

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: 04/21/1999 FLOOD ZONE: AE & X; BASE FLOOD ELEVATION: 13' & N/A

NOTES:
PROPERTY IS ZONED C-4 HIGHWAY COMMERCIAL

BUILDING SETBACK LINES
FRONT - 20'
SIDES - 10% OF LOT WIDTH
REAR - 25'

REFERENCE SURVEYS:
1.) A SURVEY BY THIS FIRM DATED 10/22/99, SURVEY NO. 992734.
2.) A SURVEY BY THIS FIRM DATED 3/15/20, SURVEY NO. 1020339.

Legal Description Lot 4A3:

A certain parcel of land, lying and situated in Section 11, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana and being more fully described as follows.

From the intersection of the southerly right of way line of Gause Boulevard and the westerly right of way line of Broadmoor Drive run South a distance of 65.00 feet to a 1/2" iron rod found and the Point of Beginning.

From the Point of Beginning continue along said westerly right of way line of Broadmoor Drive run South a distance of 186.84 feet to a point; Thence leaving said westerly right of way line of Broadmoor Drive run South 89 Degrees 57 Minutes 34 Seconds West a distance of 150.00 feet to a 1/2" iron pipe found; Thence run North 00 Degrees 00 Minutes 06 Seconds East a distance of 128.33 feet (North 00 Degrees 00 Minutes 15 Seconds West a distance of 127.63 feet-plot) to a 3/8" iron rod found; Thence run North 46 Degrees 10 Minutes 33 Seconds East a distance of 78.09 feet (North 46 Degrees 02 Minutes 25 Seconds East a distance of 78.19 feet-plot) to a 1/2" iron rod found; Thence run South 86 Degrees 47 Minutes 40 Seconds East a distance of 1.86 feet (North 89 Degrees 57 Minutes 34 Seconds East a distance of 1.85 feet-plot) to a 1/2" iron rod found; Thence run North 51 Degrees 55 Minutes 50 Seconds East a distance of 8.05 feet (North 51 Degrees 30 Minutes 36 Seconds East a distance of 8.00 feet-plot) to a 1/2" iron rod found; Thence run South 89 Degrees 46 Minutes 59 Seconds East a distance of 85.67 feet (North 89 Degrees 57 Minutes 34 Seconds East a distance of 85.61 feet-plot) and back to the Point of Beginning.

