GENERAL NOTES

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA.
F.I.R.M. COMMUNITY MAP NO. 220204 0010 C; DATED: 4/21/99
FLOOD ZONE: AE; BASE FLOOD ELEVATION: 9'.

REFERENCES:
1.) SUBDIVISION MAP OF LAKE GARDENS BY ADLOE ORR DATED 6/14/54, MAP FILE NO. 34 B & D.

NOTES: THIS FIRM DOES NOT CERTIFY TO ANY SUB-SURFACE MATTERS AS A SUB-SURFACE SURVEY WAS NOT A PART OF THE SCOPE OF THIS SURVEY, NOR WAS ONE PERFORMED ON THIS SITE.

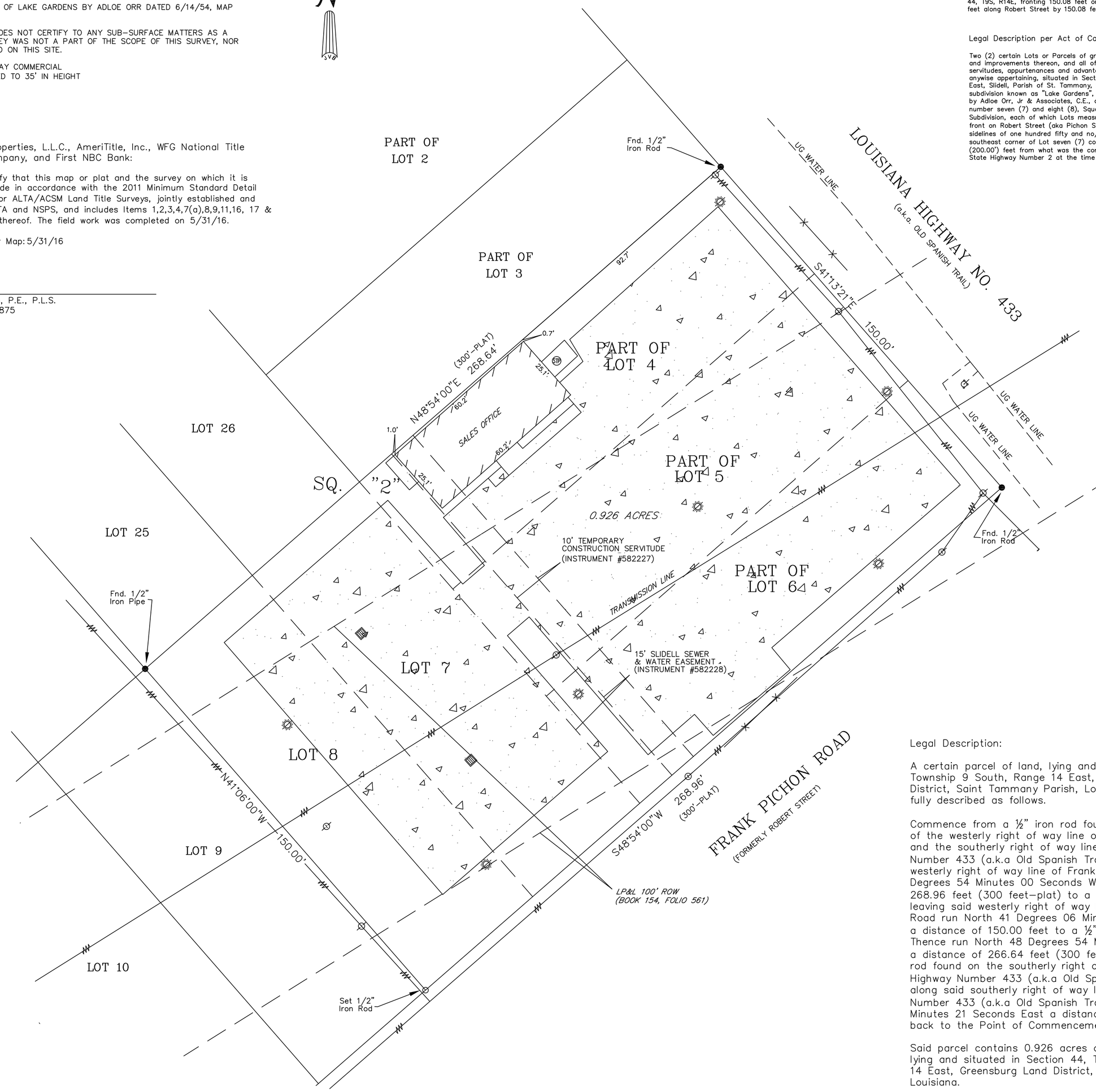
ZONING: HC-2 HIGHWAY COMMERCIAL
BUILDINGS RESTRICTED TO 35' IN HEIGHT

To to KFB Properties, L.L.C., AmeriTitle, Inc., WFG National Title Insurance Company, and First NBC Bank:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,7(a),8,9,11,16, 17 & 19 of Table A thereof. The field work was completed on 5/31/16.

