

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I (an (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 boundaries of the lots shown and describe the streets and streets to private use.

2023

Owner

2023

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 State Planning Commission and that the monuments have been placed as shown hereon, to specify locations of the State Plane 1983 datum.

2023

DOUGLAS W. DOCKENS

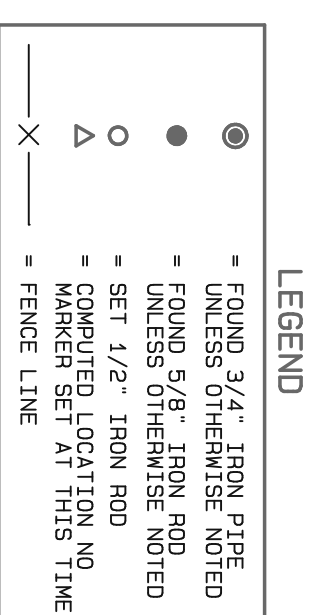
P.L.S. NO. 46633

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been prepared in accordance with the laws of Louisiana, with the exception of such variances 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

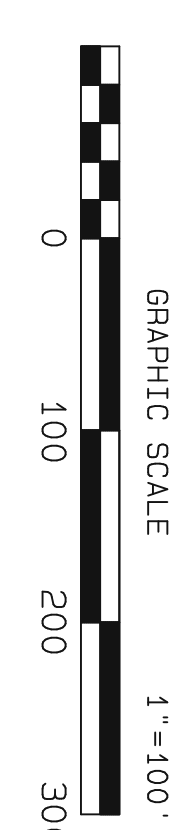
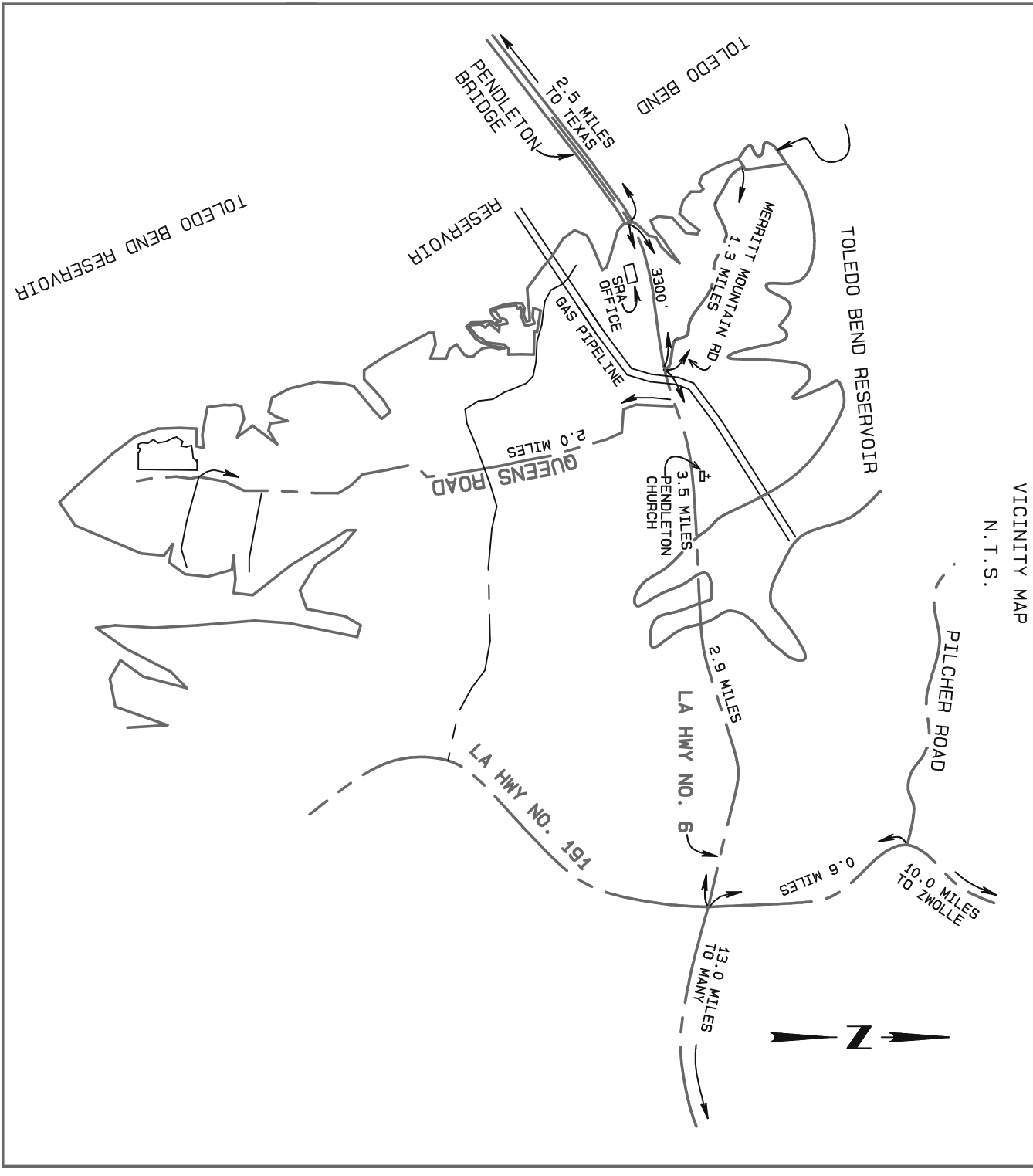
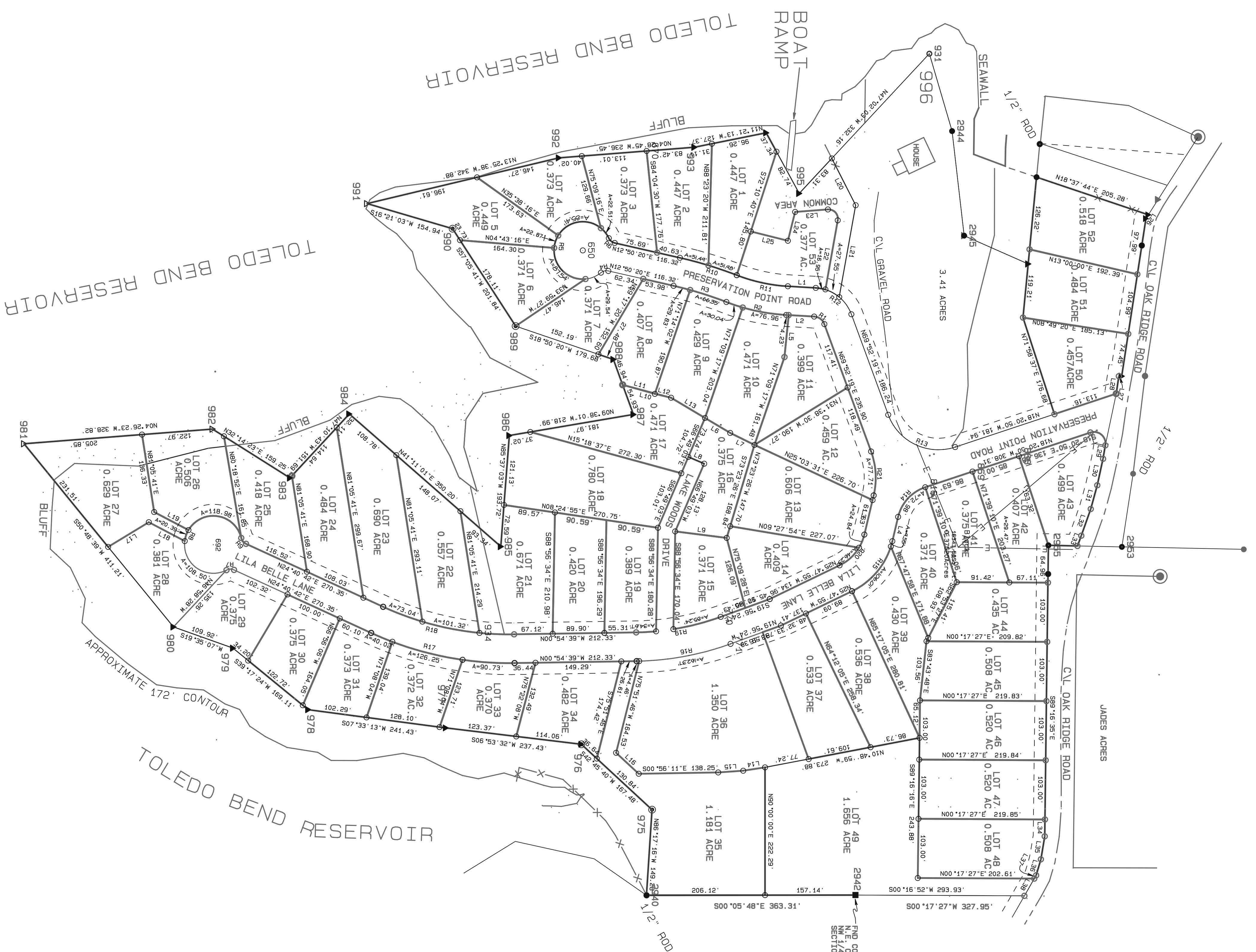