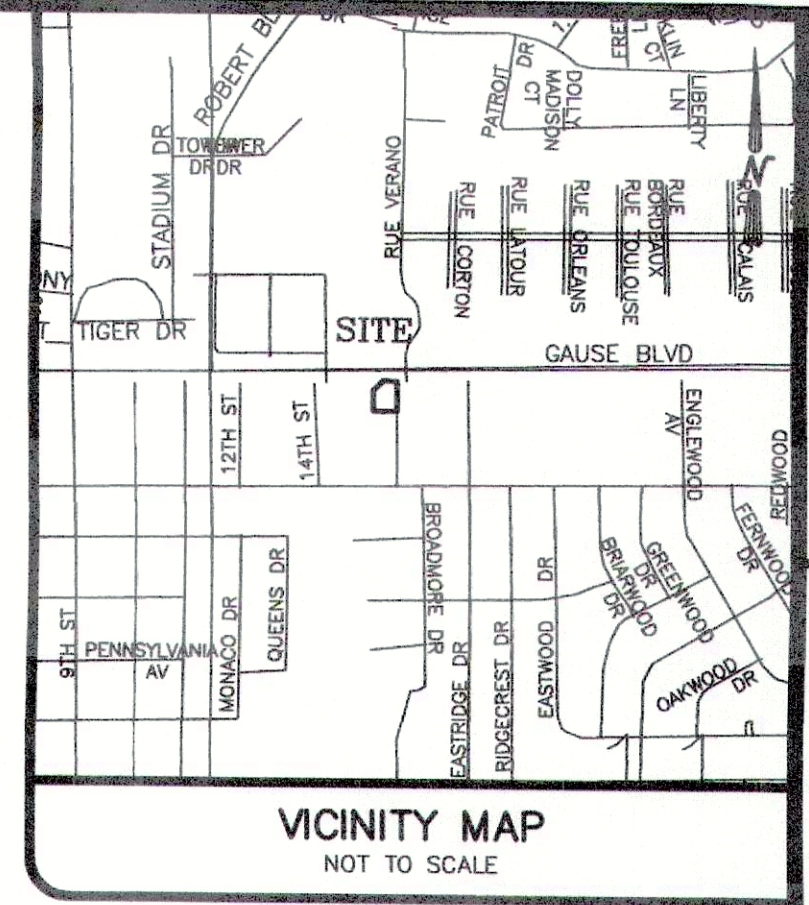
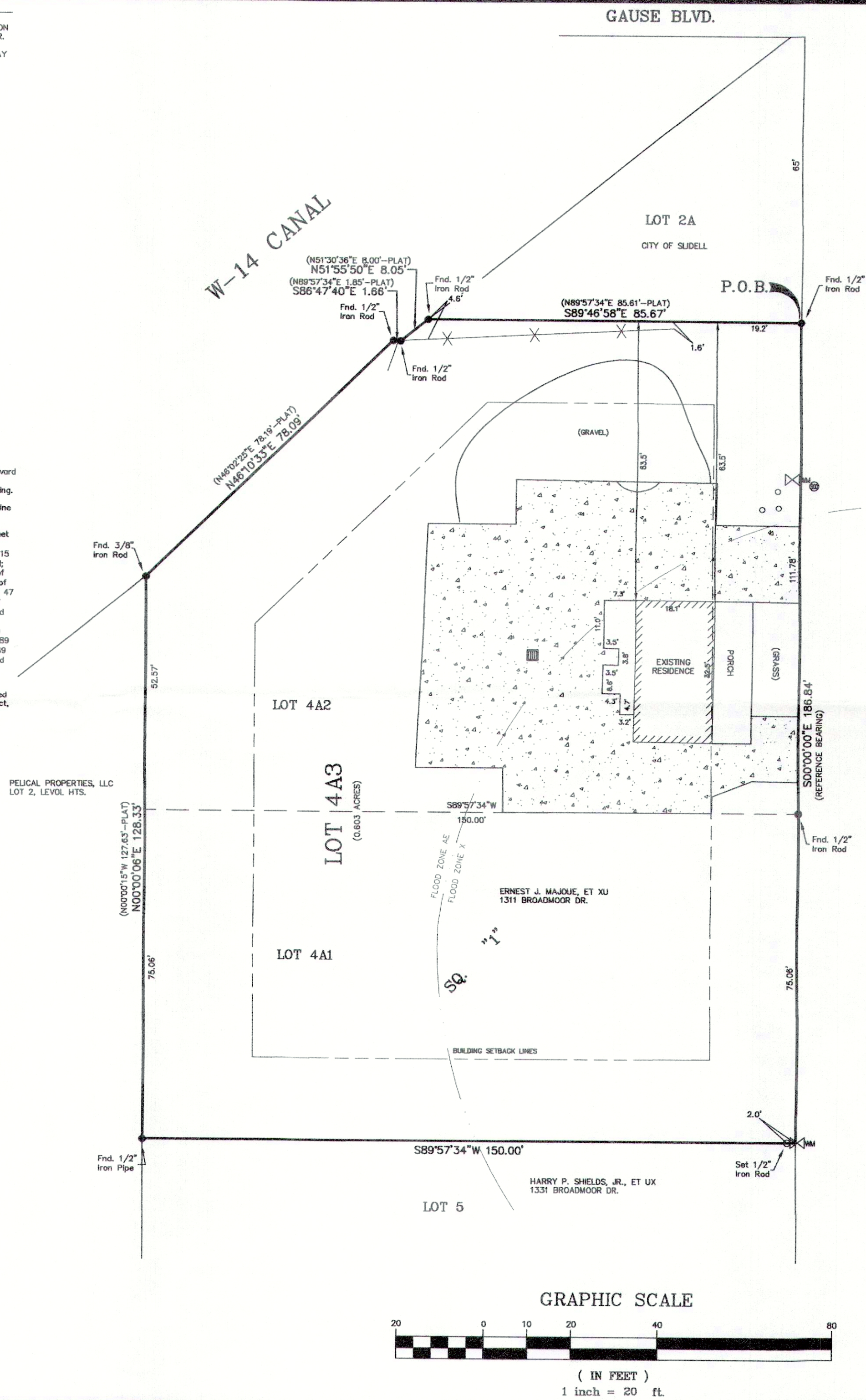
Said parcel contains 0.603 acres of land more or less, lying and situated in Section 11, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana.

PELICAL PROPERTIES, LLC
LOT 2, LEVEL HTS.

LEGEND

	S	SEWER MANHOLE	SEWER LINE
	W	WATER MANHOLE	WATER LINE
	G	GAS MANHOLE	GAS LINE
	T	TELE. MANHOLE	TELE. LINE
	D	DRAIN MANHOLE	DRAIN LINE
	D	DRAIN INLET	DRAIN LINE
	E T	POWER POLE / OVERHEAD LINES	ELECTRIC, TELEPHONE, CABLE TV
	E T	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	

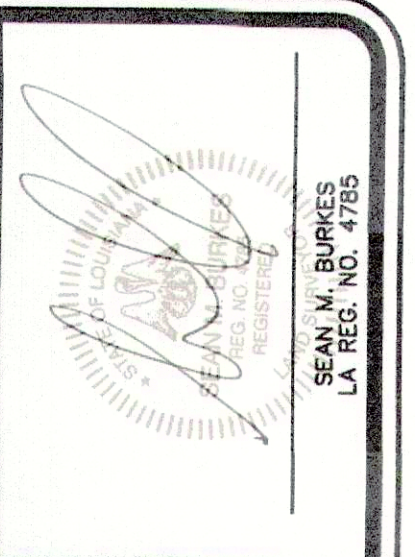
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APPROVED:

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: 26,247.00 SQ. FT. OR 0.603 ACRES



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

A RESUBDIVISION MAP OF
LOTS 4A & 4A-1 INTO LOT 4A3, SQ. 1,
BROADMOOR PARK IN
SECTION 11, 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.

ERNEST MAJOU

SCALE:	1" = 20'
DATE:	06/25/2020
DRAWN BY:	VLL
CHECKED BY:	JDL
DWG. NO.	20200321
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 "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

