## GENERAL NOTES

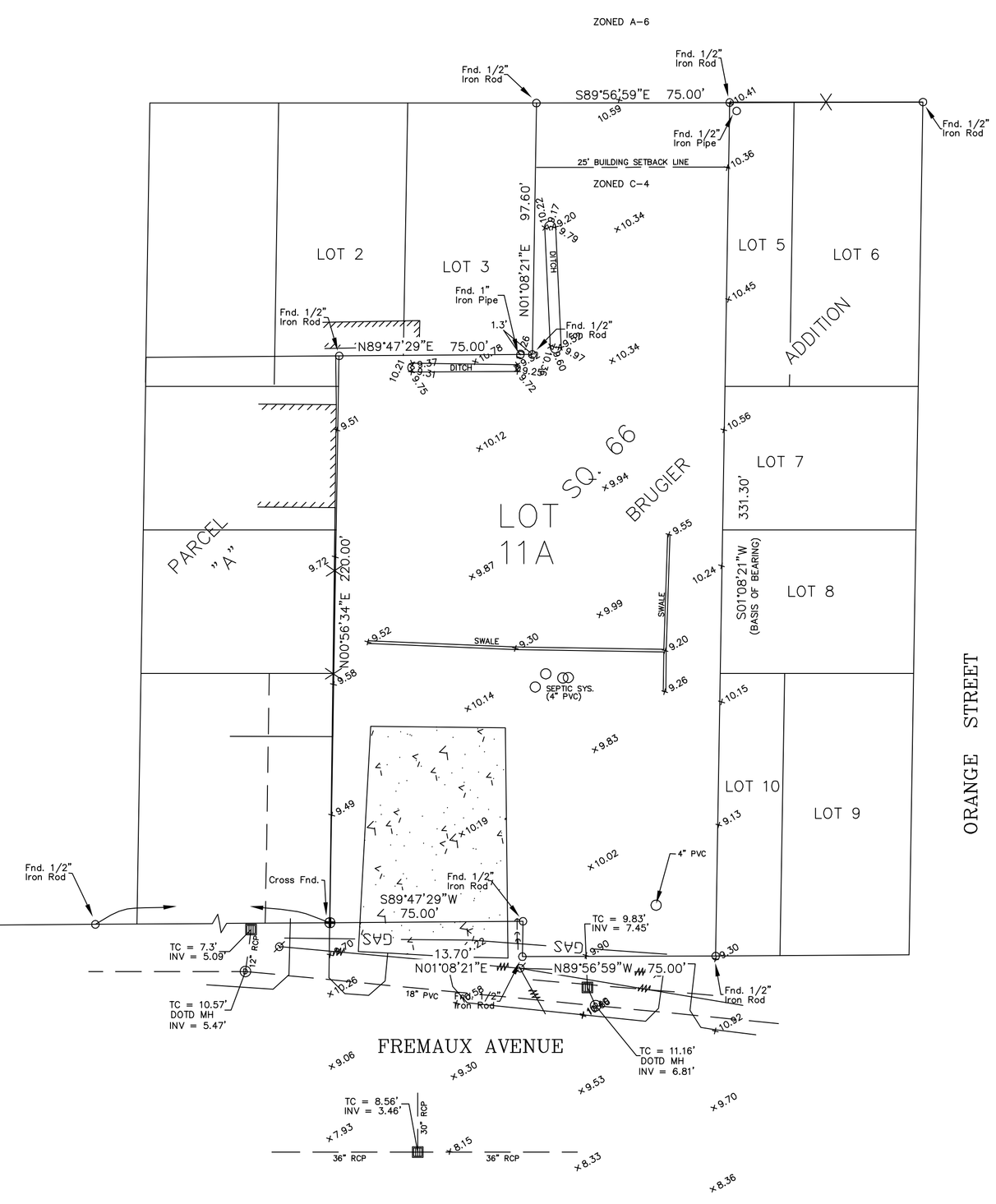
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE 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 NOT IN A SPECIAL FLOOD HAZARD AREA.
F.I.R.M. COMMUNITY MAP NO. 220204 0010 C; DATED: 4/21/99
FLOOD ZONE: X; BASE FLOOD ELEVATION: N/A.

PROPERTY IS ZONED: C4 HIGHWAY COMMERCIAL

BUILDING SETBACKS: FRONT 25'
SIDE 0'
REAR 0'-25'

TBM IS A CROSS FOUND AT THE SOUTHWEST CORNER OF THE PROPERTY @ 9.4'.



