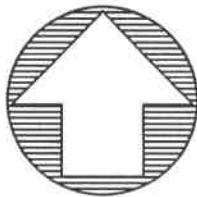
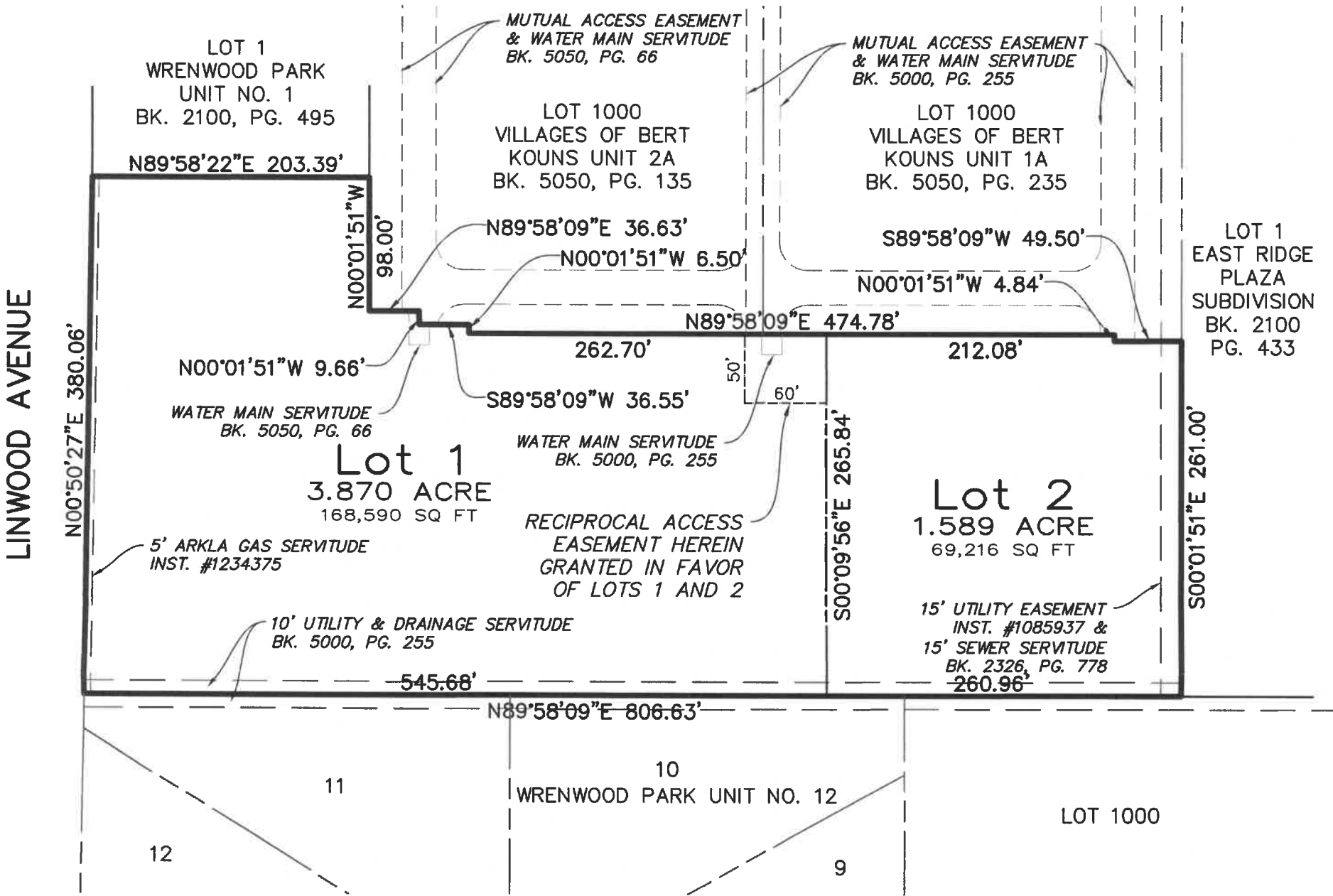


VILLAGES OF BERT KOUNS UNIT 3

BEING A RESUBDIVISION OF PHASE 3 OF THE VILLAGES OF BERT KOUNS AS RECORDED IN BOOK 5000, PAGE 255 OF THE CONVEYANCE RECORDS OF CADDO PARISH, LOUISIANA AND LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 16 NORTH, RANGE 14 WEST, NORTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, SHREVEPORT, CADDO PARISH, LOUISIANA
AREA=5.459 ACRES



NORTH
DATE: August 22, 2022
SCALE: 1"=100'



All building setbacks shall conform to the building setback standards as published in Article 4—Zoning District Regulations of the Shreveport Unified Development Code.

1/2" IRON PIPE SET AT ALL CORNERS UNLESS SHOWN OTHERWISE.

BEARINGS ARE BASED ON THE SOUTH LINE OF BERT KOUNS INDUSTRIAL LOOP AS PER PLAT RECORDED IN BOOK 2100, PAGE 433.

SUBJECT TRACT IS LOCATED IN ZONE "X" PER FLOOD INSURANCE RATE MAP PANEL NUMBER 22017C0469H, EFFECTIVE DATE MAY 19, 2014.

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

RECORD OWNER:

EASTRIDGE PLAZA, LLC

BY: SALE INVESTMENT CO., LLC, MEMBER

BY: WILLIAM SALE, III, MEMBER

Date

City Engineer

MPC Executive Director

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE LOUISIANA "STANDARDS OF PRACTICE" FOR A CLASS "B" PROPERTY BOUNDARY SURVEY.

I hereby certify that this subdivision plat conforms to Louisiana R.S. 33:5051, to City of Shreveport Ordinance No. 129 of 2016 and amendments thereto and to the City of Shreveport UDC Subdivision Standards (Article 13).

PRELIMINARY

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

Johnnie A. Craig
Registered Professional Land Surveyor
Registration No. 4587
MOHR AND ASSOCIATES, INC.
1324 N. HEARNE AVE., STE. 301
SHREVEPORT, LA 71107
(318) 686-7190

