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 0005 C; DATED: 4/21/99
FLOOD ZONE: AE & X; BASE FLOOD ELEVATION: 16', 17' & 18'.

REFERENCES:
1.) A SUBDIVISION MAP OF SLIDELL COUNTRY CLUB ESTATES, FIRST FILING UNDER MAP FILE EM107.
2.) A SUBDIVISION MAP OF SLIDELL COUNTRY CLUB ESTATES, THIRD FILING UNDER MAP FILE 170B.
3.) A SUBDIVISION MAP OF BROOKWOOD ESTATES SUBDIVISION, MAP FILE 414B.

PROPERTY IS CURRENTLY ZONED A2
FRONT SETBACK – 25'
SIDE SETBACK – 10' MIN.
REAR SETBACK – 20% (25– MIN. & 50' MAX.)

NOTES:
1.) OWNER WILL NOT IMPEDE DRAINAGE ON ITS PROPERTY FROM ADJACENT PROPERTIES.
2.) EXISTING GOLF COURSE POND ON WEST SIDE OF PARCEL "A" IS UNDER AGREEMENT (CEA) WITH THE CITY OF SLIDELL TO BE USED FOR RETENTION. (SEE CEA FOR DETAILS)
3.) REFER TO BORGEN MAP (INSTRUMENT #2075869) ATTACHED FOR POND INFRASTRUCTURE–MAPS RECORDED IN 2008.

Legal Description Parcel A:

A certain parcel of land, lying and situated in Section 35, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

From the Section corner common to Sections 2 & 3, Township 9 South, Range 14 East and Sections 34 & 35, Township 8 South, Range 14 East Greensburg Land District, Saint Tammany Parish, Louisiana run North 00 Degrees 15 Minutes 00 Seconds East a distance of 2637.82 feet to a ½" iron rod set and the Point of Beginning.

From the Point of Beginning run North 16 Degrees 31 Minutes 55 Seconds East a distance of 1138.71 feet (North 18 Degrees 54 Minutes East a distance of 1088.57 feet–plat) to a ½" iron rod set on the southerly right of way line of Interstate 12; Thence run along said southerly right of way line of Interstate 12 North 89 Degrees 04 Minutes 43 Seconds East (North 89 Degrees 58 Minutes East–plat) a distance of 2316.98 feet to a ½" iron rod set; Thence leaving said southerly right of way line of Interstate 12 run South 20 Degrees 38 Minutes 11 Seconds West a distance of 373.95 feet (South 21 Degrees 31 Minutes West a distance of 372.26 feet–plat) to a ½" iron rod set; Thence run South 89 Degrees 15 Minutes 15 Seconds West a distance of 1974.47 feet (West a distance of 1975.03 feet–plat) to a ½" iron rod set; Thence run South 06 Degrees 16 Minutes 20 Seconds West a distance of 343.73 feet (South 07 Degrees 01 Minutes West a distance of 342.57 feet–plat) to a ½" iron rod set; Thence run North 89 Degrees 14 Minutes 07 Seconds East a distance of 1695.00 feet (East a distance of 1695.09 feet–plat) to a ½" iron rod set; Thence run South 69 Degrees 21 Minutes 23 Seconds East (South 68 Degrees 29 Minutes East–plat) a distance of 267.72 feet to a ½" iron rod set; Thence run South 18 Degrees 47 Minutes 35 Seconds West a distance of 110.52 feet to a ½" iron rod set; Thence run North 86 Degrees 49 Minutes 20 Seconds West a distance of 273.28 feet to a ½" iron rod set; Thence run South 05 Degrees 05 Minutes 09 Seconds West a distance of 102.22 feet to a ½" iron rod set; Thence run South 86 Degrees 49 Minutes 20 Seconds East a distance of 164.00 feet to a ½" iron rod set; Thence run South 81 Degrees 47 Minutes 04 Seconds East a distance of 34.33 feet to a ½" iron rod set; Thence run South 01 Degrees 42 Minutes 59 Seconds East a distance of 109.67 feet to a ½" iron rod set; Thence run South 89 Degrees 23 Minutes 13 Seconds West a distance of 2326.04 feet and back to the Point of Beginning.

