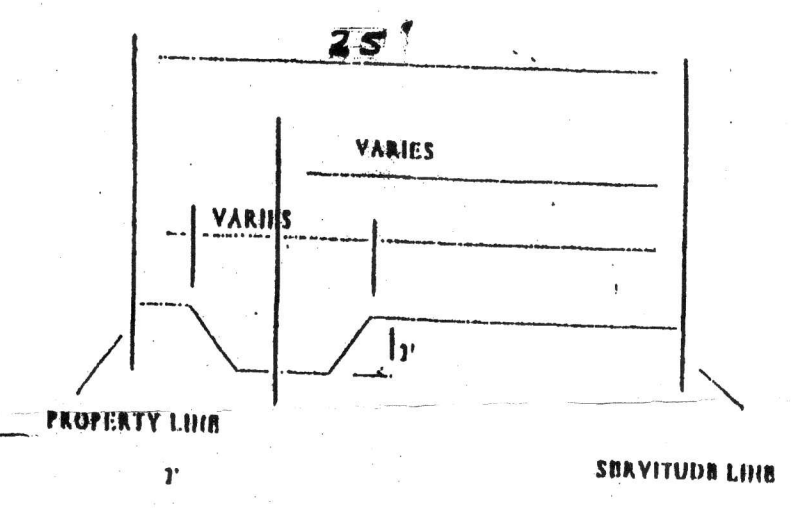
- LOT 7: NOT FOR BUILDING
- TOTAL ACRES: 47.839
- TOTAL LOTS: 50
- WATER: FRENCH SETTLEMENT WATER COMPANY
- SEWER: COMMUNITY APPROVED SYSTEM
- ELECTRICITY: ENTERGY
- BUILDING SETBACK: 25' FRONT
5' SIDE
20' BACK

NOTES:

- THIS PLAT DONE AT THE REQUEST OF DAVID REED CONSTRUCTION, LLC.
 - THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE AND WAS BASED SOLELY UPON THE INFORMATION PROVIDED TO THE SURVEYOR.
 - THIS PLAT IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS FOR A CLASS "C" SURVEY.
- REFERENCES:**
- PLAT OF RIVER BEND ESTATES LOCATED IN SECTION 40, T5S-R8E, BY WILLIAM J. BODIN, JR., C.E. & P.L.S., DATED 09/13/1999.
 - PLAT OF CHEROKEE RIDGE ESTATES LOCATED IN SECTION 40, T5S-R8E, BY A. J. ZABBA, C.E., DATED 04/01/1977.
- BASE BEARINGS:**
N 25°47'00"E FROM REFERENCE #1.
- P.O.B.**
LOCATED 800.0' EAST OF THE SOUTHWEST CORNER OF LOT 7 OF SUBDIVISION OF SECTION 40, T5S-R8E.
- FLOOD CERTIFICATION:**
ACCORDING TO FEMA FIRM PANEL 220206 0175 E, EFFECTIVE DATE 08/23/2000, THIS PROPERTY LIES IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN); FLOOD ZONE "X" (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD; WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD)



TRACT X
17.649 ACRES
RESERVED FOR FUTURE DEVELOPMENT



JANE CORE
8102 TALMADGE ROAD
FOLSOM, LA. 70437

CHRIS OHMAN
5905 SICILIAN DRIVE
PLANO, TX. 75093

DAN OHMAN
8970 MOORTARK RUN
DULUTH, GA. 30097

JEFFERY OHMAN
8804 ELENLAKE
AUSTIN, TX. 78730

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 STATE BOARD OF HEALTH.

DEDICATION:
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE PROPERTY SHOWN HEREON. THE STREETS AND RIGHT OF WAYS SHOWN HEREON IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR THE PROPER PURPOSE. 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 TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT OF WAY IS GRANTED.



G. L. Lessard, Sr.
G. L. LESSARD, SR.
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 4823
DATE: SEPTEMBER 7, 2006
DRAWN BY: SANDRA LANDRY

ROY EDWARDS
LAND SURVEYING, INC.
POST OFFICE BOX 632
SPRINGFIELD, LOUISIANA 70462
PHONE: (985) 386-6495

Robert C. Barrilleaux
BARRILLEAUX & ASSOCIATES, INC.
ROBERT C. BARRILLEAUX
PROFESSIONAL CIVIL ENGINEER
REGISTRATION NO. 28869

David Reed 3-13-08
DAVID REED
P.O. BOX 439
LORANGER, LA. 70446
985-878-3217