

LINE	BEARING	DISTANCE
L1	S09°21'04"W	101.55
L2	N80°38'56"W	30.00
L3	N09°21'04"E	37.50
L4	S72°19'32"W	204.64
L5	N42°05'30"W	23.90
L6	N51°18'28"W	41.59
L7	N60°01'09"W	14.54
L8	N60°01'08"W	13.53
L9	S37°22'14"W	55.01
L10	N46°52'03"W	21.75
L11	N46°52'04"W	92.00
L12	N46°52'04"W	81.72
L13	N08°17'34"E	17.99
L14	N08°17'34"E	20.66
L15	N69°48'12"W	22.61
L16	N72°53'58"E	99.55
L17	N39°33'34"W	39.65
L18	N39°33'28"W	26.86
L19	N25°37'43"E	72.45
L20	S39°33'31"E	26.27
L21	S72°53'57"E	76.10
L22	S72°53'58"E	24.81
L23	S59°48'12"E	112.23
L24	S65°48'12"E	7.89
L25	S79°34'21"E	8.88
L26	S08°17'34"E	25.02
L27	S57°38'02"E	13.81
L28	S51°18'28"E	50.38
L29	S41°49'45"E	23.99
L30	S37°42'03"W	50.95

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines and dedicate all roads and streets as noted.

2018 _____ Owner
 _____ Owner
 _____ Owner

CERTIFICATE OF ACCURACY
 I hereby certify that the plan shown and described hereon 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 hereon, to specifications of the Sabine Parish Police Jury.

2018 _____ DOUGLAS W. DOCKENS
 P.L.S. NO. 4663

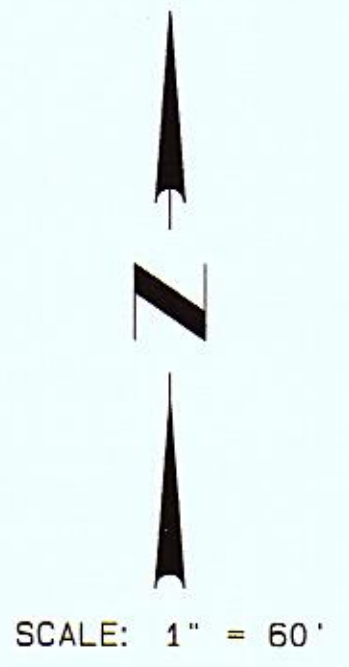
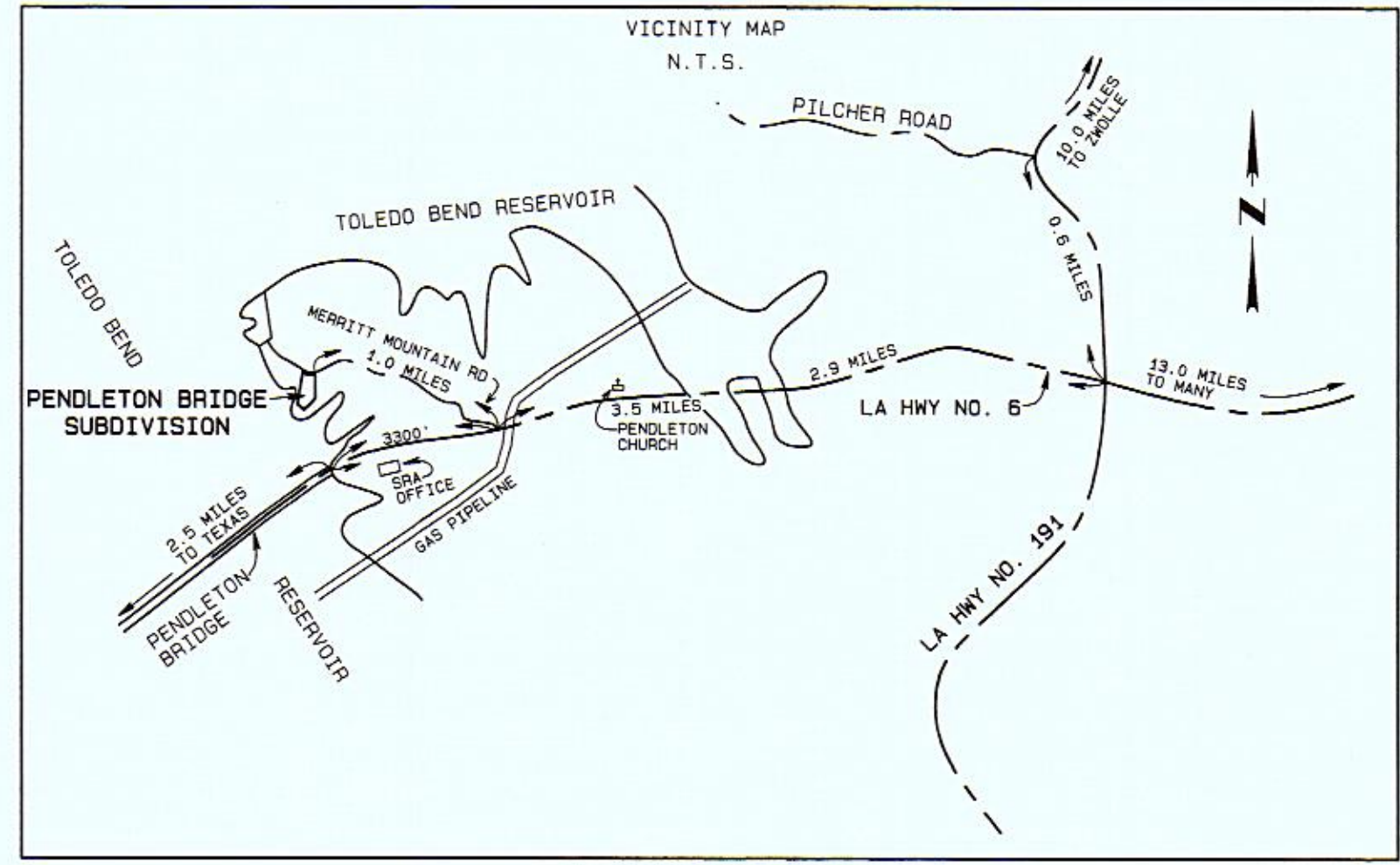
CERTIFICATE OF APPROVAL FOR RECORDING
 I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Sabine Parish, Louisiana, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the Clerk of Court of the Parish.