Said parcel contains 41.869 acres of land more or less, lying and situated in Section 35, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

Legal Description Parcel B:

A certain parcel of land, lying and situated in Section 35, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

From the Section corner common to Sections 2 & 3, Township 9 South, Range 14 East and Sections 34 & 35, Township 8 South, Range 14 East Greensburg Land District, Saint Tammany Parish, Louisiana run North 00 Degrees 15 Minutes 00 Seconds East a distance of 2637.82 feet to a ½" iron rod set; Thence run North 89 Degrees 23 Minutes 13 Seconds East (North 89 Degrees 58 Minutes East–plat) a distance of 2326.04 feet to a ½" iron rod set and the Point of Beginning.

From the Point of Beginning run North 01 Degrees 42 Minutes 59 Seconds West a distance of 109.67 feet to a ½" iron rod set; Thence run North 81 Degrees 47 Minutes 04 Seconds West a distance of 34.33 feet to a ½" iron rod set; Thence run North 86 Degrees 49 Minutes 20 Seconds West a distance of 164.00 feet to a ½" iron rod set; Thence run North 05 Degrees 05 Minutes 09 Seconds East a distance of 102.22 feet to a ½" iron rod set; Thence run South 86 Degrees 49 Minutes 20 Seconds East a distance of 273.28 feet to a ½" iron rod set; Thence run North 18 Degrees 47 Minutes 35 Seconds East a distance of 110.52 feet to a ½" iron rod set; Thence run South 69 Degrees 12 Minutes 26 Seconds East a distance of 116.78 feet to a ½" iron rod set; Thence run North 20 Degrees 50 Minutes 32 Seconds East a distance of 140.04 feet to a ½" iron rod set on the southerly right of way line of Country Club Boulevard; Thence run along said southerly right of way line of Country Club Boulevard South 69 Degrees 24 Minutes 21 Seconds East (South 68 Degrees 29 Minutes West–plat) a distance of 769.58 feet to a ½" iron rod found; Thence leaving said southerly right of way line of Country Club Boulevard run South 20 Degrees 37 Minutes 43 Seconds West a distance of 150.00 feet to a ½" iron rod set; Thence run South 68 Degrees 26 Minutes 44 Seconds East a distance of 97.97 feet to a ½" iron rod set; Thence run South 00 Degrees 37 Minutes 31 Seconds East a distance of 411.53 feet to a ½" iron rod set; Thence run North 80 Degrees 56 Minutes 55 Seconds West a distance of 70.71 feet to a ½" iron rod set; Thence run North 21 Degrees 16 Minutes 37 Seconds West a distance of 64.50 feet to a ½" iron rod set; Thence run North 11 Degrees 12 Minutes 08 Seconds West a distance of 66.96 feet to a ½" iron rod set; Thence run North 22 Degrees 24 Minutes 51 Seconds West a distance of 85.06 feet to a ½" iron rod set; Thence run North 11 Degrees 21 Minutes 52 Seconds West a distance of 50.17 feet to a ½" iron rod set; Thence run North 16 Degrees 32 Minutes 38 Seconds West a distance of 115.74 feet to a ½" iron rod set; Thence run North 76 Degrees 25 Minutes 42 Seconds West a distance of 32.40 feet to a ½" iron rod set; Thence run North 87 Degrees 29 Minutes 37 Seconds West a distance of 105.95 feet to a ½" iron rod set; Thence run South 86 Degrees 17 Minutes 03 Seconds West a distance of 254.67 feet to a ½" iron rod set; Thence run North 03 Degrees 34 Minutes 42 Seconds West a distance of 33.82 feet to a ½" iron rod set; Thence run South 87 Degrees 30 Minutes 52 Seconds West a distance of 56.32 feet to a ½" iron rod set; Thence run North 02 Degrees 29 Minutes 08 Seconds West a distance of 110.79 feet to a ½" iron rod set; Thence run South 89 Degrees 36 Minutes 32 Seconds West a distance of 147.55 feet to a ½" iron rod set; Thence run South 00 Degrees 01 Minutes 55 Seconds West a distance of 95.88 feet to a ½" iron rod set; Thence run South 89 Degrees 23 Minutes 13 Seconds West a distance of 272.95 feet and back to the Point of Beginning.

