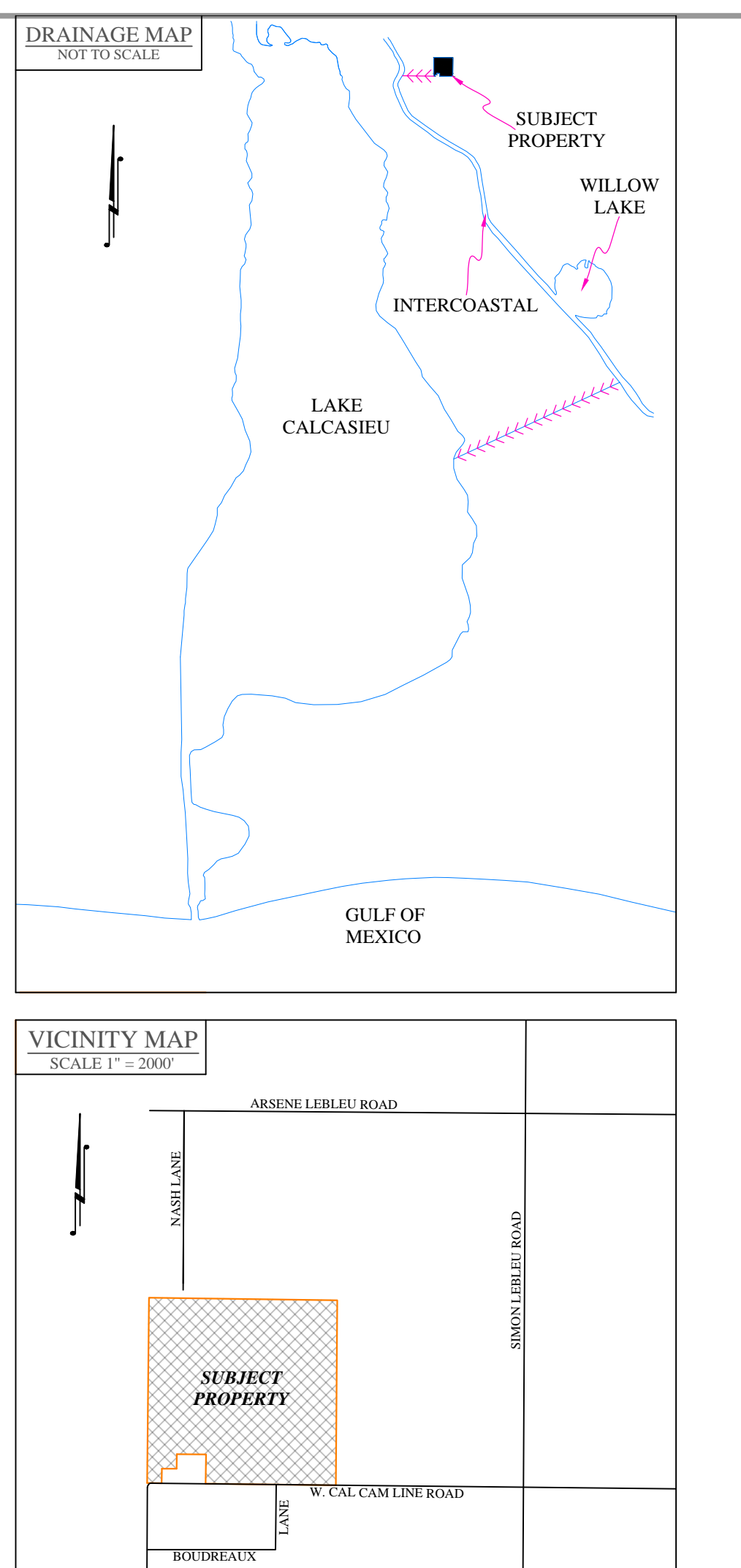
