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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 streets, alleys, walks, parks, and other open spaces to public or private use as noted.

October 13, 1993. Conrad L Cathey
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.

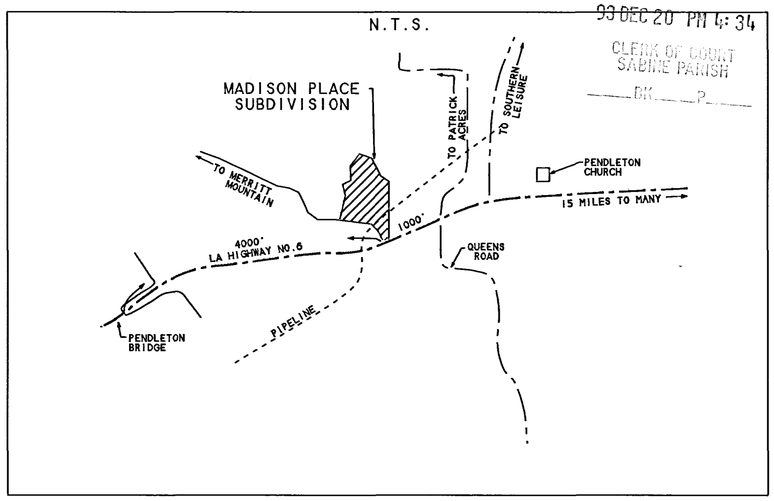
October 6, 1993 Douglas W. Dockens
DOUGLAS W. DOCKENS
P.L.S NO. 4663

