

Property Description

One certain piece or portion of ground, together with all the buildings & improvements thereon and all of the rights, ways, servitudes, privileges, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the State of Louisiana, Parish of Orleans, Second Municipal District of the City of New Orleans, Square No. 401 of that part thereof known as Lakeview, which square is bounded by New Orleans Terminal Co. Railroad, Argonne Street, Kenilworth Street and General Haig Street, designated as Lot 5A on a plan of resubdivision of Lots 5 and 6 into Lot 5A dated May 7, 2020 by Gilbert, Kelly & Couturie, Inc. and is more particularly described as follows, to wit:

LOT 5A forms the corner and begins at the point of intersection of the southerly right of way line of Kenilworth Street and the westerly right of way line of General Haig Street; thence South 05 degrees 20 minutes 17 seconds West along the westerly right of way line of General Haig Street, a distance of 87.62 feet to a point at the intersection of the westerly right of way line of General Haig and the northerly right of way line of New Orleans Terminal Co. Railroad; thence South 85 degrees 43 minutes 54 seconds West, a distance of 147.11 feet to a point on the east line of a 15' Alley; thence North 05 degrees 20 minutes 17 seconds East along the east line of a 15' Alley, a distance of 105.12 feet to a point at the intersection of the east line of a 15' Alley and the southerly right of way line of Kenilworth Street; thence North 87 degrees 18 minutes 44 seconds East, along the southerly right of way line of Kenilworth Street a distance of 50.49 feet to a point; thence continuing along the southerly right of way line of Kenilworth Street, South 84 degrees 39 minutes 43 seconds West, a distance of 95.05 feet back to the point of intersection of the southerly right of way line of Kenilworth Street and the westerly right of way line of General Haig Street, the point of beginning; Lot 5A contains 14,31352 square feet.



*Clint M. Simoneaux*  
Clint M. Simoneaux, P.L.S.  
License #5131

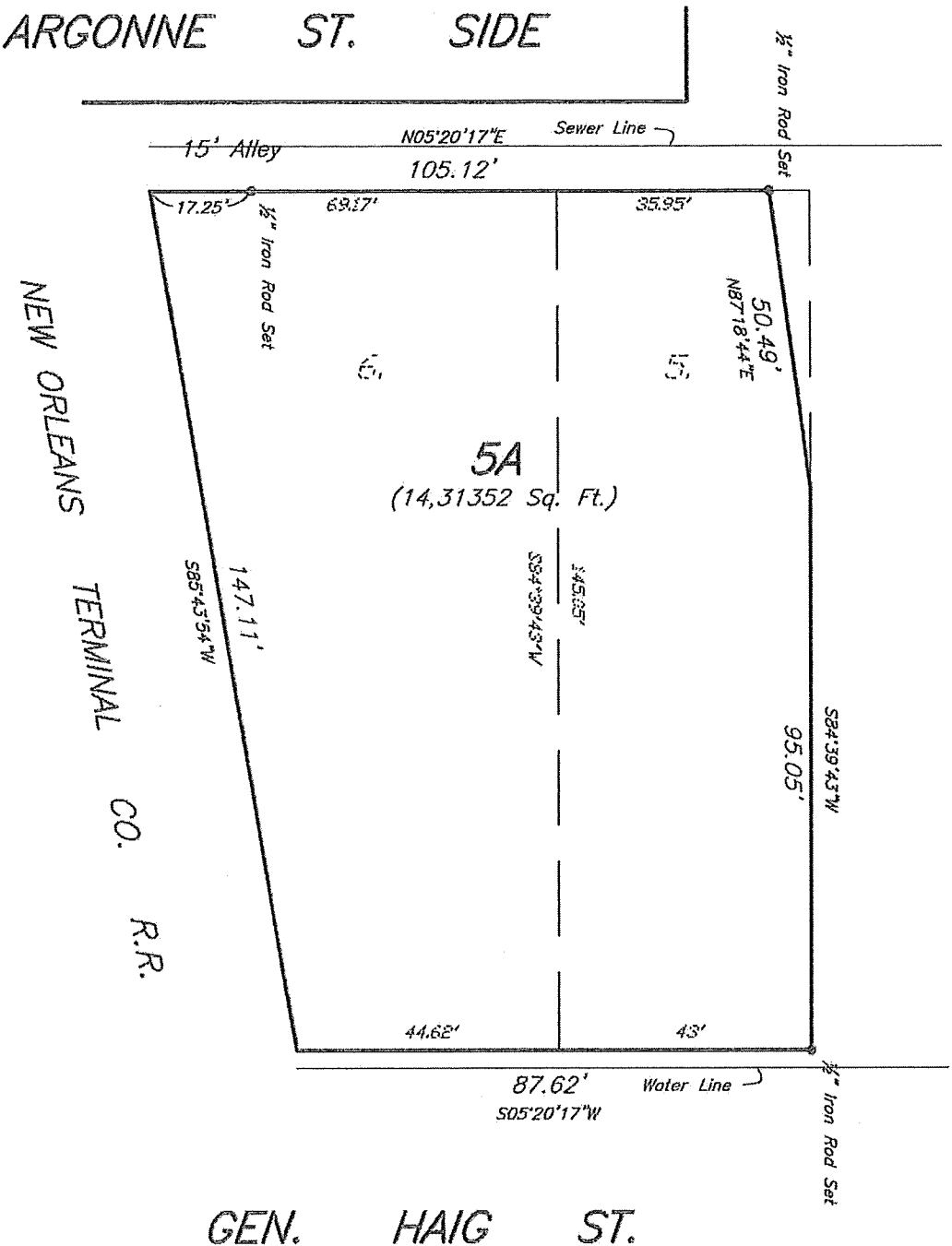
Gilbert, Kelly & Couturie, Inc., Professional Land Surveying  
2121 N. Causeway Blvd. – Suite 121  
Metairie, La 70001  
(504)836-2121

