

RESERVED BY OWNERS FOR POSSIBLE FUTURE DEVELOPMENT

DEDICATION
STATE OF LOUISIANA PARISH OF JACKSON
Before me, the undersigned Notary Public, personally came and appeared: Rockland R. Burks and Kenneth Harper, who declare and acknowledge that they are the owners of the property hereon shown and that they have subdivided the same into lots as shown. The street shown as Northlake Drive within the subdivision is private; that the right of way of which has been transferred to the Caney Northlake Subdivision Homeowners Association, and that the street will be subject to maintenance and/or improvement by the homeowner's association, not the Jackson Parish Police Jury. All areas shown as servitudes are granted to the association for use of utilities, drainage or other proper purposes for the general interest of the subdivision property owners. All drainage maintenance within the Subdivision will be the responsibility of the Caney Northlake Subdivision Homeowners Association. No modifications of any drainage ditches or drainage detention basin will be allowed without prior approval and necessary permits from the Jackson Parish Police Jury.

Witnesses:
Witness _____ Date _____
Printed Name _____
Witness _____ Date _____
Printed Name _____
NOTARY PUBLIC Date _____
Printed Name _____
Jackson Parish Police Jury Date _____
Printed Name _____

Owners:
ROCKLAND R. BURKS, INC.
P.O. Box 8364 Monroe, La. 71211

By: Rockland R. Burks, President Date _____

OUACHITA REALTY INVESTMENTS, INC.
P.O. Box 7, West Monroe, La. 71294

By: Kenneth Harper Date _____

Centerline of Ditch "A"-"B"

Line #	Direction	Length
L1	N 34°20'50" E	45.53'
L9	N 89°27'01" E	14.17'
L10	N 08°24'13" E	72.26'
L18	N 08°17'14" W	20.94'
L27	N 45°04'10" E	57.87'
L28	N 30°24'12" E	69.20'
L31	N 06°17'18" E	61.41'
L39	N 02°56'32" E	10.85'
L40	N 34°16'11" E	41.86'

Centerline of Ditch "B"-"C"

Line #	Direction	Length
L41	N 48°24'47" E	74.06'
L42	N 00°44'35" E	36.48'
L43	N 40°44'40" E	25.86'
L44	N 08°44'28" E	26.95'
L45	N 53°04'21" E	21.92'
L46	N 05°14'59" E	28.94'
L47	N 22°17'29" E	63.40'
L48	N 11°39'04" E	28.19'
L49	S 82°19'10" E	19.35'
L50	N 56°41'51" E	38.96'
L51	N 11°07'46" W	24.35'
L52	N 45°04'57" W	25.01'
L53	N 22°32'51" E	14.93'
L54	N 42°31'28" E	64.05'
L55	S 89°30'24" E	14.21'
L56	N 36°19'24" E	40.05'

Messinger & Associates, Inc.
Professional Land Surveyors
Environmental Consultants
Drone & 3D Scanning Services

Established 1945

Certificate of Authority
Louisiana = VF # 0000207
Arkansas = # 1588
Mississippi = # S-345

630 East Jefferson Ave.
Bastrop, LA 71220
www.messinger.com

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Fax (318) 281-7074
messinger@messinger.com

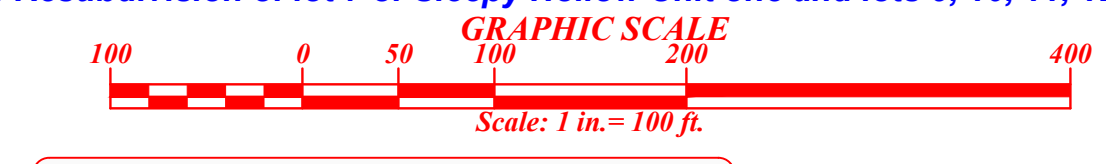
Subdivision Plat for
Northlake Subdivision
Situated in
Sections 21 & 28, T 15 N - R 2 W
Jackson Parish, Louisiana

SCALE: 1" = 100'
DATE: January 20, 2021

REFERENCE No. 8970 M-4341

NOTES:
1. BEARINGS AND ELEVATIONS DERIVED FROM GULFNET REALTIME NETWORK, LOUISIANA STATE PLANE 1701.
2. COORDINATES LOUISIANA NORTH ZONE NAD 83.
3. ELEVATIONS NAVD 1988 DATUM.
4. PROPERTY LINE ALONG CANEY LAKE IS 20' CONTOUR LINE.
5. REFERENCE FILE 1990.
6. NO SANITARY SEWER IS ACCESSIBLE. SEWAGE DISPOSAL FACILITIES SHALL BE APPROVED BY AND CONSTRUCTED UNDER THE SUPERVISION OF THE PARISH HEALTH UNIT.
7. WATER PROVIDED BY WESTON WATER SYSTEM. INDIVIDUAL WASTEWATER SYSTEMS TO BE INSTALLED BY HOMEOWNERS UNDER THE SUPERVISION OF THE PARISH HEALTH UNIT. UNDER NO CIRCUMSTANCES MAY SEWER DISCHARGE LINES OF ANY TYPE OR FIELD LINE BE ALLOWED ON ROAD RIGHT OF WAY OR BE ALLOWED TO DISCHARGE ONTO ROAD RIGHT OF WAY OR ANY DITCH LOCATED IN ANY SUCH ROAD RIGHT OF WAY.
8. AS PER LOTO, THE HIGHEST RECORDED WATER ELEVATION OF CANEY LAKE IS 204.28' (NAVD-88) AND WAS RECORDED IN MARCH 2016. THE LIMITS OF THE HIGH WATER ELEVATION ARE PLOTTED ON SURVEY.
9. THE BOUNDARY CALLS ALONG CANEY LAKE AS SHOWN HEREON FOLLOW POOL STAGE OF CANEY LAKE. ALL BEARING BREAKS WERE NOT MONUMENTED IN THE FIELD, ONLY THE LOT CORNERS WERE MONUMENTED AS SHOWN HEREON.
10. SUBDIVISION IS IN COMPLIANCE WITH ALL OF PROVISIONS OF SECTION 13 ORDNANCE OF THE JACKSON PARISH SUBDIVISION ORDINANCE.
FLOOD ZONE DATA:
TO DATE JACKSON PARISH HAS NOT BEEN ADDED TO FEMA'S FLOOD INSURANCE PROGRAM.
THEREFORE NO FLOOD ZONE DESIGNATIONS OR BASE FLOOD ELEVATIONS EXIST FOR THIS PROPERTY.
THE MINIMUM FINISHED FLOOR ELEVATION FOR ALL RESIDENTIAL STRUCTURES SHALL BE 207' (NAVD-88)

LEGEND:
- Set 1" Iron Pipe
- Found Pipe
- Found Iron Bar
- Set 1" Iron Bar With Aluminum Cap
- Found Concrete Monument
- Found Rebar
- Set 5/8" Rebar
- Power Pole (Wood)
- Water Valve
- Property Line
- Section Line
- Township & Range Line
- Quarter Section Line
- Power Line
- Fence
- WAT - Water Line



PRELIMINARY
This document is not to be used for construction, bidding, recordation, conveyance, sales, or as the basis for the issuance of a permit.
Prepared by: *Alfred M. Messinger* License No. 4900
Messinger & Associates, Inc.
Professional Land Surveyors
630 East Jefferson Avenue, Bastrop, LA 71220

SETBACKS
5' SETBACK SIDE LINES
50' FROM BACK LINE
ALL DOCKS 10' OFFSET FROM PROJECTED PROPERTY LINE.