Date of Plat or Map: 5/31/16

Sean M. Burkes, P.E., P.L.S.
Reg. Number 4875

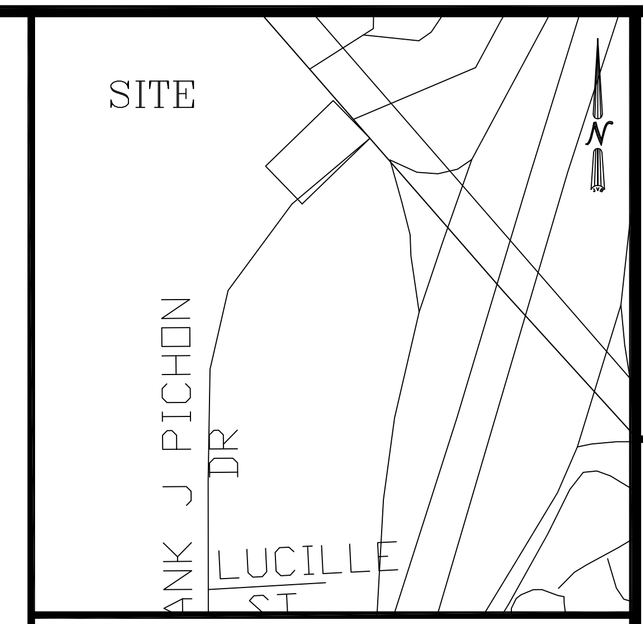


Legal Description per Act of Donation, Instrument #883122

That certain portion of tract of land, together with all buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in Section 44, T9S, R14E, in the Eighth Ward, Parish of St. Tammany, Louisiana, in that certain subdivision known as Lake Gardens, designated on a blueprint by Adloe Orr, Jr. & Associates, on June 14, 1954, a copy of which is on file in the records of St. Tammany Parish Clerk of Court, Map File # 34B, dated November 19, 1956. Lots 4, 5, and 6, square 2, Lake Gardens Subdivision, front on Louisiana Highway Number 2, same width in the rear, by a depth of 200 feet between equal and parallel lines. Lot no. 6 forms the corner of Louisiana Highway Number 2 and Robert street and being further described in the Parish of St. Tammany as Lots 4, 5, and 6, Square 2, Lake Garden Subdivision, Section 44, T9S, R14E., fronting 150.08 feet on Louisiana Highway 433, by a 169.24 feet along Robert Street by 150.08 feet by 169.29 feet.

Legal Description per Act of Cash Sale, Instrument #1222422

Two (2) certain Lots or Parcels of ground, together with all the buildings and improvements thereon, and all of the rights, ways privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 44, Township 9 South, Range 14 East, Slidell, Parish of St. Tammany, State of Louisiana, in that subdivision known as "Lake Gardens", designated on blue print of survey by Adloe Orr, Jr & Associates, C.E., dated June 14, 1954, as Lots number seven (7) and eight (8), Square two (2) of Lake Gardens Subdivision, each of which Lots measure fifty and no/100 (50.00') feet front on Robert Street (aka Pichon Street) between equal and parallel sidelines of one hundred fifty and no/100 (150.00') each, with the southeast corner of Lot seven (7) commencing two hundred and no/100 (200.00') feet from what was the corner of Robert Street and Louisiana State Highway Number 2 at the time of said survey.



