

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner (s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines and dedicate all roads and streets to private use.

_____ 2023 _____ Owner
 _____ Owner
 _____ Owner

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Sabine Parish Planning Commission and that the monuments have been placed as shown hereon, to specifications of the Sabine Parish Police Jury.

_____ 2023 _____
 DOUGLAS W. DOCKENS
 P.L.S. NO 4663

CERTIFICATE OF APPROVAL FOR RECORDING

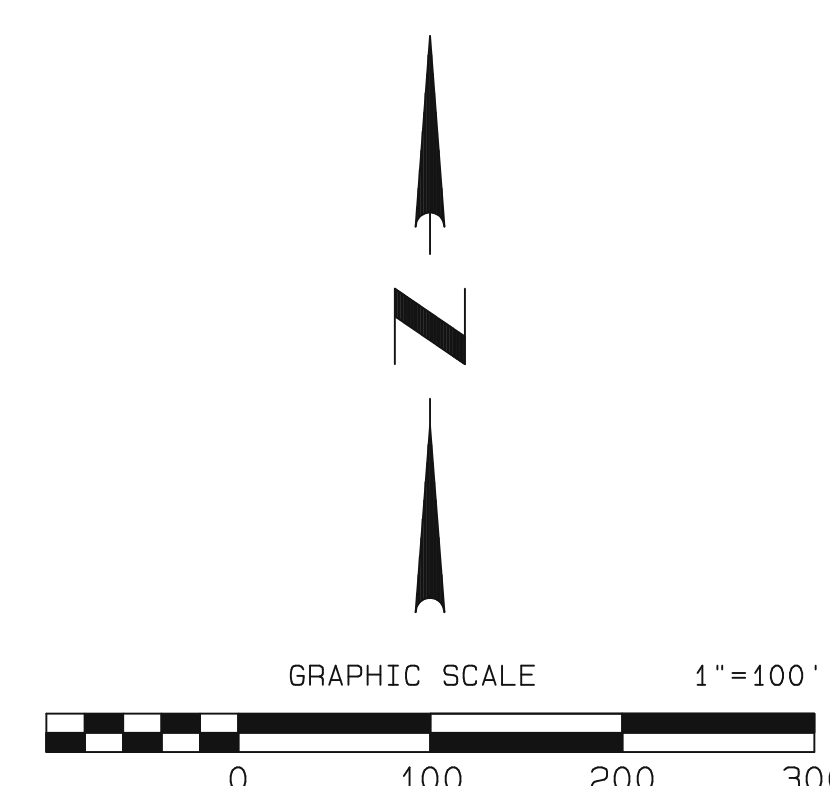
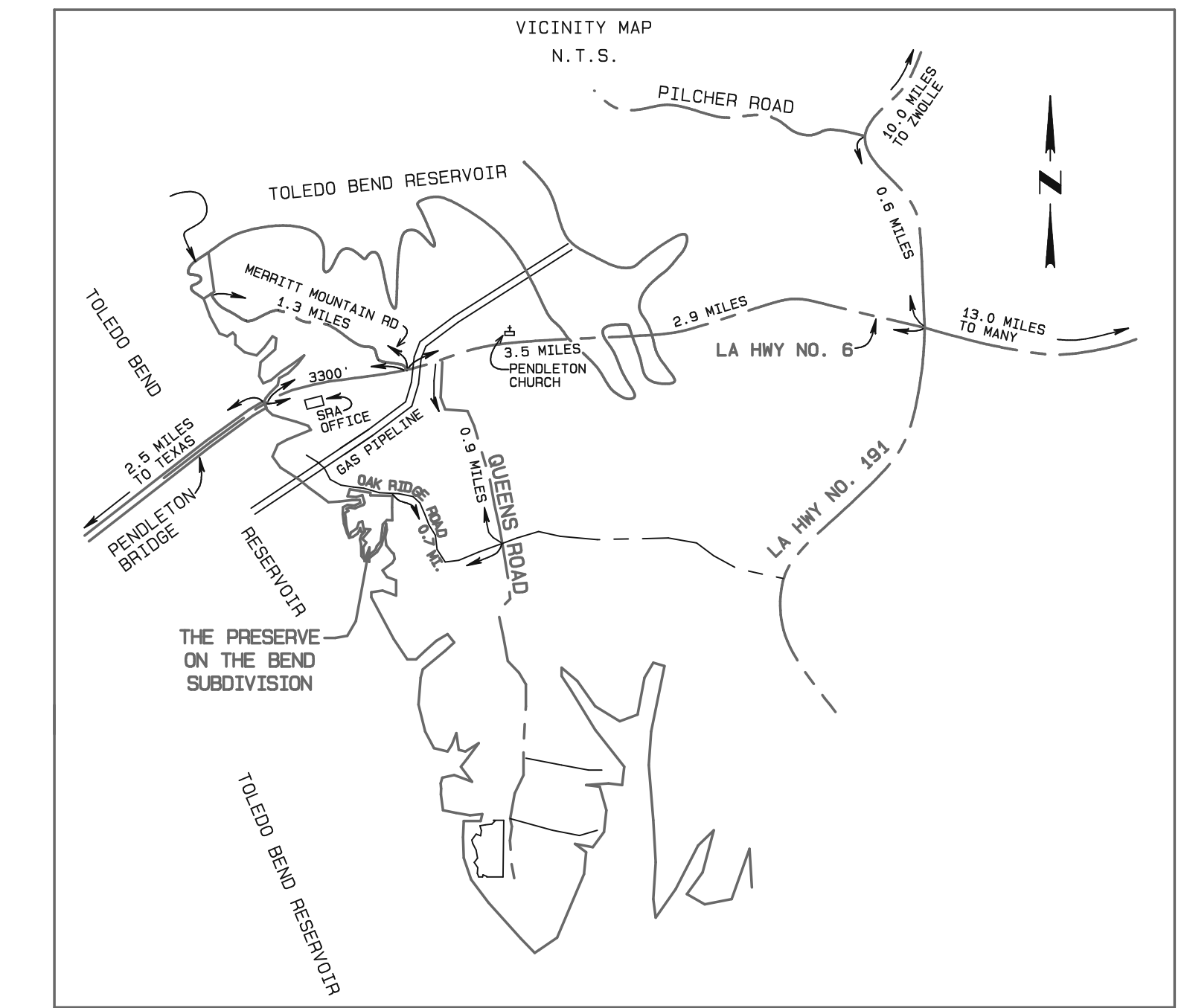
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Sabine Parish, Louisiana, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the Clerk of Court of the Parish.

