

Building restrictions for Frye Estates Subdivision

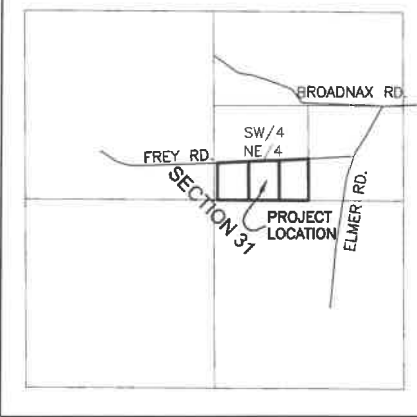
The following restrictions shall apply to all three lots of Frye Estates Subdivision:

- 1) Individual lots may not be re-subdivided.
- 2) Properties restricted to one site constructed home with a minimum square footage of 1,500 square feet (heated/cooled) per lot.
- 3) Commercial establishments are prohibited and use is limited to residential purposes only.
- 4) Minimum set back distance of 150' for residence.
- 5) Out buildings may be constructed on the lot but shall be located no closer to the road than the wall of the home construction that is farthest from said road.

These restrictions shall remain in place unless deviations or changes are approved by all of the then current owners of the lots.



304 Ryan St.
Boyce, LA 71409
Ph: 318.623.6183
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CERTIFICATE OF SURVEY
DESCRIPTION: THREE 5.384 ACRE TRACTS SHOWN AS TRACTS 1, 2, & 3 ALL SITUATED SOUTH OF FREY ROAD IN THE SW/4 OF THE NE/4 OF SECTION 31, T2N-R3W, RAPIDES PARISH, LOUISIANA.

FOR: W. ROSS FOOTE REQUESTED BY: DONALD BAKER
DATE: FEBRUARY 28, 2023
SCALE 1" = 100'

- LEGEND**
- FOUND 1/2" IRON ROD UNLESS OTHERWISE STATED
 - FOUND CONCRETE POST
 - SET 1/2" IRON ROD
 - BLDG SETBACK LINE
 - - - PUBLIC RIGHT-OF-WAY LINE
 - ~ ~ ~ DRAINAGE FLOW LINE ARROW
 - * BASIS OF BEARING LA GRID NORTH NAD83



RIGHT OF WAY DEDICATION:
DEVELOPER SHALL DEDICATE 25'
FROM CENTER OF FREY RD. TO
RAPIDES PARISH POLICE JURY ALONG
THE FRONTAGE OF LOTS AS SHOWN.

SURVEYED BY:
M. Phillips
MATTHEW E. PHILLIPS
P.L.S. LA. REG. # 4959



JOB # S23-019

FD. 1/2" IR
S61°22'46"E 2.75'
FROM CALC. POINT

OWNER: (PRINT AND SIGN) _____ DATE _____

EXECUTIVE DIRECTOR (PRINT AND SIGN) _____ DATE _____
RAPIDES AREA PLANNING COMMISSION
APPROVED VIA THE MINOR SUBDIVISION REVIEW PROCEDURE

