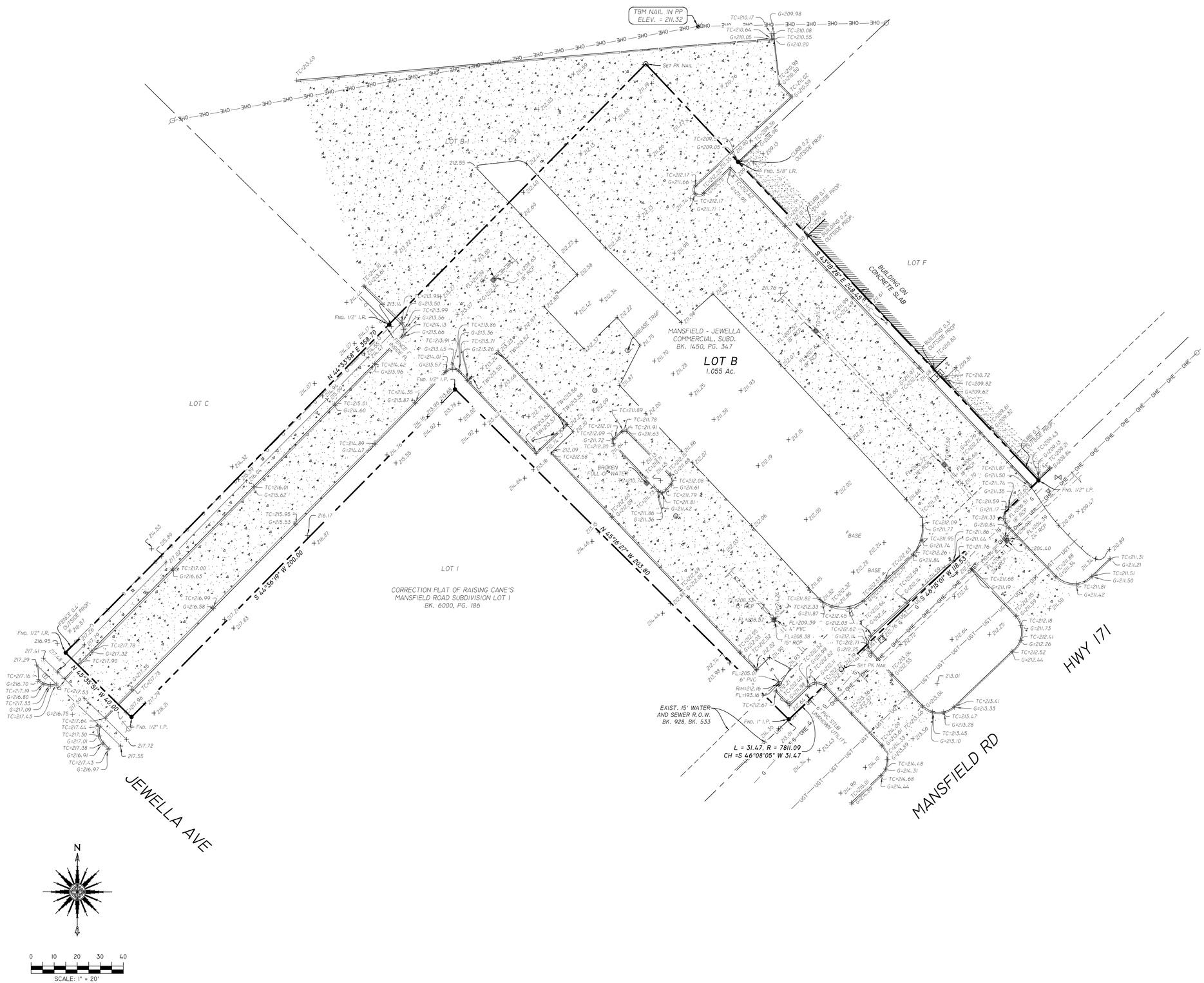
LEGEND

BM = BENCH MARK	POWER POLE
FIRE HYDRANT	GUY ANCHOR
WATER VALVE	LIGHT POLE
SAN. CLEAN OUT	TELE. PEDESTAL
SAN. MANHOLE	SIGN (TYPE NOTED)
SURFACE INLET	EXIST ELEVATION

EXISTING CONCRETE — EXISTING ASPHALT

TG - TOP OF GRATE	PROP. - PROPERTY
TC - TOP OF CURB	G - GUTTER
ELEV - ELEVATION	I.P. - IRON PIPE
FL - FLOWLINE ELEV.	FND. - FOUND
TW - TOP OF WALL	
TBM - TEMPORARY BENCH MARK	

