

APPROVALS:

CHAIRMAN OF PLANNING COMMISSION

MAYOR

PRESIDENT OF CITY COUNCIL

CLERK OF COURT

MAP FILE NO. DATE FILED

OWNER/AGENT DATE

TOTAL AREA: 26,574.51 SQUARE FEET OR 0.610 ACRES

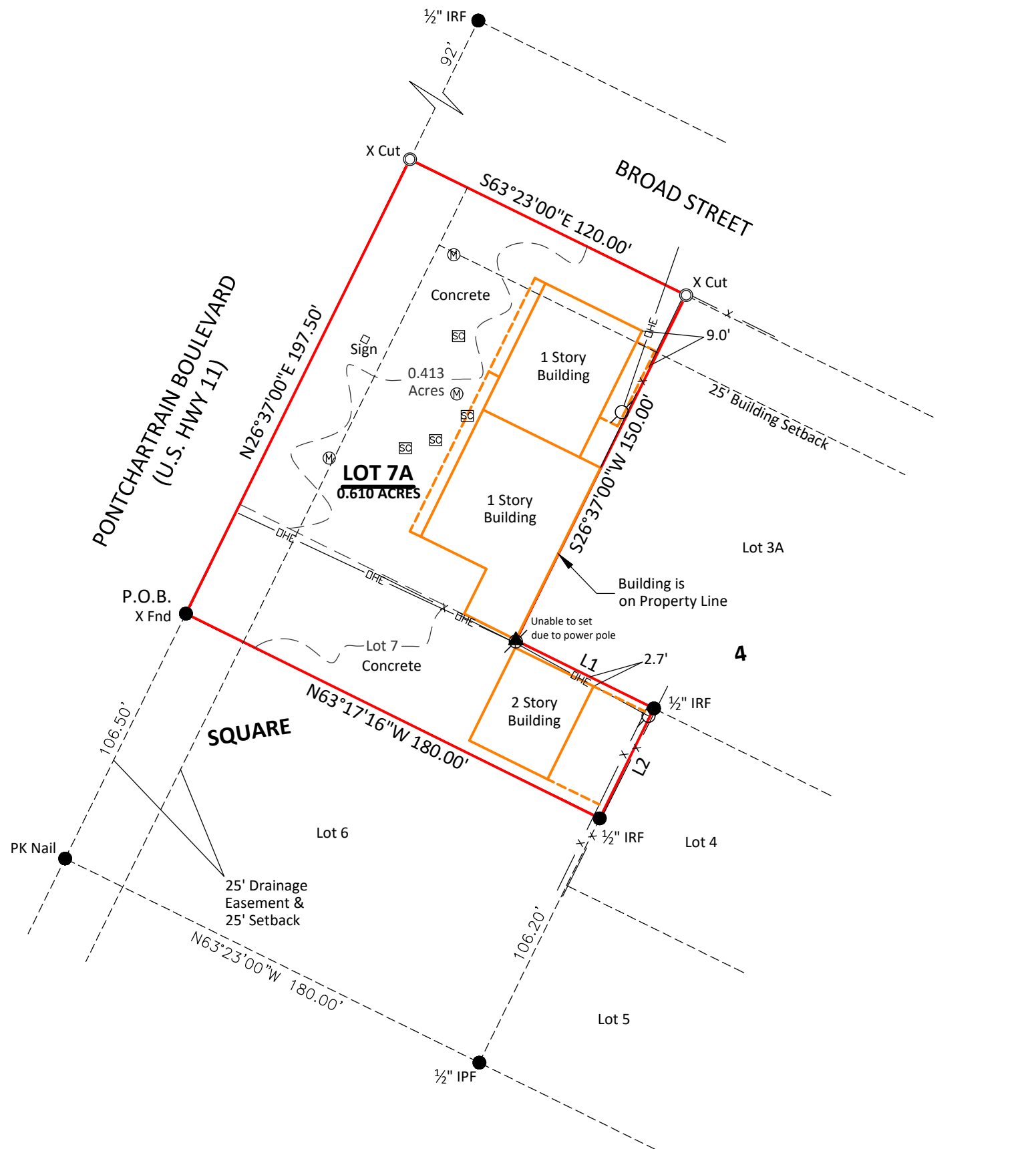
LOT 7A

A CERTAIN TRACT OF LAND BEING LOCATED IN SQUARE 4, MAGNOLIA HEIGHTS, CITY OF SLIDELL, SECTION 44, TOWNSHIP 9 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 15, 16, 21 & 22, SECTION 44, TOWNSHIP 9 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, AND RUN SOUTH 66 DEGREES 01 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 321.00 FEET TO A FOUND PK NAIL BEING THE SOUTHWEST CORNER OF MAGNOLIA HEIGHTS AND THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 11; THENCE RUN ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 26 DEGREES 37 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 106.50 FEET TO A FOUND X CUT IN CONCRETE AND SAID POINT BEING THE POINT OF BEGINNING;

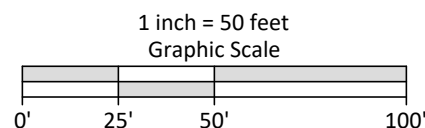
FROM THE POINT OF BEGINNING CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 26 DEGREES 37 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 197.50 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF BROAD STREET BEING A SET X IN CONCRETE. THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY AND RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 63 DEGREES 23 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 120.00 FEET TO A SET X IN CONCRETE; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY AND RUN SOUTH 26 DEGREES 37 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 150.00 FEET TO A POINT; THENCE RUN SOUTH 63 DEGREES 23 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 60.00 FEET TO A FOUND 1/2" IRON ROD; THENCE RUN SOUTH 26 DEGREES 37 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 47.80 FEET TO A FOUND 1/2" IRON ROD; THENCE RUN NORTH 63 DEGREES 17 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 180.00 FEET BACK TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 0.610 ACRES OR 26,574.51 SQUARE FEET MORE OR LESS