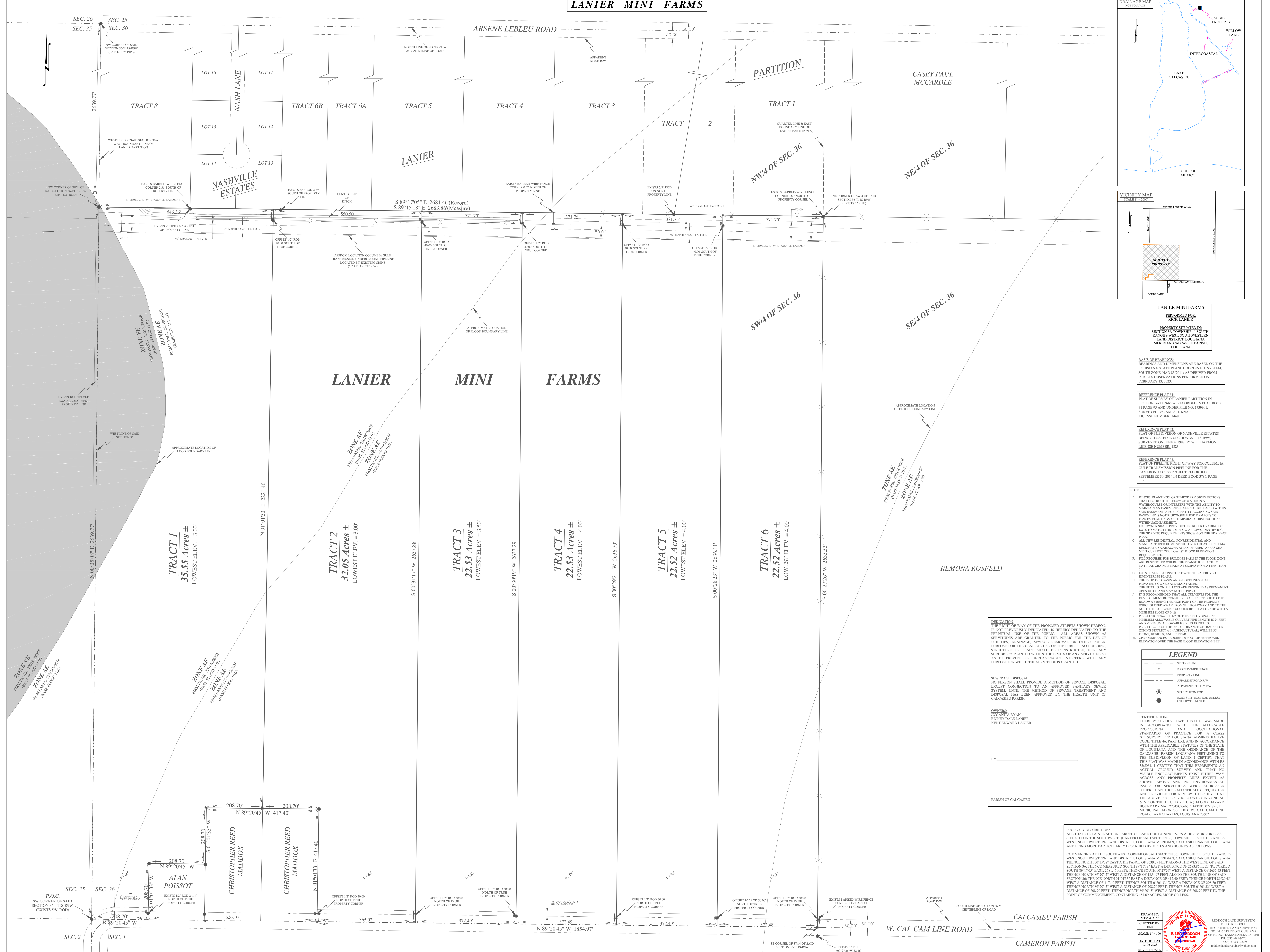