_____ 2023 _____
 Planning Commission Official

LINE	BEARING	DISTANCE
L1	S03°16'59"W	48.611
L2	N03°16'59"E	48.611
L3	S76°38'56"E	69.977
L4	N76°38'56"W	43.500
L5	N84°18'31"W	73.244
L6	N30°48'29"E	50.999
L7	N26°09'29"E	47.055
L8	S23°10'57"W	30.000
L9	S07°09'46"W	90.266
L10	N14°58'25"E	67.253
L11	S14°58'25"W	58.266
L12	S14°58'25"W	28.999
L13	S30°48'29"W	68.655
L14	S08°49'09"E	38.411
L15	S03°54'57"E	43.577
L16	S42°48'30"W	53.677
L17	N31°16'40"W	82.788
L18	N27°44'33"E	70.622
L19	S27°44'33"W	67.433
L20	N63°04'35"E	91.399
L21	N79°51'48"W	162.299
L22	N79°51'48"E	122.388
L23	N04°16'18"W	57.199
L24	N75°53'26"W	51.766
L25	N14°06'34"E	66.455
L26	S86°36'37"E	7.788
L27	S00°00'00"W	5.000
L28	S81°27'04"E	30.744
L29	S80°17'30"E	23.766
L30	S77°40'29"E	47.111
L31	S74°36'08"E	42.844
L32	S70°32'49"E	49.233
L33	S69°33'46"E	19.044
L34	S89°16'35"E	29.588
L35	S80°32'02"E	40.500
L36	S73°32'23"E	28.988
L37	S80°14'13"E	5.744
L38	S60°14'13"E	34.466
L39	N01°12'16"E	127.833
L40	S89°42'33"E	30.111

