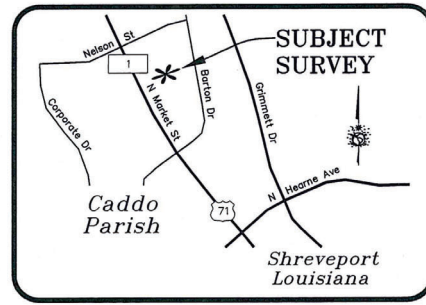


NORTH SHREVEPORT BUSINESS CENTER DISTRICT NO. 4

A 2.927 ACRE RESUBDIVISION OF LOTS 3, 4, 5 AND PORTIONS OF LOT 6, 14 AND A DRAINAGE DEDICATION OF THE NORTH SHREVEPORT BUSINESS CENTER, DISTRICT NO. 3, PER PLAT RECORDED IN BOOK 900, PAGES 549 & 551, RECORDS OF CADDO PARISH, LOUISIANA, LOCATED IN THE SOUTH PORTION OF SECTION 14 AND THE NORTH PORTION OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 14 WEST, NORTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CITY OF SHREVEPORT, CADDO PARISH, LOUISIANA

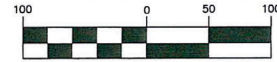


VICINITY MAP—NOT TO SCALE

LEGEND

- MONUMENT FOUND
- MONUMENT SET
- SUBJECT PROPERTY
- - - PROPERTY LINE
- - - CENTERLINE
- - - ORIGINAL LOT LINES
- - - SECTION LINE
- - - SERVIDUTE LINE
- () PLAT CALLS

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	6487.07'	101.71'	N24°25'28"W	101.70'
C2	6487.07'	10.00'	S26°46'05"E	10.00'
C3	6487.07'	56.10'	S27°03'36"E	56.10'
C4	6735.07'	110.00'	N27°17'12"W	110.00'
C5	6735.07'	226.96'	N25°11'13"W	226.95'

FLOOD CERTIFICATION:

BY GRAPHIC PLOTTING ONLY AND ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) MAP PANEL NUMBER 22017C0367 H, EFFECTIVE DATE MAY 19, 2014, THIS PROPERTY IS IN ZONE "X", REDUCED FLOOD RISK DUE TO LEVEE. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS INFORMATION.

BASIS OF BEARING:

THE BASIS OF BEARING USED IN THIS SURVEY IS GRID, ESTABLISHED FROM THE LOUISIANA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983, AS DETERMINED FROM GPS OBSERVATIONS USING LSU C40 GPS NETWORK, IGS08 EPOCH 2005.00 AND NAD 83 (2011) POSITION (EPOCH 2010.00) ADJUSTMENT. FOR THE NORTHWESTERLY CORNER OF LOT 14, THE COMBINED FACTOR IS 0.999970242 AND THE MAPPING ANGLE OR CONVERGENCE IS 00°40'25". BEARINGS AND HORIZONTAL DISTANCES HEREON ARE GRID.

RECORD OWNERS:

The undersigned owners hereby authorizes the platting and recording of this subdivision.

PRELIMINARY

THE FORTIS COMPANY, LLC DATE
BY: TAMMIE JO LOWE - MANAGER

APPROVED BY:

PRELIMINARY

MPC EXECUTIVE DIRECTOR DATE

PRELIMINARY

CITY ENGINEER DATE

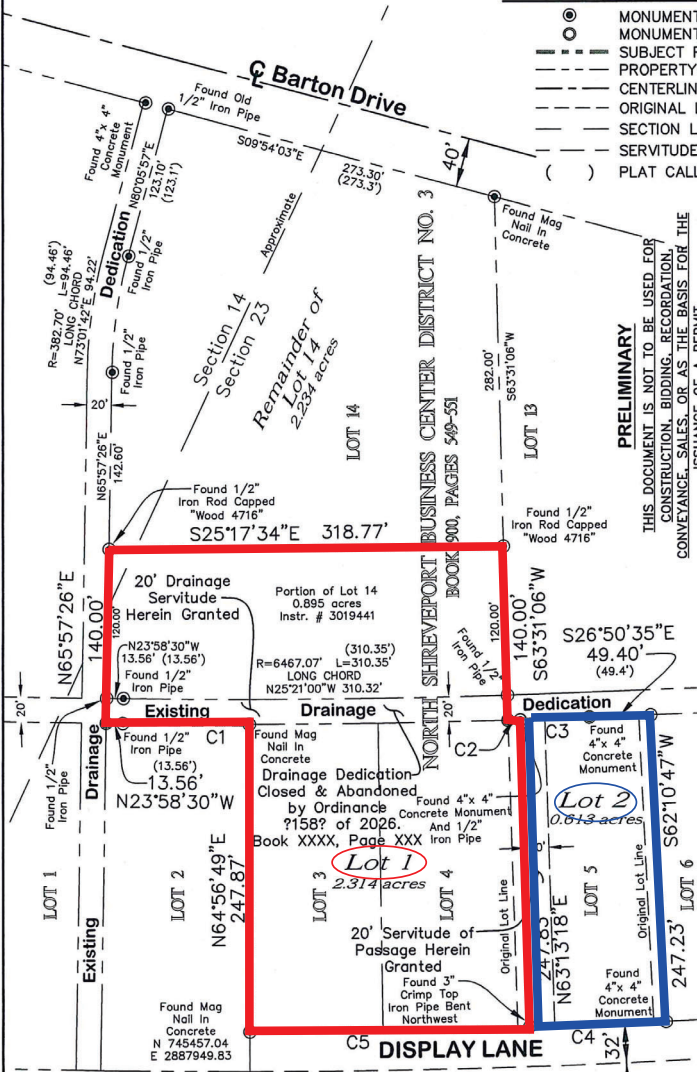
CERTIFICATION:

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO R.S. 33:5051 AND TO ALL REGULATIONS AND REQUIREMENTS OF THE SUBDIVISION ORDINANCE NO. 1268 OF 1970, ORDINANCE NO. 129 OF 2016, THE CITY OF SHREVEPORT UDC SUBDIVISION STANDARDS (ARTICLE 13), AND ANY AMENDMENTS THERETO, AND THAT THIS MAP REPRESENTS AN ACTUAL GROUND SURVEY BY ME OR UNDER MY DIRECTION AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS "B" SURVEY.

PRELIMINARY

UNDER REVIEW

DON R. WOOD, II, P.L.S. DATE
LA LICENSE NO. 4716



GENERAL NOTES:

- THIS PROPERTY IS INSIDE THE INCORPORATED CITY LIMITS OF SHREVEPORT, LOUISIANA.
- THIS PLAT DOES NOT CONSTITUTE THE FOLLOWING: A. WET LANDS DETERMINATIONS; B. SUBSURFACE DETERMINATIONS; C. ENVIRONMENTAL ASSESSMENTS.
- THIS SUBDIVISION IS SERVED BY CITY OF SHREVEPORT FOR WATER SERVICE AND CITY OF SHREVEPORT FOR SEWER SERVICE.
- THE SURVEYOR AND POLARIS SERVICES, L.L.C. DO NOT GUARANTEE TITLE, OWNERSHIP OR THAT ALL SERVIDUTES, EASEMENTS, RIGHT OF WAYS, AND RESTRICTIONS OF RECORD OR USE AFFECTING THIS PROPERTY ARE SHOWN HEREON. THE TITLE, OWNERSHIP, SERVIDUTES, EASEMENTS, RIGHT OF WAYS, AND RESTRICTIONS SHOWN ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO THIS FIRM. THE SURVEYOR AND POLARIS SERVICES, L.L.C. HAVE NOT MADE A COMPREHENSIVE TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS MAP.
- SUBJECT LOTS 1 & 2 HAVE ACCESS TO THE PUBLIC RIGHT OF WAY OF NORTH MARKET STREET (LA HWY 1/US 71).
- SET CORNER IS 1/2 INCH IRON ROD WITH SURVEY CAP AFFIXED AND STAMPED "WOOD" "LA 4716", UNLESS NOTED OTHERWISE.
- REZONED TO I-1. BUILDING SETBACKS ARE AS FOLLOWS: FRONT—20 FEET, INTERIOR SIDE—0 FEET, CORNER SIDE—20 FEET, REAR—15 FEET, AND ALL OTHER REQUIRED SETBACKS WILL BE IN ACCORDANCE WITH THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE. THE WORD "CERTIFY", "CERTIFIED", OR "CERTIFICATION" AS SHOWN AND USED HEREIN MEANS AN EXPRESSION OF PROFESSIONAL OPINION, BY THE SURVEYOR, REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.

POLARIS SERVICES LLC
PROFESSIONAL LAND SURVEYORS
3602 NORTH MARKET ST, SHREVEPORT, LA: 71107
TELEPHONE 318-673-9985 FAX 318-673-9986

SCALE : 1" = 100'	DATE: FEBRUARY 09, 2026
JOB # 3316	DWG NAME: 3316MPC 2