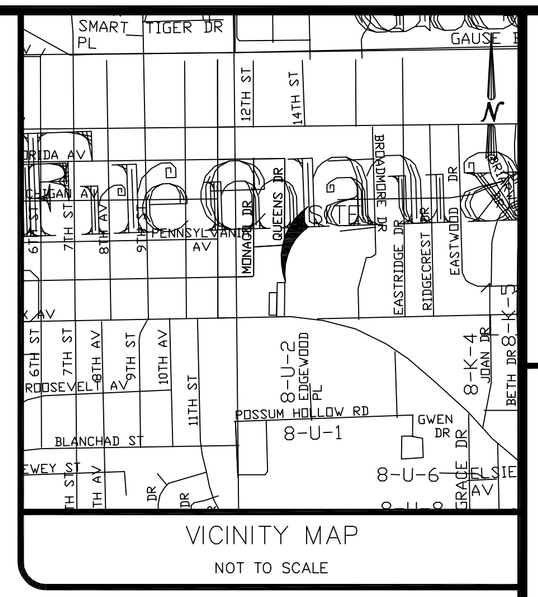

## LEGEND

- 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

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.




VICINITY MAP
NOT TO SCALE

P.O.B. FOR PARCEL "B" IS DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF BROADMOOR PARK SUBDIVISION, BEING S89°52'00"E 1058.64' AND SOUTH 2592.90' FROM THE SECTION CORNER COMMON TO SECTIONS 2, 3, 10 & 11, T-9-S, R-14-E, ST. TAMMANY PARISH, LOUISIANA, THENCE S89°51'00"W 122.40', N00°01'36"E 317.60', N89°56'39"W 200.00', S01°08'21"W 28.00' AND S01°08'21"W 69.00'.

REFERENCE SURVEYS:
1.) SURVEY BY ALBERT A. LOVELL DATED 10/10/78.
2.) SURVEY BY ALBERT A. LOVELL DATED 11/27/78.
3.) SURVEY BY ALBERT A. LOVELL DATED 3/27/79.
4.) SURVEY BY ALBERT A. LOVELL DATED 12/20/93.

LEGAL DESCRIPTION:

FROM THE SECTION CORNER COMMON TO SECTIONS 2, 3, 10 & 11, T-9-S, R-14-E, ST. TAMMANY PARISH, LOUISIANA, RUN S89°52'00"W 1058.64'; THENCE RUN SOUTH 2592.90' TO THE SOUTHWEST CORNER OF BROADMOOR PARK SUBDIVISION; THENCE RUN S89°51'W 122.40'; THENCE RUN N00°01'36"E 317.60'; THENCE RUN N89°56'39"W 200.00'; THENCE RUN S01°08'21"W 28.00'; THENCE RUN S01°08'21"W 69.00' TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING RUN N01°08'21"E 97.60'; THENCE RUN S89°56'59"E 75.00'; THENCE RUN S01°08'21"W 331.30' TO THE NORTHERLY RIGHT OF WAY LINE OF FREMAUX AVENUE; THENCE RUN ALONG SAID NORTHERLY RIGHT OF WAY LINE OF FREMAUX AVENUE N89°56'59"W 75.00'; THENCE RUN N01°08'21"E 13.70'; THENCE RUN S89°47'29"W 75.00'; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE OF FREMAUX AVENUE RUN N01°08'21"E 220.00'; THENCE RUN N89°47'29"E 75.00' AND BACK TO THE POINT OF BEGINNING.

SEAN M. BURKES
LA REG. NO. 4785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A TOPOGRAPHIC SURVEY OF
LOT 11A, SQ. 66,
BRUGIER ADDITION TO THE TOWN OF SLIDELL,
IN SECTION 11, T-9-S, R-14-E, CITY OF SLIDELL,
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.

BULK SYSTEMS & SERVICES, INC.

| | |
|---|---|
| SCALE: | 1" = 40' |
| DATE: | 2/22/13 |
| DRAWN BY: | JDL |
| CHECKED BY: | SMB |
| DWG. NO. | 20130012 |
| SHEET | 1 OF 1 |

## 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 _C_ SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

PATHFILE: \\JVB\SURVEYING\2013\LOT SURVEY\BRUGIER ADDITION\SQ. 66\20130012, LOTS 4-1, SQ. 66, KB KAUFMANN.dwg