Said parcel contains 7.874 acres of land more or less, lying and situated in Section 35, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

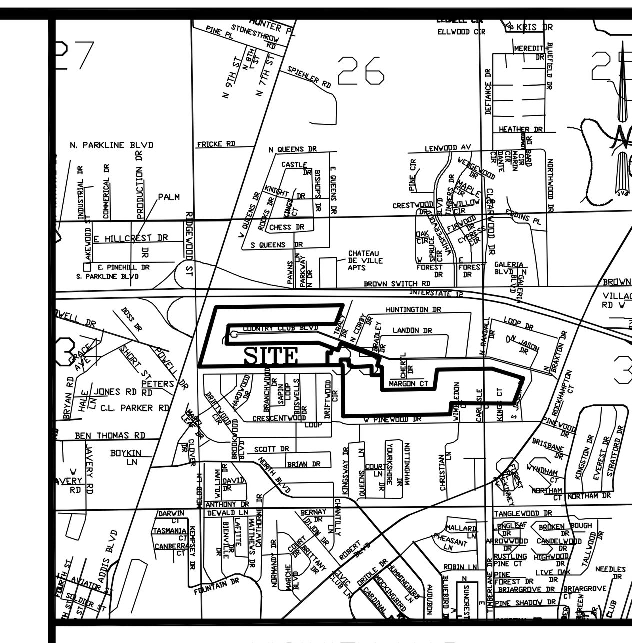
Legal Description Parcel C:

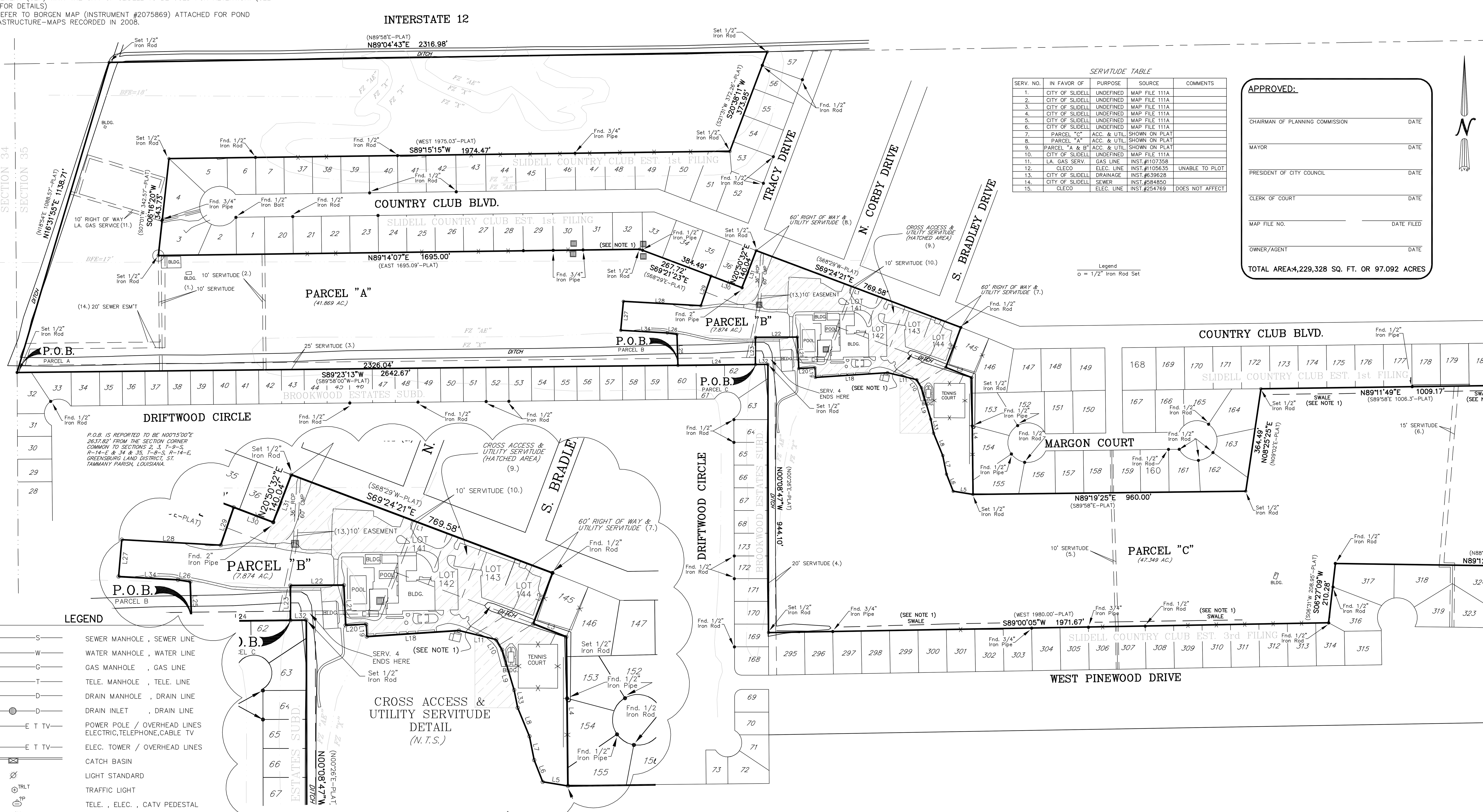
A certain parcel of land, lying and situated in Sections 35 & 36, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