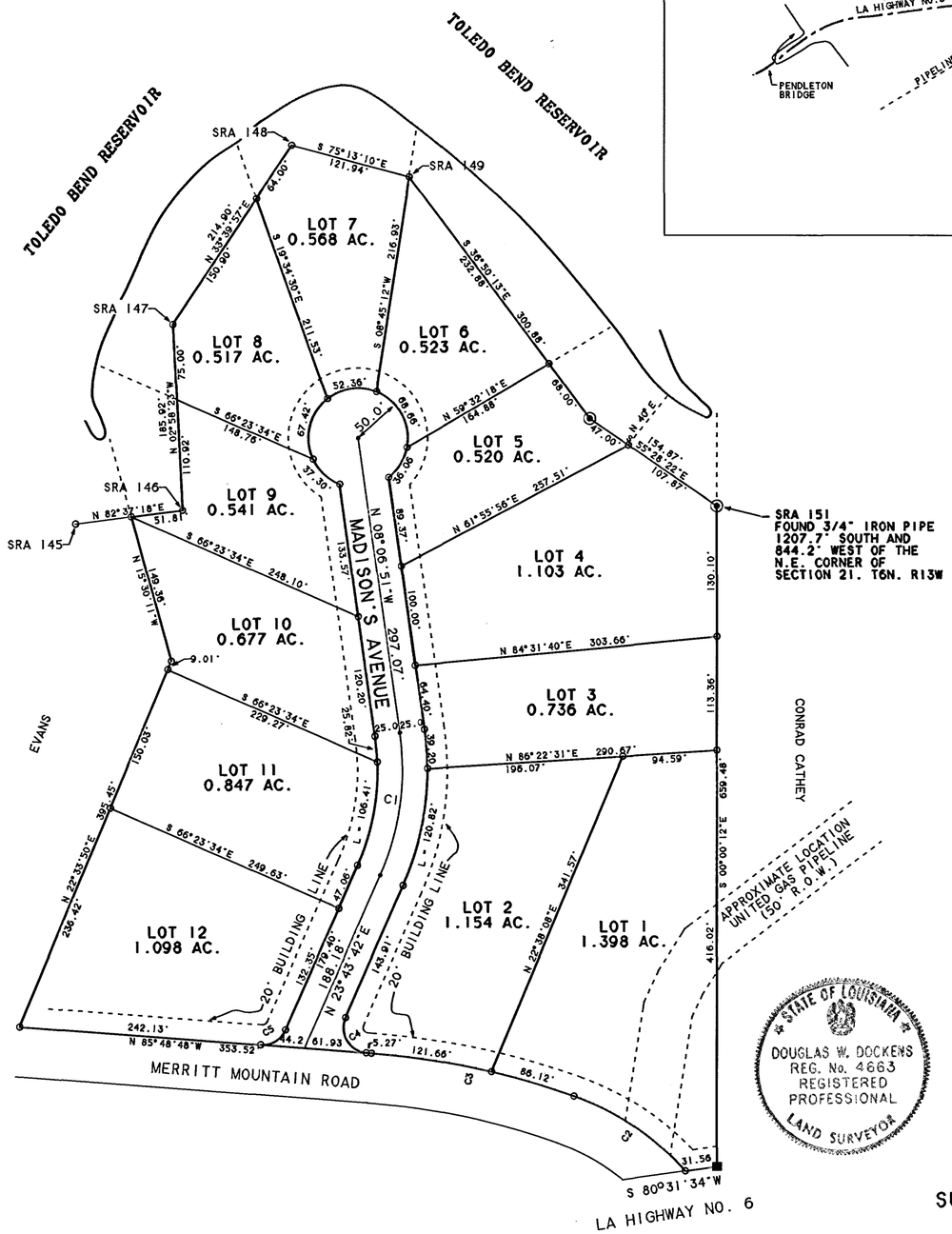
CERTIFICATE OF APPROVAL FOR RECORDING

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.

DEC. 20, 1993. Lewis MC Boyd
Planning Commission Official

VICINTY MAP
N.T.S.





SCALE 1" = 100'

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	31 50'31"	262.92'	146.12'	75.00'	144.25'	N 07 48'24"E
C2	29 07'52"	269.10'	136.82'	69.92'	135.35'	N 55 57'25"W
C3	15 17'27"	778.52'	207.77'	104.51'	207.15'	N 78 10'05"W
C4	109 32'29"	25.00'	47.80'	35.40'	40.84'	N 31 02'34"W
C5	70 27'31"	25.00'	30.74'	17.65'	28.84'	S 58 57'26"W

NOTES:
1) ALL NATURAL DRAINAGE IS CONSIDERED TO BE DRAINAGE EASEMENTS.
2) A 5' UTILITY EASEMENT ON ALL STREET FRONTAGE IS HEREBY DEDICATED.
3) 1/2" IRON RODS SET AT ALL LOT CORNERS AND POINTS OF CURVATURE.
4) A 5' BUILDING SET BACK LINE ON ALL SIDE LOT LINES IS HEREBY DEDICATED.
5) THIS SURVEY IS IN ACCORDANCE WITH THE LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.
6) LEASEBACK DIVISION LINES ARE EXTENSIONS OF THE LOT LINES UNLESS OTHERWISE NOTED.

CAUTION: 7) SEE SKETCH SHOWING APPROXIMATE LOCATION OF UTILITIES IN MADISON PLACE SUBDIVISION FILED UNDER INSTRUMENT NUMBER 331037.

LEGEND
◉ - FOUND 3/4" IRON PIPE
■ - FOUND CONCRETE R.O.W. MONUMENT
o - SET 1/2" IRON ROD

STATE OF LOUISIANA
DOUGLAS W. DOCKENS
REG. No. 4663
REGISTERED
PROFESSIONAL
LAND SURVEYOR

FINAL PLAT
OF
MADISON PLACE SUBDIVISION
CONTAINING
10.53 ACRES
LOCATED IN THE
NORTHEAST QUARTER OF
SECTION 21
T6N. R13W
SABINE PARISH
LOUISIANA
MAY 7. 1993

DEVELOPER:
CONRAD CATHEY
HC 63. BOX 27
MANY. LA 71449
PHONE NO. 256-5952

SURVEYED BY: Douglas W. Dockens
DOUGLAS W. DOCKENS
P.L.S. NO. 4663

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