

DEDICATION  
STATE OF LOUISIANA  
PARISH OF OUACHITA

Before me, the undersigned Notary Public, personally came and appeared: Rockland Burks and Kenneth Harper, who declare and acknowledge that Fairbanks Development, LLC are the owners and they are the managers of the property hereon shown and that they have subdivided the same into lots as shown. The streets within the subdivision are private; that the ownership of which has been transferred to the Homeowners Association, and that the streets will be subject to maintenance an/or improvement by the homeowner's association.

The easements as shown are hereby dedicated for drainage and all forms of utilities.

All drainage maintenance within the Subdivision will be the responsibility of the Homeowners Association. No modifications of any drainage ditches will be allowed without prior approval and necessary permits from the Ouachita Parish Police Jury.

Witnesses:  
Witness Date Rockland Burks Date  
Printed Name Kenneth Harper Date  
Witness Date  
Printed Name  
NOTARY PUBLIC Date  
Printed Name  
Director of Public Works Date  
Printed Name

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: Jeffrey M. Messinger License No. 4908  
Messinger & Associates, Inc.  
Professional Land Surveyors  
630 East Jefferson Avenue, Bastrop, La. 71220

- NOTES:  
1. BEARINGS DERIVED FROM GULFNET REALTIME NETWORK, LOUISIANA STATE PLANE 1701.  
2. COORDINATES LOUISIANA NORTH ZONE NAD 83.  
3. PROPERTY SITUATED IN FLOOD ZONE "X" AS PER FEMA INSURANCE RATE MAP PANEL NO. 22073C0220F EFFECTIVE DATE JANUARY 20, 2016.  
4. SET BACK LINES: 10' ON SIDES 30' ON FRONT AND BACK

I hereby certify that this Survey represents an actual field survey, performed under the direct supervision of the undersigned, and is in accordance with the accuracy specification and position tolerance for a Class "D" Rural Survey, as set forth in the most recent Standards of Practice for Property Boundary Surveys by the Board of Registration for Professional Engineers and Land Surveyors, for the State of Louisiana. If seal and signature do not appear in RED, this is not an original.

Road Centerline Line and Curve Table

Line #/Curve #	Radius	Bearing/Chord	Distance/Chord Distance	Curve Distance
L1		N 79°05'49" E	202.83'	
L2		N 81°45'47" E	219.84'	
C38	88.13'	S 54°00'05" E	122.92'	136.03'
L3		S 09°47'10" E	207.84'	
C37	1604.72'	S 06°36'20" E	178.06'	178.15'
L4		S 03°25'31" E	559.69'	
C36	227.35'	S 08°04'51" W	90.70'	91.31'
L5		S 19°35'13" W	178.69'	
C35	85.37'	S 53°40'41" W	95.71'	101.60'
L6		S 87°46'10" W	334.72'	

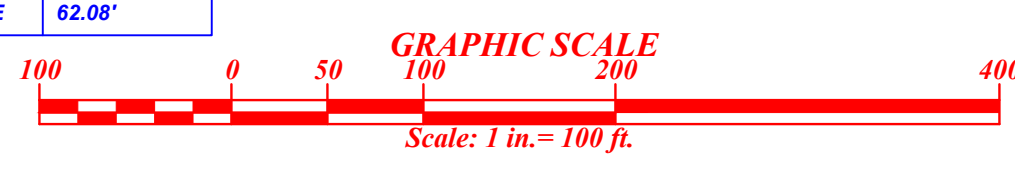
- LEGEND:
- Set 1" Iron Pipe
  - Found Pipe
  - Set 1" Iron Bar With Aluminum Cap
  - Found Concrete Monument
  - Found Rebar
  - Set 5/8" Rebar
  - Steel Fence Post
  - Power Pole (Wood)
  - Guy Pole
  - Water Meter
  - Property Line
  - Section Line
  - Township & Range Line
  - Quarter Section Line
  - Power Line
  - Fence
  - 10' Utility Easement
  - Lots 11, 12 & 13 may not access Louisiana State Highway No. 34 as shown by hatched area.
  - Area to be dedicated to the Ouachita Parish Police Jury
  - Municipal Address

Curve Table

Curve #	Radius	Length	Chord Direction	Chord Length
C5	15766.18'	59.24	N 02°12'11" W	59.24'
C6	60.00'	94.33	N 42°43'46" E	84.91'
C7	115.37'	120.06	N 57°57'30" E	114.71'
C8	257.35'	103.36	N 08°04'51" E	102.67'
C9	1634.72'	118.23	N 05°29'50" W	118.20'
C10	1634.72'	63.25	N 08°40'39" W	63.25'
C11	118.13'	182.33	N 54°00'05" W	164.76'
C12	118.13'	91.17	N 78°06'33" W	88.92'
C13	60.00'	97.97	S 55°33'44" E	87.44'
C14	1634.72'	118.23	N 05°29'50" W	118.20'
C15	60.00'	93.40	S 47°35'47" E	84.31'
C16	15766.18'	210.15	N 03°20'39" W	210.15'
C17	15766.18'	248.25	N 04°10'37" W	248.25'
C18	15766.18'	248.82	N 05°04'49" W	248.81'
C19	15766.18'	69.96	N 05°39'34" W	69.96'
C20	60.00'	87.39	S 35°56'13" W	79.86'
C21	58.13'	89.73	N 54°00'05" W	81.08'
C22	1574.72'	174.82	N 06°36'20" W	174.73'
C23	197.35'	79.26	N 08°04'51" E	78.73'
C24	55.37'	65.90	N 53°40'41" E	62.08'

Curve Table

Curve #	Radius	Length	Chord Direction	Chord Length
C25	15766.18'	179.32	N 02°38'11" W	179.32'
C26	15736.18'	1013.81	N 03°56'27" W	1013.64'
C27	1700.52'	88.99	N 07°17'09" W	88.98'
C28	1670.52'	284.31	N 10°39'44" W	283.97'
C29	118.13'	91.17	N 78°06'33" W	88.92'
C30	1634.72'	181.48	N 06°36'20" W	181.39'



Driveway Culvert Size

Lot #	Culvert Size
Lot 1	18" CPP
Lot 2	18" CPP
Lot 3	18" CPP
Lot 4	18" CPP
Lot 5	18" CPP
Lot 6	18" CPP
Lot 7	18" CPP
Lot 8	18" CPP
Lot 9	18" CPP
Lot 10	18" CPP
Lot 11	18" CPP
Lot 12	18" CPP
Lot 13	18" CPP
Lot 14	18" CPP
Lot 15	18" CPP
Lot 16	18" CPP
Lot 17	18" CPP
Lot 18	18" CPP
Lot 19	18" CPP
Lot 20	18" CPP
Lot 21	18" CPP
Lot 22	18" CPP
Lot 23	18" CPP
Lot 24	18" CPP
Lot 25	18" CPP

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

Established 1945

Certificate of Authority  
Louisiana = VF # 000207  
Arkansas = # 1588  
Mississippi = # S-345

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Subdivision Plat for  
**Guyton Subdivision**  
Sited in  
The W 1/2 of Section 33, T 17 N - R 1 E  
Ouachita Parish, Louisiana

SCALE: 1" = 100'  
DATE: January 25, 2021

Jeffrey M. Messinger  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REFERENCE No. 9239 M-4344