



**LEGEND**

○	5/8" REBAR SET OR AS NOTED
●	MONUMENT FOUND AS NOTED
(ITALICS)	RECORD DIMENSION
⊕	WATER METER
—	SIGN AS NOTED
—	ASPHALT
—	ELECTRIC LINE
—	FENCE LINE
—	CREEK OR DRAIN
—	CONCRETE

**TRINITY UNITED METHODIST**  
 FILE NO. E-8896  
 C.B. 131, PG. 359  
 LINCOLN PARISH PARCEL  
 14183000112  
 14183000115  
 14183000117

**DEVELOPMENT STANDARDS ZONE B-4**  
 LOT COVERAGE  
 MAXIMUM LOT COVERAGE 70%  
 SETBACKS  
 MINIMUM FRONT YARD SETBACK 30 FT  
 MINIMUM REAR YARD SETBACK 1 FT  
 NEXT TO RESIDENTIALLY ZONED 20 FT  
 MINIMUM SIDE YARD SETBACK 10 FT  
 NEXT TO RESIDENTIALLY ZONED 20 FT  
 BUILDING HEIGHT  
 MAXIMUM BUILDING HEIGHT 10 STORIES/115 FT  
 ROOF DESIGN  
 MINIMUM ROOF PITCH NONE  
 PARKING LOT STANDARDS: NO PARKING IN FRONT 15 FT OF LOT

**RUSTON ZONING B-4**  
 CONCERNS REGARDING CONSTRUCTION DESIGN:  
 SHALL BE ADDRESSED BY CONTACTING THE CITY OF RUSTON'S PLANNING & ZONING ADMINISTRATOR AT (318) 251-8644 OR AT PLANNING@RUSTON.ORG, AND THE CITY OF RUSTON'S INSPECTIONS ADMINISTRATOR AT (318) 251-8640 OR AT INSPECTIONS@RUSTON.ORG.

**BASIS OF COORDINATES AND BEARING**  
 COORDINATES AND BEARINGS BASED UPON FIELD G.P.S. TRAVERSE OBSERVATION OF U.S.C. & G.S. TRIANGULATION STATIONS 31A004 AND 31A025, STATE PLANE COORDINATE SYSTEM, LOUISIANA NORTH ZONE, NAD 83 DATUM AND NAVD 88 DATUM IN U.S. SURVEY FEET.

**FLOOD ZONE**  
 BASED UPON REVIEW OF FEMA'S FIRM OF LINCOLN PARISH, LOUISIANA AND INCORPORATED AREAS, MAP NUMBER 2206 (CONSD), WITH AN EFFECTIVE DATE OF APRIL 1, 2009, THE SUBJECT LOT DOES LIE WITHIN FLOOD ZONE \*\* (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

**SURVEY QUALIFYING STATEMENT**  
 THIS PLAT OF SURVEY DOES NOT REPRESENT A GUARANTEE OF TITLE. I DID NOT CONDUCT EXTENSIVE TITLE RESEARCH. MY CLIENT DID NOT PROVIDE ME WITH COPIES OF ALL SERVITUDES. THOSE SHOWN ARE ONLY THOSE VISIBLE OR AS NOTED OTHERWISE.

**CERTIFICATION**  
 I, CLINTON CRUTCHFIELD, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF LOUISIANA, HEREBY CERTIFY THIS PLAT REFLECTS AN ACTUAL SURVEY MADE BY ME OR UNDER MY SUPERVISION AND MONUMENTS ARE AS NOTED. THIS SURVEY CONFORMS TO STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY AS CURRENTLY ADOPTED BY THE LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

*Clinton Crutchfield, Jr.*  
 CLINTON CRUTCHFIELD, JR., P.L.S.  
 LOUISIANA REG. NO. 4863

- REFERENCE SURVEYS**
1. THAT CERTAIN PLAT ENTITLED "TRINITY UNITED METHODIST CHURCH OF RUSTON BOUNDARY SURVEY OF CHURCH GROUNDS" DATED 06/12/98 BY FRANK W. MILLER, P.L.S. (LOUISIANA REGISTRATION NO. 4671).
  2. THAT CERTAIN PLAT ENTITLED "PLAT OF BOUNDARY SURVEY OF COOKTOWN VILLAGE SUBDIVISION," DATED 2/1/2015 (REVISED 3/4/2015) BY CLINTON CRUTCHFIELD, JR., P.L.S. (LOUISIANA REGISTRATION NO. 4863).
  3. THAT CERTAIN RIGHT-OF-WAY MAP OF "CITY OF RUSTON-COOKTOWN TURNLANE PROJECT" DATED 7-23-2015 (REVISED 05/10/2016) BY CLINTON CRUTCHFIELD, JR., P.L.S. (LOUISIANA REGISTRATION NO. 4863).
- SURVEY NOTES**
1. THE EAST BOUNDARY OF THE SUBJECT LOTS WAS BASED ON REFERENCE SURVEY NO. 1.
  2. THE WEST LINE OF THE SUBJECT LOTS WAS BASED ON REFERENCE SURVEY NO. 1.
  3. BASED ON THE AGE OF THE FENCES ALONG THE PERIMETER OF THE SUBJECT LOTS AS SHOWN HEREON, POSSIBLE OWNERSHIP RIGHTS BY PRESCRIPTION MAY EXIST IN THESE AREAS.
  4. COOKTOWN ROAD AS DEPICTED HEREON IS BASED ON CONSTRUCTION PLANS AND IS UNDER CONSTRUCTION AT THE TIME OF THIS SURVEY.



05/04/2017

NO.	BY	REVISION	DATE
1.			
2.			
3.			
4.			

**RILEY COMPANY ENGINEERS & SURVEYORS**  
 P.O. DRAWER 1300 RUSTON, LA 71272-1300  
 TELEPHONE (504) 251-0228 FAX: (504) 251-0229

SCALE: 1" = 30'  
 PROJECT NUMBER: 1704227-DWG  
 DATE: 06-03-2017  
 DRAWN BY: JAM  
 FILE NAME: 1704227-DWG

PLAT OF BOUNDARY RETRACEMENT SURVEY OF 4 PARCELS OF LAND SITUATED IN THE SW 1/4 OF SECTION 14, TOWNSHIP 14N, RANGE 10E, LINCOLN PARISH, LOUISIANA AS REQUESTED BY DUD HOLLAND

DRAWING NO. 1/1