VICINITY MAP
NOT TO SCALE

Schedule B, Part II

1.) Defects, Liens, encumbrances, adverse claims or other matters, if any created, first appearing the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. (UNABLE TO PLOT)
2.) Rights or claims of parties other than the Insured in actual possession of any or all of the property not shown in the public records. (UNABLE TO PLOT)
3.) Encroachments, overlaps, boundary line disputes, shortage in square footage, acreage or area, right of access, ingress and egress, or other matters which would be disclosed by a current complete and accurate survey and inspection of the premises. (SHOWN ON PLAT)
4.) Unrecorded easements or claims of easements no shown by the public records. (UNABLE TO PLOT)
6.) Boundary line disputes, fence encroachments and/or misalignments, driveway or sidewalk encroachments, violations of set back or side line restrictions, encroachments of carports, garages and other improvements not attached to the building or residence. (residential only) (DOES NOT APPLY)
10.) Ten (10') foot temporary construction servitude to the City of Slidell for Sewer & Water dated 05/09/85 (SHOWN ON PLAT)
11.) Fifteen (15') foot sewer-water servitude along the rear of Lots 4, 5, 6 as shown on instrument recorded at instrument# 582228 (Tract 4) (SHOWN ON PLAT)
12.) Restrictive covenants for Lake Gardens Subdivision as contained in act of Credit Sale by George Piazza and Dr Joseph L. Piazza to Victor Bernard Vazquez dated March 14, 1956 recorded at COB 2447/145; restrictions recorded September 19, 1956 and October 5, 1956 at COB 222/465." (UNABLE TO PLOT)
13.) Right of way granted by George Piazza to Louisiana Power & Light Company for the erection of a transmission line (affects Lots 5 & 6), recorded May 6, 1942 in COB 155/76 and also right of way granted by Roy Graham to Louisiana Power & Light Company dated march 16, 1942 recorded in COB 154/561. (Tract 4) (SHOWN ON PLAT)

Legal Description:

A certain parcel of land, lying and situated in Section 44, Township 9 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

Commence from a ½" iron rod found at the intersection of the westerly right of way line of Frank Pichon Road and the southerly right of way line of Louisiana Highway Number 433 (a.k.a Old Spanish Trail) run along said westerly right of way line of Frank Pichon Road South 48 Degrees 54 Minutes 00 Seconds West a distance of 268.96 feet (300 feet-plat) to a ½" iron rod set; Thence leaving said westerly right of way line of Frank Pichon Road run North 41 Degrees 06 Minutes 00 Seconds West a distance of 150.00 feet to a ½" iron pipe found; Thence run North 48 Degrees 54 Minutes 00 Seconds East a distance of 266.64 feet (300 feet-plat) to a ½" iron rod found on the southerly right of way line of Louisiana Highway Number 433 (a.k.a Old Spanish Trail); Thence run along said southerly right of way line of Louisiana Highway Number 433 (a.k.a Old Spanish Trail) South 41 Degrees 13 Minutes 21 Seconds East a distance of 150.00 feet and back to the Point of Commencement.

Said parcel contains 0.926 acres of land more or less, lying and situated in Section 44, Township 9 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

LEGEND

- SEWER MANHOLE , SEWER LINE
- WATER MANHOLE , WATER LINE
- GAS MANHOLE , GAS LINE
- TELE. MANHOLE , TELE. LINE
- DRAIN MANHOLE , DRAIN LINE
- DRAIN INLET , DRAIN LINE
- POWER POLE / OVERHEAD LINES ELECTRIC,TELEPHONE,CABLE TV
- ELEC. TOWER / OVERHEAD LINES
- CATCH BASIN
- LIGHT STANDARD
- TRAFFIC LIGHT
- TELE. , ELEC. , CATV PEDESTAL
- GAS , WATER , ELECTRIC METER
- GAS , WATER VALVE
- SEWER , DRAIN CLEANOUT
- FIRE HYDRANT
- GUY WIRE ANCHOR
- SIGN
- PYLON
- MAILBOX
- TREE
- SHRUB
- FENCE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 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 "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS B SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING ENVIRONMENTAL
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com
Phone: 985-649-0075 Fax: 985-649-0154
SEAN M. BURKES
LA REG. NO. 4785

AN ALTA/ACSM SURVEY MAP OF A PART OF LOTS 4 THRU 6, LOT 7 & LOT 8, SQ. 2, LAKE GARDENS SUBDIVISION, SITUATED IN SECTION 44, T-9-S, R-14-E, GLD, ST. TAMMANY PARISH, LOUISIANA

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.
KFB Properties, L.L.C., AmeriTitle, Inc., WFG National Title Insurance Company, and First NBC Bank

SCALE: 1" = 30'	
DATE: 5/31/16	
DRAWN BY: JDL	CHECKED BY: RMK
DWG. NO. 20160298	
SHEET 1 OF 1	

PATHFILE: \\M-1\SURVEYING\2016\LOT SURVEY\LAKE GARDENS\20160298, LOTS 4-8, SQ. 2, BREAZELE\dwg