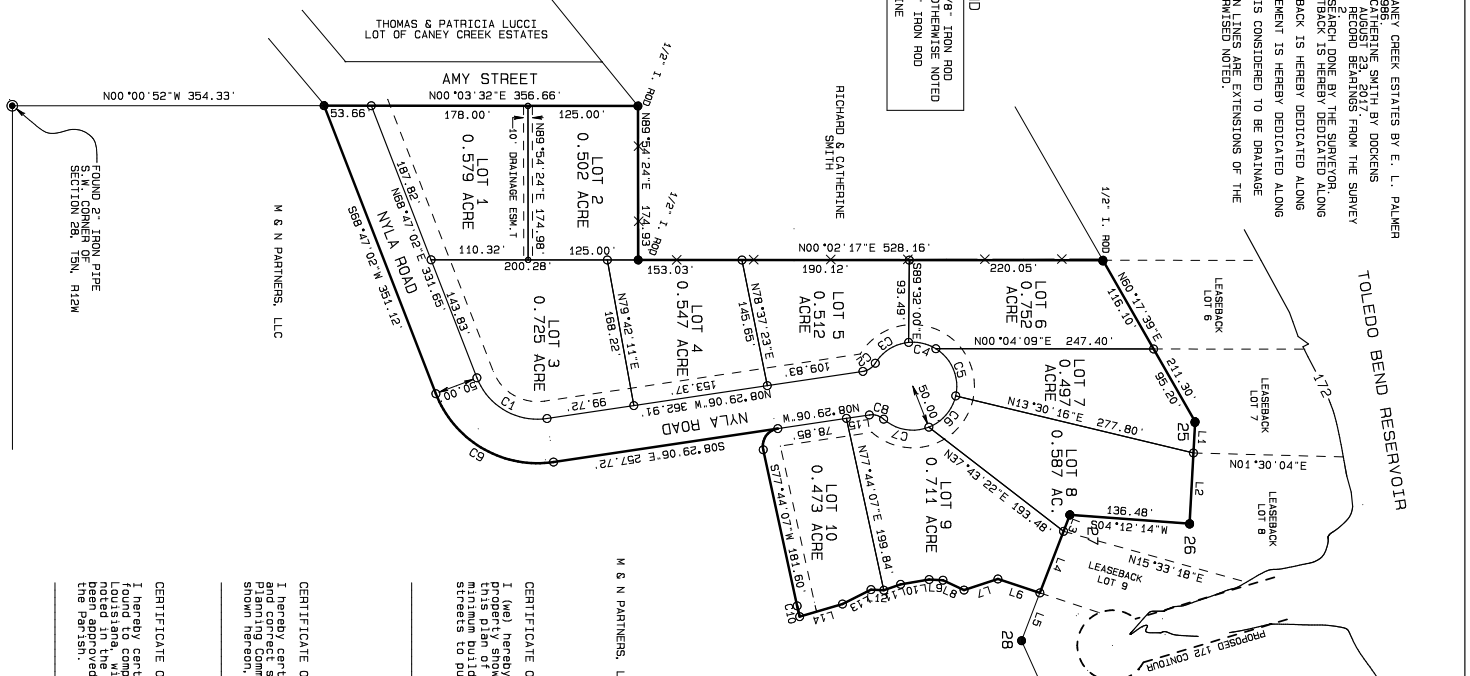
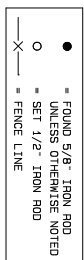


- NOTES:
- 1) REFERENCE SURVEY OF CANEY CREEK ESTATES BY E. L. PALMER
 - 2) REFERENCE SURVEY FOR CATHERINE SMITH BY DOCKENS
 - 3) SURVEYING INC. DATED AUGUST 28, 2017
 - 4) ALL DISTANCES AND BEARINGS ARE SECOND ORDER BEARINGS FROM THE SURVEY DESCRIBED IN NOTE NO. 3
 - 5) NO ABSTRACT TO TITLE SEARCH DONE BY THE SURVEYOR
 - 6) A 3-FOOT BUILDING SETBACK IS HEREBY DEDICATED ALONG ALL STREET FRONTS
 - 7) A 15-FOOT UTILITY EASEMENT IS HEREBY DEDICATED ALONG ALL STREET FRONTS
 - 8) ALL STREET FRONTS IS HEREBY DEDICATED TO BE DRAINAGE EASEMENTS
 - 9) ALL SETBACKS, DISTANCE, BEARINGS AND EXTENSIONS OF THE LOT LINES UNLESS OTHERWISE NOTED



