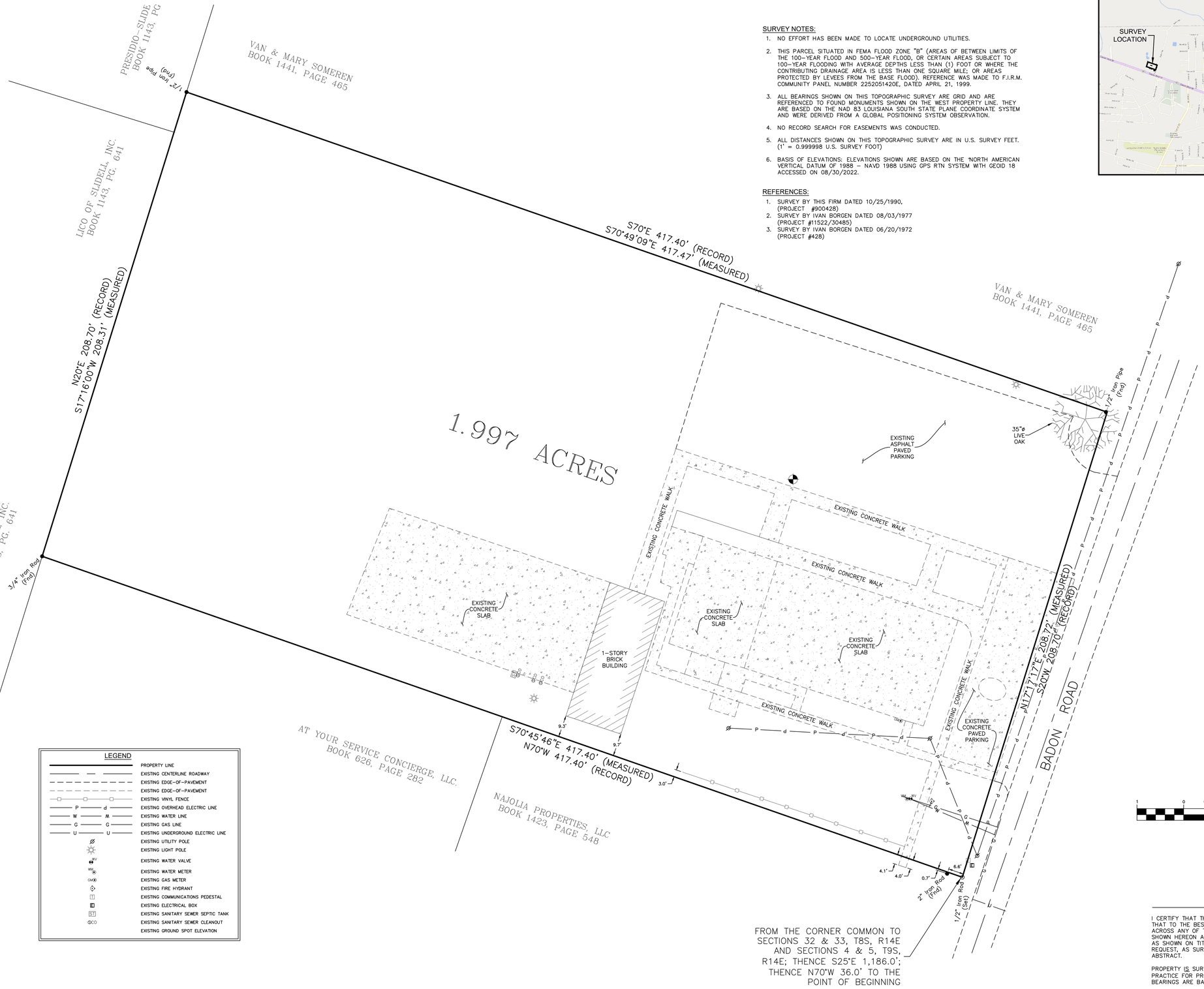


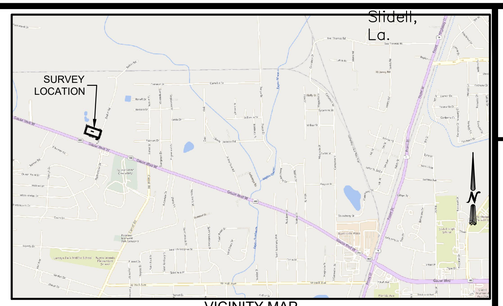
FROM THE CORNER COMMON TO SECTIONS 32 & 33, T8S, R14E AND SECTIONS 4 & 5, T9S, R14E; THENCE S25°E 1,186.0'; THENCE N70°W 36.0' TO THE POINT OF BEGINNING

SURVEY NOTES:

1. NO EFFORT HAS BEEN MADE TO LOCATE UNDERGROUND UTILITIES.
2. THIS PARCEL SITUATED IN FEMA FLOOD ZONE "B" (AREAS OF BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD). REFERENCE WAS MADE TO F.I.R.M. COMMUNITY PANEL NUMBER 2252051420E, DATED APRIL 21, 1999.
3. ALL BEARINGS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE GRID AND ARE REFERENCED TO FOUND MONUMENTS SHOWN ON THE WEST PROPERTY LINE. THEY ARE BASED ON THE NAD 83 LOUISIANA SOUTH STATE PLANE COORDINATE SYSTEM AND WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM OBSERVATION.
4. NO RECORD SEARCH FOR EASEMENTS WAS CONDUCTED.
5. ALL DISTANCES SHOWN ON THIS TOPOGRAPHIC SURVEY ARE IN U.S. SURVEY FEET. (1' = 0.999998 U.S. SURVEY FOOT)
6. BASIS OF ELEVATIONS: ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 – NAVD 1988 USING GPS RTN SYSTEM WITH GEOID 18 ACCESSED ON 08/30/2022.

REFERENCES:

1. SURVEY BY THIS FIRM DATED 10/25/1990, (PROJECT #900428)
2. SURVEY BY IVAN BORGEN DATED 08/03/1977 (PROJECT #11522/30485)
3. SURVEY BY IVAN BORGEN DATED 06/20/1972 (PROJECT #428)