LINE	BEARING	DISTANCE
L1	N03°12'52"E	48.61
L2	N03°12'52"E	48.61
L3	S75°39'56"E	63.97
L4	N75°39'56"E	43.30
L5	N80°48'23"E	50.38
L6	N80°48'23"E	50.38
L7	N65°09'29"E	47.05
L8	S53°10'57"W	30.00
L9	S53°10'57"W	30.00
L10	N24°58'25"E	87.25
L11	S15°45'59"W	58.21
L12	S13°23'05"W	29.06
L13	S08°29'09"E	38.47
L14	S08°29'09"E	38.47
L15	S03°54'57"E	43.57
L16	S42°48'30"W	63.67
L17	S27°44'33"W	67.43
L18	N62°44'33"E	76.62
L19	S27°44'33"W	67.43
L20	N63°04'28"E	81.38
L21	S19°51'48"E	125.38
L22	N04°15'18"W	57.19
L23	N04°15'18"W	57.19
L24	N75°39'56"E	51.76
L25	S65°36'37"E	67.78
L26	S65°36'37"E	67.78
L27	S00°00'00"W	5.00
L28	S91°27'04"E	30.74
L29	S91°27'04"E	30.74
L30	S77°40'20"E	47.11
L31	S74°36'08"E	42.84
L32	S70°33'48"E	49.23
L33	S70°33'48"E	49.23
L34	S69°16'35"E	25.38
L35	S60°32'02"E	40.90
L36	S73°23'21"E	28.99
L37	S73°23'21"E	28.99
L38	S00°14'13"E	34.54

ROW	CURVE	ARC	DELTA	HALF CHORD	BEARING	CHORD
R1	23.46	65.38	20.18	58.34	35.7	22.15
R2	107.00	17.94	342.34	57.14	13.1	108.56
R3	13.42	45.01	15.00	51.10	16.6	13.16
R4	247.87	284.02	28.00	87.70	46.7	61.54
R5	13.82	95.01	15.00	68.90	25.6	13.16
R6	13.82	95.01	15.00	68.90	25.6	13.16
R7	247.87	284.02	28.00	87.70	46.7	61.54
R8	247.87	284.02	28.00	87.70	46.7	61.54
R9	13.82	95.01	15.00	68.90	25.6	13.16
R10	13.42	45.01	15.00	51.10	16.6	13.16
R11	107.00	17.94	342.34	57.14	13.1	108.56
R12	81.56	65.38	20.18	58.34	35.7	22.15
R13	142.95	88.13	18.92	84.1	28.7	128.24
R14	112.98	95.01	15.00	84.2	25.6	13.16
R15	166.83	19.07	46.5	81.53	0.2	166.06
R16	257.00	25.38	21.5	59.43	0.2	254.87
R17	257.00	25.38	21.5	59.43	0.2	254.87
R18	42.84	23.21	25.3	51.52	0.2	42.75
R19	71.07	50.38	25.3	51.52	0.2	69.75
R20	71.07	50.38	25.3	51.52	0.2	69.75
R21	77.71	33.28	45.3	58.5	42.7	75.61

NOTES:

- 1) REFERENCE SURVEY OF JADE ACRES BY E. L. PALMER DATED MARCH 10, 1969
- 2) REFERENCE SURVEY OF OAK RIDGE SUBDIVISION BY E. L. PALMER DATED MARCH 10, 1969
- 3) REFERENCE SURVEY OF THE TOLEDO BEND RESERVOIR TAKING PLACE BY OAK RIDGE
- 4) THE LOUISIANA STATE PLANE COMDATUM SYSTEM - NORTH ZONE (NAD 83)
- 5) THIS SURVEY IS IN ACCORDANCE WITH THE ACCURACY REQUIREMENTS OF THE STATE PLANNING COMMISSION AND THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
- 6) A 10' UTILITY EASEMENT IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
- 7) FRONTAGE DIVISION IS HEREBY DEDICATED ALONG ALL SIDE LINES.
- 8) ALL LEASEBACK DIVISION LINES ARE EXTENSIONS OF THE LOT LINES UNLESS OTHERWISE NOTED.
- 9) D.T.E. = 10' WIDE DRAINAGE EASEMENT CENTERED ON PROPERTY LINE.



PRELIMINARY PLAT  
OF  
THE PRESERVE ON THE BEND  
SUBDIVISION  
BEING  
53 LOTS  
CONTAINING  
30.875 ACRES  
LOCATED IN  
SECTIONS 24 & 28  
T6N, R13W  
SABINE PARISH, LA  
FEBRUARY 9, 2023  
OWNER:  
MILL BULLER  
OKKERIDGE DRIVE  
MANY, LA  
PHONE NO. 337-344-7346  
SURVEYOR:  
DOCKENS SURVEYING, INC.  
436 SMITH STREET  
MANY, LA 71449  
PHONE NO. 318-256-0452