From the Section corner common to Sections 2 & 3, Township 9 South, Range 14 East and Sections 34 & 35, Township 8 South, Range 14 East Greensburg Land District, Saint Tammany Parish, Louisiana run North 00 Degrees 15 Minutes 00 Seconds East a distance of 2637.82 feet to a ½" iron rod set; Thence run North 89 Degrees 23 Minutes 13 Seconds East (North 89 Degrees 58 Minutes East–plat) a distance of 2598.99 feet to a ½" iron rod set and the Point of Beginning.

From the Point of Beginning run North 00 Degrees 01 Minutes 55 Seconds East a distance of 95.88 feet to a ½" iron rod set; Thence run North 89 Degrees 36 Minutes 32 Seconds East a distance of 147.55 feet to a ½" iron rod set; Thence run South 02 Degrees 29 Minutes 08 Seconds East a distance of 110.79 feet to a ½" iron rod set; Thence run North 87 Degrees 30 Minutes 52 Seconds East a distance of 56.32 feet to a ½" iron rod set; Thence run South 03 Degrees 34 Minutes 42 Seconds East a distance of 33.82 feet to a ½" iron rod set; Thence run North 86 Degrees 17 Minutes 03 Seconds East a distance of 254.67 feet to a ½" iron rod set; Thence run South 87 Degrees 29 Minutes 37 Seconds East a distance of 105.95 feet to a ½" iron rod set; Thence run South 76 Degrees 25 Minutes 42 Seconds East a distance of 32.40 feet to a ½" iron rod set; Thence run South 16 Degrees 32 Minutes 38 Seconds East a distance of 115.74 feet to a ½" iron rod set; Thence run South 11 Degrees 21 Minutes 52 Seconds East a distance of 50.17 feet to a ½" iron rod set; Thence run South 22 Degrees 24 Minutes 51 Seconds East a distance of 85.06 feet to a ½" iron rod set; Thence run South 11 Degrees 12 Minutes 08 Seconds East a distance of 66.96 feet to a ½" iron rod set; Thence run South 21 Degrees 16 Minutes 37 Seconds East a distance of 64.50 feet to a ½" iron rod set; Thence run South 80 Degrees 56 Minutes 55 Seconds East a distance of 70.71 feet to a ½" iron rod set; Thence run North 89 Degrees 19 Minutes 25 Seconds East (South 89 Degrees 58 Minutes East–plat) a distance of 960.00 feet to a ½" iron rod set; Thence run North 08 Degrees 25 Minutes 25 Seconds East (North 09 Degrees 02 Minutes East–plat) a distance of 364.49 feet to a ½" iron rod set; Thence run North 89 Degrees 11 Minutes 49 Seconds East a distance of 1009.17 feet (South 89 Degrees 58 Minutes East a distance of 1006.3 feet–plat) to a ½" iron rod found; Thence run South 72 Degrees 49 Minutes 53 Seconds East (South 72 Degrees 02 Minutes East–plat) a distance of 605.10 feet to a ½" iron rod set; Thence run South 21 Degrees 09 Minutes 12 Seconds West (South 22 Degrees 08 Minutes West–plat) a distance of 500.18 feet to a ½" iron rod found; Thence run North 89 Degrees 12 Minutes 17 Seconds West a distance of 1144.79 feet (North 88 Degrees 19 Minutes West a distance of 1145.00 feet–plat) to a ½" iron rod found; Thence run South 06 Degrees 27 Minutes 09 Seconds West a distance of 210.28 feet (South 06 Degrees 31 Minutes West a distance of 208.95 feet–plat) to a ½" iron rod found; Thence run South 89 Degrees 00 Minutes 05 Seconds West a distance of 1971.67 feet (West a distance of 1980.00 feet–plat) to a ½" iron rod set; Thence run North 00 Degrees 08 Minutes 47 Seconds West (North 00 Degrees 26 Minutes West–plat) a distance of 944.10 feet to a ½" iron rod set; Thence run South 89 Degrees 23 Minutes 13 Seconds West (South 89 Degrees 58 Minutes West–plat) a distance of 43.68 feet and back to the Point of Beginning.