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S63°23'00\"/>	



BASIS OF BEARINGS

Bearings and distances shown hereon are based on Map File #848A.

SURVEYOR'S NOTES

- The location of existing utilities are shown in an approximate way only, they were not excavated to be accurately located. call Louisiana one call @ 811 before digging.
- Servitudes shown hereon are not necessarily exclusive. Servitudes 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.
- The property is located within flood zone "AE" with a base of 9' according to the Federal Emergency Management Agency (FEMA) flood insurance rate map (firm) community panel no. 2202040010C dated 04-21-1999.

LEGEND OF SYMBOLS AND ABBREVIATIONS

- MONUMENT FOUND
- ▲ UNABLE TO SET MONUMENT
- X- FENCE LINE
- IPF IRON PIPE FOUND
- OHE- OVERHEAD ELECTRIC
- IRS IRON ROD SET
- IRF IRON ROD FOUND
- POB POINT OF BEGINNING
- SC SEWER CLEANOUT
- (M) MONITORING WELL

RESUBDIVISION SURVEY

PERFORMED AND PREPARED BY:

PO Box 504
Madisonville, Louisiana 70447

985.400.9750
bmccain@southerngeomatics.com

PROJECT INFORMATION

A Minor Resubdivision Plat
of
A 0.413 Acre Parcel & Lot 7, Square 4, Magnolia Heights
into
Lot 7A of Square 4, Magnolia Heights, City of Slidell, St. Tammany Parish, La.

SECTION	TOWNSHIP	RANGE	LAND DISTRICT
44	9 South	14 East	Greensburg

SURVEY INFORMATION

Date of Field Survey	December 11, 2018			
PROJECT NUMBER	PARTY CHIEF	DRAWN BY	CALCS BY	APPROVED
18-203	JBM	JBM	JBM	AJK

SURVEYOR'S CERTIFICATION

To : **Reed Maxwell Ingram**

I certify that this plat represents an actual ground survey made by me or under my direction, and it does conform to the requirements for the minimum standards for property boundary surveys as found in Louisiana Administrative Code Title 46: LXI, Chapter 25 for a Class C survey.

PRELIMINARY DOCUMENT FOR REVIEW ONLY
This document is not to be used for construction, bidding, recordation, conveyance, sales, or as the basis for the issuance of a permit.

Alfred J. Kesler
Professional Land Surveyor #5051

Date _____