VICINITY MAP
NOT TO SCALE

LEGEND

	PROPERTY LINE
	EXISTING CENTERLINE ROADWAY
	EXISTING EDGE-OF-PAVEMENT
	EXISTING EDGE-OF-PAVEMENT
	EXISTING VINYL FENCE
P d	EXISTING OVERHEAD ELECTRIC LINE
W M	EXISTING WATER LINE
G G	EXISTING GAS LINE
U U	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
WV	EXISTING WATER VALVE
WM	EXISTING WATER METER
GM	EXISTING GAS METER
	EXISTING FIRE HYDRANT
	EXISTING COMMUNICATIONS PEDESTAL
	EXISTING ELECTRICAL BOX
ST	EXISTING SANITARY SEWER SEPTIC TANK
CO	EXISTING SANITARY SEWER CLEANOUT
	EXISTING GROUND SPOT ELEVATION

GRAPHIC SCALE

1 0 0.5 1 2 4

(IN FEET)
1 inch = 1 ft.

CERTIFICATION

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN. ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

S. BRETT FITZGERALD
LA. REG. No. 5018

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NO.	DESCRIPTION	DATE	BY (DWG)
	REVISIONS		

A SURVEY PLAT OF 1.997 ACRES LOCATED IN SECTION 4, TOWNSHIP 9 SOUTH, RANGE 14 EAST MUNICIPAL ADDRESS: 38 BADON ROAD ST. TAMMANY PARISH, LOUISIANA

CLINT DUFFY

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

SCALE: 1" = 20'	
DATE: 08/30/2022	
DRAWN BY: BT	CHECKED BY: JLD
DWG. NO. 20220390	
SHEET 1 OF 1	

FILENAME: G:\SURVEYING\2022\BOUNDARY SURVEY\T09-R14\SEC. 4\20220390, 4-9-14, Clint Duffy\20220390.dwg