LANIER MINI FARMS



LANIER MINI FARMS
PERFORMED FOR: RICK LANIER
PROPERTY SITUATED IN: SECTION 36, TOWNSHIP 11 SOUTH, RANGE 9 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA

DATE OF PLAT: 03-02-2023
REVISION DATE: 03-02-2023

REFERENCE PLAT #1: PLAT OF SURVEY OF LANIER PARTITION IN SECTION 36-T11-S-RW, RECORDED IN PLAT BOOK 31 PAGE 95 AND UNDER FILE NO. 1739901...

REFERENCE PLAT #2: PLAT OF SURVEY OF NASHVILLE ESTATES BEING SITUATED IN SECTION 36-T11-S-RW, SURVEYED ON JUNE 4, 1987 BY W. L. HAYMON...

REFERENCE PLAT #3: PLAT OF PIPELINE RIGHT OF WAY FOR COLUMBIA GULF TRANSMISSION PIPELINE FOR THE CAMERON ACCESS PROJECT RECORDED SEPTEMBER 30, 2014 IN DEED BOOK 3786, PAGE 119.

- NOTES:
A. FENCES, PLANTINGS, OR TEMPORARY OBSTRUCTIONS THAT OBSTRUCT THE FLOW OF WATER IN A WATERCOURSE OR INTERFERE WITH THE ABILITY TO MAINTAIN AN EASEMENT SHALL NOT BE PLACED WITHIN SAID EASEMENT...
B. LOT OWNERS SHALL PROVIDE THE PROPER GRADING OF LOTS TO MATCH THE LOT FLOW ARROWS IDENTIFYING THE GRADING REQUIREMENTS SHOWN ON THE DRAINAGE PLAN...
C. ALL NEW RESIDENTIAL, NONRESIDENTIAL AND MANUFACTURED HOME STRUCTURES LOCATED IN FEMA DESIGNATED A, B, X, AND X-SHADE AREAS SHALL MEET CURRENT CFPY LOWEST FLOOR ELEVATION REQUIREMENTS...
D. FILL REQUIRED FOR BUILDING PADS IN THE FLOOD ZONE ARE INDICATED WHERE THE TRANSITION BACK TO NATURAL GRADE IS MADE AT SLOPES NO FLATTER THAN 3:1...
E. LOTS SHALL BE CONSISTENT WITH THE APPROVED ENGINEERING PLANS...
F. THE PROPOSED BASIN AND SHORELINES SHALL BE PRIVATELY OWNED AND MAINTAINED...
G. THE DITCHES ON ALL LOTS ARE DESIGNED AS PERMANENT OPEN DITCH AND MAY NOT BE PIPED...
H. IT IS RECOMMENDED THAT ALL CULVERTS FOR THE DEVELOPMENT BE CONSIDERED AS 18" TO 24" TO THE ROADWAY BEING THE HIGH POINT OF THE PROPERTY WHICH SLOPES AWAY FROM THE ROADWAY AND THE NORTH. THE CULVERTS SHOULD BE SET AT GRADE WITH A MINIMUM SLOPE OF 0.1%...
I. PER SECTION 26.214 F.2 OF THE CFPY ORDINANCE, MINIMUM ALLOWABLE CULVERT PIPE LENGTH IS 24 FEET AND MINIMUM ALLOWABLE SIZE IS 18 INCHES...
J. PER SEC. 26-35 OF THE CFPY ORDINANCE, TRACKS FOR ZONING DISTRICT A, J, OR CULVERTS WILL BE 30" BROAD, 18" DEEP, AND 18" HIGH...
K. CFPY ORDINANCES REQUIRE 1.0 FOOT OF FREEBOARD ELEVATION OVER THE BASE FLOOD ELEVATION (BFE).