2018 _____ Planning Commission Official

- NOTES**
- 1) REFERENCE SURVEY OF PENDLETON MARINA BY E. L. PALMER DATED 1973 AND UPDATED IN SEPTEMBER 1983.
 - 2) BEARINGS ARE BASED ON RECORD BEARINGS.
 - 3) NO ABSTRACT OR TITLE SEARCH DONE BY THE SURVEYOR.
 - 4) THIS SURVEY IS IN ACCORDANCE WITH THE LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.
 - 5) A 15-FOOT UTILITY EASEMENT IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
 - 6) A 5-FOOT BUILDING SETBACK LINE IS HEREBY DEDICATED ALONG ALL SIDE LOT LINES.
 - 7) ALL NATURAL DRAINAGE IS CONSIDERED TO BE DRAINAGE EASEMENTS.
 - 8) ALL LEASEBACK DIVISION LINES ARE EXTENSIONS OF THE LOT LINES UNLESS OTHERWISE NOTED.
 - 9) THE COMMON AREA (BOAT RAMP), HARVEY LOOP AND VICKY LANE ARE TO BE OWNED AND MAINTAINED BY THE SUBDIVISION ASSOCIATION.
 - 10) HARVEY LOOP AND VICKY LANE ARE HEREBY DEDICATED TO PRIVATE USE.
 - 11) MERRITT MOUNTAIN ROAD IS HEREBY DEDICATED TO PUBLIC USE.

CURVE	ARC	DELTA	CHORD BEARING	RADIUS	CHORD
C1	69.20'	71°57'32"	S36°20'46"W	95.10'	64.74'
C2	53.83'	62°58'28"	S40°50'16"W	48.98'	51.17'
C3	90.91'	173°37'14"	N06°09'41"E	30.00'	59.91'
C4	21.89'	83°37'14"	N51°09'41"E	15.00'	20.00'
C5	29.94'	31°37'22"	S53°10'55"W	54.25'	29.56'
C6	30.40'	32°05'08"	S85°02'41"W	54.25'	30.00'
C7	30.33'	32°02'12"	N62°53'10"W	54.25'	29.94'
C8	28.84'	82°36'36"	S78°40'32"W	20.00'	26.40'
C9	57.24'	95°45'42"	S85°15'05"W	34.25'	50.81'
C10	51.14'	54°16'21"	N19°43'53"W	53.99'	49.25'
C11	90.50'	8°29'57"	N74°21'51"W	610.07'	90.41'
C12	99.76'	9°46'10"	N74°41'16"W	585.07'	99.64'
C13	143.58'	28°08'32"	N58°49'16"W	292.16'	142.14'
C14	26.42'	5°10'54"	N42°08'59"W	292.16'	26.41'
C15	140.91'	33°20'26"	N56°13'44"W	242.16'	138.93'

- LEGEND**
- = FOUND 5/8" IRON ROD
 - ▲ = FOUND NAIL IN ASPHALT
 - = SET 1/2" IRON ROD
 - = O.H. ELECTRIC POWER LINE



PRELIMINARY PLAT OF PENDLETON BRIDGE ESTATES BEING FIFTEEN LOTS CONTAINING 8.695 ACRES LOCATED IN THE N 1/2 OF THE NE 1/4 OF SECTION 20, T6N, R13W SABINE PARISH, LOUISIANA NOVEMBER 2, 2017
 OWNERS:
 HENRY COMBY
 MERRITT MOUNTAIN ROAD
 MANY, LA 71449
 PHONE NO. 318-581-0072
 SURVEYOR:
 DOCKENS SURVEYING, INC.
 436 SMITH STREET
 MANY, LA 71449
 PHONE NO. 318-256-0452