Said parcel contains 47.349 acres of land more or less, lying and situated in Sections 35 & 36, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana.





SERVITUDE TABLE				
SERV. NO.	IN FAVOR OF	PURPOSE	SOURCE	COMMENTS
1.	CITY OF SLIDELL	UNDEFINED	MAP FILE 111A	
2.	CITY OF SLIDELL	UNDEFINED	MAP FILE 111A	
3.	CITY OF SLIDELL	UNDEFINED	MAP FILE 111A	
4.	CITY OF SLIDELL	UNDEFINED	MAP FILE 111A	
5.	CITY OF SLIDELL	UNDEFINED	MAP FILE 111A	
6.	CITY OF SLIDELL	UNDEFINED	MAP FILE 111A	
7.	PARCEL "C"	ACC. & UTIL.	SHOWN ON PLAT	
8.	PARCEL "A"	ACC. & UTIL.	SHOWN ON PLAT	
9.	PARCEL "A & B"	ACC. & UTIL.	SHOWN ON PLAT	
10.	CITY OF SLIDELL	UNDEFINED	MAP FILE 111A	
11.	LA. GAS SERV.	GAS LINE	INST.#1107358	
12.	CLECO	ELEC. LINE	INST.#1105635	UNABLE TO PLOT
13.	CITY OF SLIDELL	DRAINAGE	INST.#639628	
14.	CITY OF SLIDELL	SEWER	INST.#584850	
15.	CLECO	ELEC. LINE	INST.#254769	DOES NOT AFFECT

Legend
o = 1/2" Iron Rod Set

APPROVED:

CHAIRMAN OF PLANNING COMMISSION — DATE

MAYOR — DATE

PRESIDENT OF CITY COUNCIL — DATE

CLERK OF COURT — DATE

MAP FILE NO. — DATE FILED

OWNER/AGENT — DATE

TOTAL AREA:4,229,328 SQ. FT. OR 97.092 ACRES

LINE TABLE				
LINE	LENGTH	BEARING	PLAT	PLAT
L1	769.58	S69°24'21"E	S68°29'E	
L2	150.00	S20°37'43"W	S21°31'W	
L3	97.97	S68°26'44"E	S68°29'E	100.00'
L4	411.53	S00°37'31"E	S00°02'W	411.70'
L5	70.71	N80°56'55"W		
L6	64.50	N21°16'37"W		
L7	66.96	N11°12'08"W		
L8	85.06	N22°24'51"W		
L9	115.74	N16°32'38"W		
L10	32.40	N76°25'42"W		
L11	105.95	S87°29'37"E		
L18	254.67	S86°17'03"W		
L19	33.82	N03°34'42"W		
L20	56.32	S87°30'52"W		
L21	110.79	N02°29'08"W		
L22	147.55	S89°36'32"W		
L23	95.88	S00°01'55"W		
L24	272.95	S89°23'13"W		
L25	109.67	N01°42'59"W		
L26	34.33	N81°47'04"W		
L27	102.22	N05°05'09"E		
L28	273.28	S86°49'20"E		
L29	110.52	N18°47'35"E		
L30	116.78	S69°12'26"E	S68°29'E	
L31	140.04	N20°50'32"E	N21°31'E	140.00'
L32	43.68	S89°23'13"W	S89°58'W	
L33	50.17	N11°21'52"W		
L34	164.00	N86°49'20"W		

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
200 0 100 200 400 800
(IN FEET)
1 inch = 200 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 C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

STATE OF LOUISIANA SEAN M. BURKES REG. NO. 4785 REGISTERED PROFESSIONAL LAND SURVEYOR 9-12-17

SEAN M. BURKES
LA REG. NO. 4785

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

NO.	DESCRIPTION	DATE	BY	CHK'D
2	MISC. CHANGES TO PLAT	9/12/17	JDL	SMB
1	MISC. ADDITIONS FROM CITY COMMENTS	8/8/17	JDL	SMB

REVISIONS

A RESUBDIVISION MAP OF LOTS 141–144 & A 95.715 ACRE PARCEL INTO PARCEL A, PARCEL B & PARCEL C, SLIDELL COUNTRY CLUB ESTATES SITUATED IN SECTIONS 35 & 36, T–8–S, R–14–E, GREENSBURG LAND DISTRICT, 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.

PINEWOOD GOLF COURSE HOLDING

SCALE: 1" = 200'	
DATE: 6/19/17	
DRAWN BY: JDL	CHECKED BY: RMK
DWG. NO. 20170364	
SHEET 1 OF 1	