LEGEND
SECTION LINE
BARBED WIRE FENCE
PROPERTY LINE
APPARENT ROAD R/W
APPARENT UTILITY R/W
SET 1/2" IRON ROD
EXISTS 1/2" IRON ROD UNLESS OTHERWISE NOTED

CERTIFICATIONS:
I HEREBY CERTIFY THAT THIS PLAT WAS MADE IN ACCORDANCE WITH THE APPLICABLE PROFESSIONAL AND OCCUPATIONAL STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY PER LOUISIANA ADMINISTRATIVE CODE, TITLE 46, PART 1X1 AND IN ACCORDANCE WITH THE APPLICABLE STATUTES OF THE STATE OF LOUISIANA AND THE ORDINANCE OF THE CALCASIEU PARISH, LOUISIANA PERTAINING TO THE SUBDIVISION OF LAND. I CERTIFY THAT THIS PLAT WAS MADE IN ACCORDANCE WITH RS 33:501. I CERTIFY THAT THIS REPRESENTS AN ACTUAL GROUND SURVEY AND THAT NO VISIBLE ENCROACHMENTS EXIST EITHER WAY ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN ABOVE AND NO ENVIRONMENTAL ISSUES OR SERVICEDS WERE ADDRESSED OTHER THAN THOSE SPECIFICALLY REQUESTED AND PROVIDED FOR REVIEW. I CERTIFY THAT THE ABOVE PROPERTY IS LOCATED IN ZONE AE & VE OF THE H. U. D. F. 1-A) FLOOD HAZARD BOUNDARY MAP 22010C 0665F DATED 02-18-2011 MUNICIPAL ADDRESS: 210 W. CAL CAM LINE ROAD, LAKE CHARLES, LOUISIANA 70607

PROPERTY DESCRIPTION:
ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 157.69 ACRES MORE OR LESS, SITUATED IN THE SOUTHWEST QUARTER OF SAID SECTION 36, TOWNSHIP 11 SOUTH, RANGE 9 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36, TOWNSHIP 11 SOUTH, RANGE 9 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA; THENCE NORTH 09°35'08" EAST A DISTANCE OF 2639.77 FEET ALONG THE WEST LINE OF SAID SECTION 36; THENCE MEASURED SOUTH 89°15'18" EAST A DISTANCE OF 2683.86 FEET RECORDED SOUTH 89°17'05" EAST, 2681.46 FEET; THENCE SOUTH 09°27'20" WEST A DISTANCE OF 2635.3 FEET; THENCE NORTH 09°13'33" EAST A DISTANCE OF 417.40 FEET ALONG THE SOUTH LINE OF SAID SECTION 36; THENCE NORTH 01°01'33" EAST A DISTANCE OF 417.40 FEET; THENCE NORTH 29°24'45" WEST A DISTANCE OF 417.40 FEET; THENCE SOUTH 01°01'33" WEST A DISTANCE OF 208.70 FEET; THENCE NORTH 89°20'45" WEST A DISTANCE OF 208.70 FEET; THENCE SOUTH 01°01'33" WEST A DISTANCE OF 208.70 FEET; THENCE NORTH 89°20'45" WEST A DISTANCE OF 208.70 FEET TO THE POINT OF COMMENCEMENT, CONTAINING 157.69 ACRES, MORE OR LESS.

Professional surveyor information including name, title, and contact details for the surveyor.

DEDICATION:
THE RIGHT-OF-WAY OF THE PROPOSED STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVICEDS ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PUBLIC PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE OR FENCE SHALL BE CONSTRUCTED NOR ANY SHRUBBERY PLANTED WITHIN THE LIMITS OF ANY SERVICEDS SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICEDS IS GRANTED.

SEWERAGE DISPOSAL:
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF CALCASIEU PARISH.

OWNERS:
JOY ANITA RYAN
RICKY DALE LANIER
KENT EDWARD LANIER

BY:
PARISH OF CALCASIEU

Map footer containing scale, date, revision, and professional surveyor information.