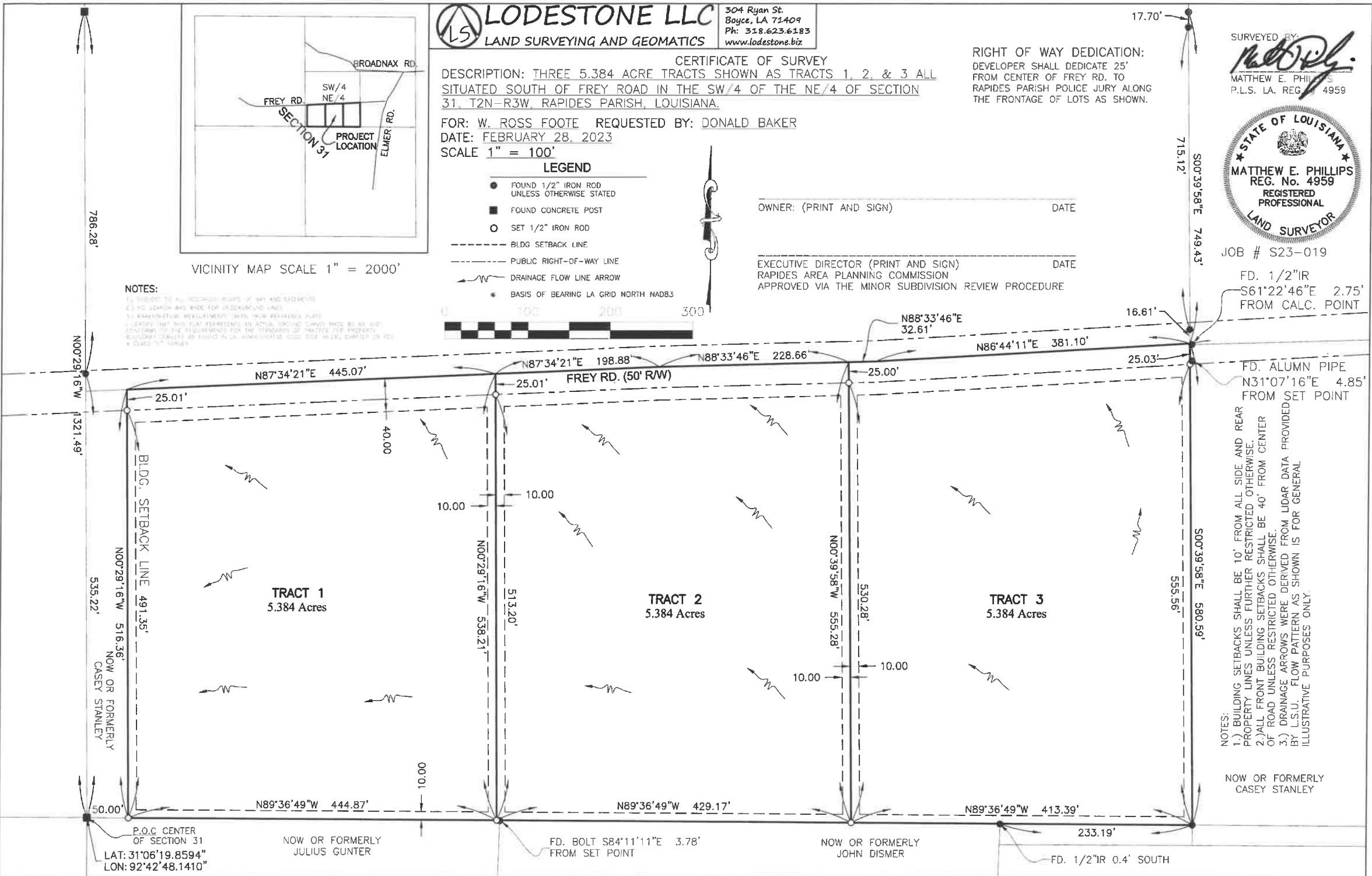
NOTES:

- 1.) SUBJECT TO ALL RECORDED RIGHTS OF WAY AND EASEMENTS
- 2.) NO SEARCH WAS MADE FOR UNDERGROUND UTILITIES
- 3.) ADMINISTRATIVE REQUIREMENTS (TIES, TROW PERMISSIVE PLATS)
- 4.) CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE BY AN ENGINEER
- 5.) COMPLY WITH THE REQUIREMENTS FOR THE TRANSFER OF REAL ESTATE FOR PROPERTY BOUNDARY SURVEYS AS FOLLOWS IN LA. ADMINISTRATIVE CODE TITLE 49:001, CHAPTER 20 (C) * CLASS "C" SURVEY

FD. ALUMN PIPE
N31°07'16"E 4.85'
FROM SET POINT

- NOTES:
- 1.) BUILDING SETBACKS SHALL BE 10' FROM ALL SIDE AND REAR PROPERTY LINES UNLESS FURTHER RESTRICTED OTHERWISE.
 - 2.) ALL FRONT BUILDING SETBACKS SHALL BE 40' FROM CENTER OF ROAD UNLESS RESTRICTED OTHERWISE.
 - 3.) DRAINAGE ARROWS WERE DERIVED FROM LIDAR DATA PROVIDED BY L.S.U. FLOW PATTERN AS SHOWN IS FOR GENERAL ILLUSTRATIVE PURPOSES ONLY.

NOW OR FORMERLY
CASEY STANLEY



P.O.C CENTER OF SECTION 31
LAT: 31°06'19.8594"
LON: 92°42'48.1410"

NOW OR FORMERLY
JULIUS GUNTER

FD. BOLT S84°11'11"E 3.78'
FROM SET POINT

NOW OR FORMERLY
JOHN DISMER

FD. 1/2" IR 0.4' SOUTH