- EXIST. CHAIN LINK (C.L.) FENCE
- EXIST. WATER LINE
- EXIST. SANITARY SEWER LINE
- EXIST. GAS LINE
- EXIST. OVERHEAD ELEC. LINE
- EXIST. UNDERGROUND ELEC. LINE
- EXIST. UNDERGROUND TELE. LINE
- EXIST. FIBER OPTIC CABLE LINE
- EXIST. DRAINAGE PIPE
- PROPERTY LINE
- EXIST. SERVITUDE/EASEMENT



REFERENCE SURVEYS

- MANSFIELD - JEWELLA COMMERCIAL, SUBD.; BK. 1450 PG. 347
- CORRECTION PLAT OF RAISING CANE'S MANSFIELD ROAD SUBDIVISION LOT I; BK. 6000 PG. 186

LEGAL DESCRIPTION

BEING A TOPOGRAPHIC SURVEY OF LOT B OF MANSFIELD-JEWELLA COMMERCIAL SUBDIVISION, AS RECORDED IN BOOK 1450, PAGE 347 OF THE RECORDS OF CADDO PARISH, LOUISIANA.

NOTES

THE BASIS OF BEARINGS USED FOR THIS MAP IS GRID, ESTABLISHED FROM THE LOUISIANA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983 (2011) POSITION (EPOCH 2010.00) ADJUSTMENT, AS DETERMINED FROM C4GNET RTN.

THE BASIS OF VERTICAL DATUM USED FOR THIS MAP IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) UTILIZING GEOID 12B, AND IS DERIVED FROM GPS OBSERVATIONS REFERENCED TO THE LOUISIANA STATE UNIVERSITY CONTINUOUSLY OPERATING REFERENCE STATIONS NETWORK IN ACCORDANCE WITH LOUISIANA R.S. 50:173.1 COVERING VERTICAL STANDARDS.

BOUNDARY BASED ON MANSFIELD-JEWELLA COMMERCIAL SUBDIVISION, AS RECORDED IN BOOK 1450, PAGE 347 OF THE RECORDS OF CADDO PARISH, LOUISIANA.

SURVEYOR DOES NOT GUARANTEE THAT ALL SERVITUDES OF RECORD OR USE AFFECTING THIS PROPERTY ARE SHOWN ON THIS SURVEY. THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO THIS FIRM. THE SURVEYOR HAS NOT MADE A TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE ARE EXISTING APPARENT EASEMENTS AND SERVITUDES. SURVEYOR RECOMMENDS A TITLE RESEARCH BE PERFORMED TO FIND ALL EASEMENTS AND SERVITUDES THAT AFFECT THIS PROPERTY.

UNDERGROUND UTILITIES SHOWN HEREON AS PER ABOVE GROUND EVIDENCE AND MARKINGS PROVIDED BY OTHERS. RALEY AND ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN.

SUBJECT SURVEY IS LOCATED IN ZONE "X", AS PER GRAPHIC PLOTTING OF FIRM MAP NO. 22017C0466H, DATED: 05/19/2014.

THIS SURVEY DOES NOT GUARANTEE TITLE OR OWNERSHIP.

PROPERTY WAS SURVEYED UNDER THE RESPONSIBLE CHARGE OF THE UNDERSIGNED AND IN ACCORDANCE WITH THE LA. "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY. THE FIELD WORK WAS COMPLETED ON APRIL 6, 2023.

Ryan Estess 04-12-2023

T. RYAN ESTESS — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
LOUISIANA LICENSE NO. 5074

STATE OF LOUISIANA
T. RYAN ESTESS
License No. 5074
PROFESSIONAL
LAND SURVEYOR

REVISIONS	BY

TOPOGRAPHIC SURVEY PREPARED FOR
PHD HOMES, LLC
Shreveport, Caddo Parish, Louisiana

RALEY AND ASSOCIATES, INC.
Civil & Structural Engineering, Surveying, Planning & Consulting
4913 Shed Road
Bossier City, LA 71111
Phone 318.752-9023
Fax 318.752-9025
www.raleyandassociates.com

DATE:	04/12/2023
SCALE:	1" = 20"
DRAWN:	DBB
CHECKED:	MPC
JOB:	23114
SHEET:	1 OF 1 SHEET

23114 SURVEY.DWG