**SQ. NO. 401, LAKEVIEW  
SECOND DISTRICT**

A Resubdivision of Lots 5 and 6 into Lot 5A.

NEW ORLEANS, LA  
ORLEANS PARISH

KENILWORTH ST.

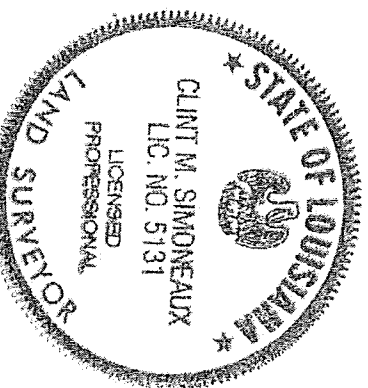


THE SERVITUDES SHOWN ON THIS PLAT ARE LIMITED TO THOSE FURNISHED TO US. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING DATA FOR THIS SURVEY.

Note:  
Improvements may not be to scale for clarity.  
The dimensions shown prevail over scale.  
Lot bearings as per plan.

Date: May 7, 2020

Scale: 1" = 30'



This plat represents an actual ground survey made by me or under my direct supervision and control and meets the requirements for the Standards of Practice for Boundary Surveys as found in Louisiana Administrative Code TITLE 46:IXI, Chapter 29 for a Class "C" survey.  
Made at the request of Centurion Builders.

Gilbert, Kelly & Couture, Inc., Professional Land Surveying  
2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121

*Clint M. Simoneaux*

**DEPARTMENT OF SAFETY & PERMITS  
CITY OF NEW ORLEANS**

PERMIT NO: \_\_\_\_\_ DATE: \_\_\_\_\_

ADDRESS: 5710 GENERAL HAIG STREET AND SUBDIVISION: LAKEVIEW

DISTRICT: SECOND SQUARE: 401 LOTS: 5 & 6

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEVATION (BFE)	FREEBOARD (ADD 1FT FOR A AND V ZONES) <small>OFFICE USE ONLY</small>
225 203	0226	F	9/30/2016	X	NONE	N.A.V.D. +1ft = _____

MINIMUM FLOOR ELEVATION: \_\_\_\_\_ IN ADDITION TO THE FEMA ELEVATIONS, THE FOLLOWING

CONDITIONS MUST ALSO BE MET:

- A. TOP OF SLABS ON GRADE OR FILL MUST BE AT LEAST 36" ABOVE THE HIGHEST POINT OF CURB IN FRONT OF THE LOT OR SITE.
- B. PIER CONSTRUCTION: TOP OF PIERS (UNDERSIDE OF SILLS) MUST HAVE AT LEAST 18" CLEARANCE BENEATH THE STRUCTURE. IN ADDITION, THE LOWEST FLOOR MUST BE AT LEAST 36" ABOVE THE HIGHEST POINT OF CURB IN FRONT OF THE LOT OR SITE. (IF NO CURB, USE CENTERLINE OF STREET)
- C. ALL MECHANICAL OR PLUMBING EQUIPMENT SERVICING THE BUILDING MUST BE LOCATED AT OR ABOVE THE REQUIRED FLOOR ELEVATION.
- D. SLABS FOR ATTACHED GARAGES MUST BE AT THE REQUIRED FLOOR ELEVATION OR BE CONSTRUCTED OF WATER-RESISTANT MATERIALS WITH PROPER VENTING IN 2 WALLS.
- E. DETACHED GARAGES WITH PLUMBING MUST BE AT THE REQUIRED FLOOR ELEVATION.
- F. CONSTRUCTION BENCHMARK MUST BE SET AT REQUIRED MINIMUM FLOOR ELEVATION OR GREATER (ADD 1 FOOT FOR A & V ZONES)