CURVE	ARC	DELTA	RADIUS	CHORD BEARING	CHORD
C1	98.52	77.16.08	73.79	N30.08.58"E	92.15
C2	17.46	49.59.41	20.00	N33.28.56"E	16.90
C3	46.30	53.03.23	50.00	N31.57.06"E	44.66
C4	32.33	37.02.45	50.00	N13.05.58"E	31.77
C5	62.03	71.05.03	50.00	N67.09.53"E	58.13
C6	48.74	55.51.25	50.00	S49.21.53"E	46.84
C7	54.93	62.56.46	50.00	S10.02.13"E	42.21
C8	17.46	49.59.41	20.00	S16.50.45"E	16.90
C9	166.95	77.16.08	123.79	S30.08.58"E	154.58
C10	12.51	1.36.53	443.90	S76.55.40"E	12.51

LINE	BEARING	DISTANCE
L1	S86.56.12"E	36.51
L2	S86.56.12"E	60.49
L3	S89.00.03"E	20.01
L4	S89.00.03"E	74.98
L5	S89.00.03"E	68.15
L6	S18.23.34"W	50.28
L7	S18.07.19"E	40.51
L8	S25.04.58"W	26.44
L9	S02.53.00"W	15.75
L10	S09.34.34"E	32.86
L11	S19.17.06"E	20.22
L12	S02.41.55"W	14.55
L13	S26.53.25"E	36.34
L14	S16.20.57"E	50.73
L15	S08.29.06"E	26.34

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the streets to public use.

2019

Owner

Owner

Owner

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described herein is a true and correct survey to the accuracy required by the Sabine Parish Planning Commission and that the monuments have been placed as shown herein, to specifications of the Sabine Parish Police Jury.

2019

Owner

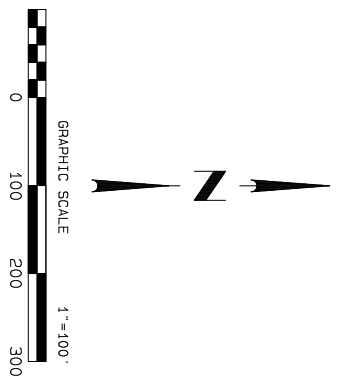
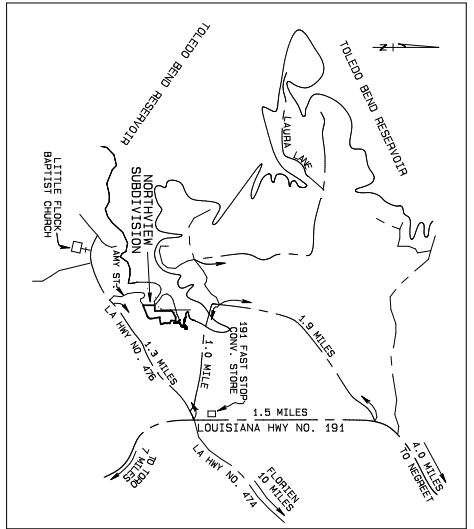
DOUGLAS W. DOCKENS
P. L. S. NO. 4663

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations for Sabine Parish, Louisiana, with the exception of such variances, if any, as are found herein, which have been approved for recording in the office of the Parish.

2019

Planning Commission Official



PRELIMINARY PLAT
OF
NORTHVIEW SUBDIVISION
PHASE 1
BEING 10 LOTS
CONTAINING
6.854 ACRES
LOCATED IN THE
W 1/2 OF THE SW 1/4
OF
SECTION 28, T5N, R12W
SABINE PARISH, LA
JUNE 15, 2019

OWNER:
M & N PARTNERS, LLC
418 BEAU STREET
MANY, LA 71449
PHONE: 318-554-8061

DOCKENS SURVEYING, INC.
436 SMITH STREET
MANY, LA 71449
PHONE: 318-256-0452