ROW	CURVE	ARC	DELTA	RADIUS	CHORD	BEARING	CHORD
C1	23.45	66°35'20"	20.18	S36°34'39"W	22.15		
C2	107.00	17°54'28"	342.34	S12°14'13"W	106.56		
C3	96.18	8°21'08"	659.79	S17°00'54"W	96.09		
C4	13.62	52°01'12"	15.00	S13°10'16"E	13.16		
C5	247.87	284°02'25"	50.00	N77°09'40"W	61.54		
C6	13.62	52°01'12"	15.00	N38°50'56"E	13.16		
C7	13.62	52°01'12"	15.00	S01°19'54"E	13.16		
C8	247.87	284°02'25"	50.00	N59°19'18"W	61.54		
C9	13.62	52°01'12"	15.00	N50°41'19"E	13.16		
C10	103.47	8°21'08"	709.79	N17°00'54"E	103.38		
C11	91.37	17°54'28"	292.34	N12°14'13"E	91.00		
C12	81.36	66°35'20"	70.18	N36°34'39"E	77.05		
C13	142.95	88°13'10"	92.84	N25°45'45"E	129.24		
C14	72.98	58°18'06"	71.72	S47°29'53"E	69.87		
C15	115.56	50°58'39"	129.88	S51°09'38"E	111.78		
C16	186.87	19°01'46"	502.31	S10°29'32"E	166.06		
C17	257.00	25°35'21"	575.43	S11°53'02"W	254.87		
C18	234.67	25°35'21"	525.43	S11°53'02"W	232.72		
C19	150.22	19°01'46"	452.31	N10°29'32"W	149.53		
C20	74.07	50°58'39"	79.88	N51°09'38"W	68.75		
C21	77.71	33°28'45"	132.99	S86°36'42"W	76.61		
C22	41.21	118°03'20"	20.00	N40°40'50"E	34.30		
C23	29.42	104°24'31"	15.14	N47°55'57"E	25.51		
C24	91.37	17°54'28"	292.34	S12°14'13"W	91.00		

- NOTES:
- 1) REFERENCE SURVEY OF JADE ACRES BY E. L. PALMER DATED SEPTEMBER 21, 1980.
 - 2) REFERENCE SURVEY OF OAK RIDGE SUBDIVISION BY E. L. PALMER DATED MARCH 10, 1969
 - 2) REFERENCE SURVEY OF THE TOLEDO BEND RESERVOIR TAKING LINE BY D. W. JESSEN
 - 3) BEARINGS ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM - NORTH ZONE (NAD 83)
 - 4) NO ABSTRACT OR TITLE SEARCH DONE BY THE SURVEYOR.
 - 5) THIS SURVEY IS IN ACCORDANCE WITH THE ACCURACY REQUIREMENTS FOR A CLASS "C" AS DETERMINED BY THE LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
 - 6) A 10' UTILITY EASEMENT IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
 - 7) A 5' BUILDING SETBACK IS HEREBY DEDICATED ALONG ALL SIDE LOT LINES
 - 8) ALL LEASEBACK DIVISION LINES ARE EXTENSIONS OF THE LOT LINES UNLESS OTHERWISE NOTED.
 - 9) D.E. = 10' WIDE DRAINAGE EASEMENT CENTERED ON PROPERTY LINE.
 - 10) ALL NATURAL DRAINAGE IS CONSIDERED TO BE DRAINAGE EASEMENTS.
 - 11) SEE LETTER FROM THE STATE OF LOUISIANA OFFICE OF CULTURE, RECREATION AND TOURISM, OFFICE OF CULTURAL DEVELOPMENT DIVISION OF ARCHAEOLOGY CONCERNING GANDY CEMETERY. SAID LETTER IS RECORDED UNDER INSTRUMENT NO. 490858 OF THE RECORDS OF SABINE PARISH, LOUISIANA.



FINAL PLAT
 OF
 THE PRESERVE ON THE BEND
 SUBDIVISION
 BEING
 51 LOTS
 CONTAINING
 29.932 ACRES
 LOCATED IN
 SECTIONS 21 & 28
 T6N, R13W
 SABINE PARISH, LA
 FEBRUARY 9, 2023
 OWNER:
 OAK RIDGE DEVELOPMENT, LLC
 3501 NW EVANGELINE THRUWAY
 CARENCRO, LA 70520
 PHONE NO. 337-344-7046
 SURVEYOR:
 DOCKENS SURVEYING, INC.
 436 SMITH STREET
 MANY, LA 71449
 PHONE NO. 318-256-0452