FOR V - ZONES ONLY:

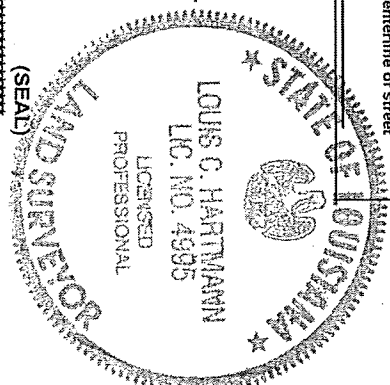
\_\_\_\_\_  
N.A.V.D.  
(ELEVATION OF BOTTOM OF LOWEST HORIZONTAL STRUCTURAL MEMBER)

APPROVED FOR CITY BY: \_\_\_\_\_

**1. CERTIFICATE OF CONSTRUCTION BENCHMARK**

EXISTING HIGHEST TOP OF CURB ELEVATION -5.51 N.A.V.D.  
 EXISTING HIGHEST CENTERLINE OF STREET -5.59 N.A.V.D.  
 EXISTING LOT ELEVATIONS (PROPERTY CORNERS OR EDGE)  
 FRONT (RIGHT) -5.51 N.A.V.D. FRONT (LEFT) -4.99 N.A.V.D.  
 REAR (RIGHT) -5.04 N.A.V.D. REAR (LEFT) -4.79 N.A.V.D.  
 OTHER \_\_\_\_\_ N.A.V.D.

FOR PERMIT OFFICE USE ONLY  
 ADD 3ft to curb, if no curb use the centerline of street  
 + 3ft = \_\_\_\_\_



SIGNATURE: \_\_\_\_\_ DATE: 7/25/2019

(I.A. REGISTERED PROFESSIONAL LAND SURVEYOR OR CIVIL ENGINEER)

**2. CERTIFICATE OF TOP OF FORM OR TOP OF PIER ELEVATION**

(To be submitted before pouring concrete for slab construction or framing floor for pier construction)

AS BUILT ELEVATIONS: FORM \_\_\_\_\_ N.A.V.D. PIER \_\_\_\_\_ N.A.V.D.

PIER CONSTRUCTION:  
 ALL FRAMING MATERIALS BELOW THE MINIMUM FLOOR ELEVATION (B.F.E.) MUST BE CONSTRUCTED WITH WATER-RESISTANT MATERIALS AND THE FIRST FLOOR MUST BE AT OR ABOVE THE MINIMUM FLOOR ELEVATION (B.F.E.).

V ZONES ONLY:  
 BOTTOM OF LOWEST HORIZONTAL STRUCTURAL MEMBER \_\_\_\_\_ N.A.V.D.

(Must be submitted before framing begins)  
 IN V ZONES, ALL ENCLOSURES BELOW THE B.F.E. MUST BE DESIGNED WITH BREAK-AWAY WALLS CONSTRUCTION.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ (SEAL)  
 (I.A. REGISTERED PROFESSIONAL LAND SURVEYOR OR CIVIL ENGINEER)

**3. FILLING, GRADING, DRAINAGE, SIDEWALK AND DRIVEWAY CERTIFICATION AND AFFIDAVIT**

(To be submitted before Use & Occupancy Certificate can be issued)

THIS WILL CONFIRM THAT ALL FILLING, GRADING, DRAINAGE, SIDEWALKS AND DRIVEWAYS HAVE MET THE REQUIREMENTS OF THE APPLICABLE SECTIONS OF THE CODE OF THE CITY OF NEW ORLEANS.

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 APPLICANT: \_\_\_\_\_ DATE: \_\_\_\_\_ (NOTARY)

IS LOT PROPERLY FILLED TO GRADE? YES NO

(minimum lot slope, rear to front, 1 inch every 20 feet)  
 ARE SIDEWALKS PROPERLY INSTALLED? YES NO  
 ARE DRIVEWAYS PROPERLY INSTALLED? YES NO  
 ARE RETAINING WALLS REQUIRED? YES NO  
 (if yes, then on which side(s) \_\_\_\_\_ RIGHT \_\_\_\_\_ LEFT \_\_\_\_\_ REAR  
 ARE EQUIPMENT SLABS, SUCH AS A/C COMPRESSORS, AT MINIMUM FLOOR ELEVATION? YES NO  
 DO ATTACHED GARAGES IN A-ZONES, THAT ARE BELOW MINIMUM FLOOR ELEVATION, HAVE PROPER VENTING AND WATERPROOFING? YES NO N/A

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ (SEAL)  
 (I.A. REGISTERED PROFESSIONAL CIVIL ENGINEER)