

GENERAL NOTES

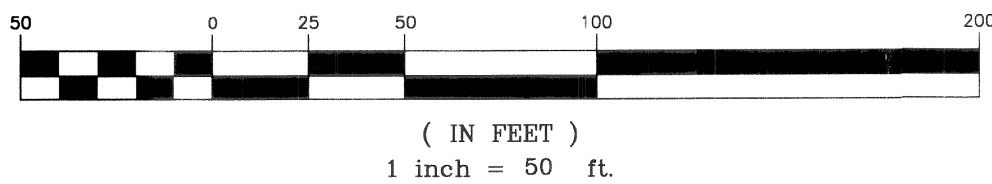
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE 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. 220204-0010-G, DATED: 04/21/1999
FLOOD ZONE: AE; BASE FLOOD ELEVATION: 8'.

REFERENCES:
1.) A SURVEY BY JOHN BONNEAU DATED 04/19/89, SURVEY NUMBER 89277.
2.) A SURVEY BY GILBERT KELLY AND COUTURIE DATED 08/24/1993, SURVEY NUMBER 9306634.
3.) A SURVEY BY IVAN M. BORDEN DATED 11/14/1972, SURVEY NO. 830.
4.) A SURVEY BY ALBERT A. LOVELL DATED 10/25/1997, SURVEY NO. 77-328.
5.) A SURVEY BY IVAN M. BORDEN DATED 09/07/1989, SURVEY NO. 49630.

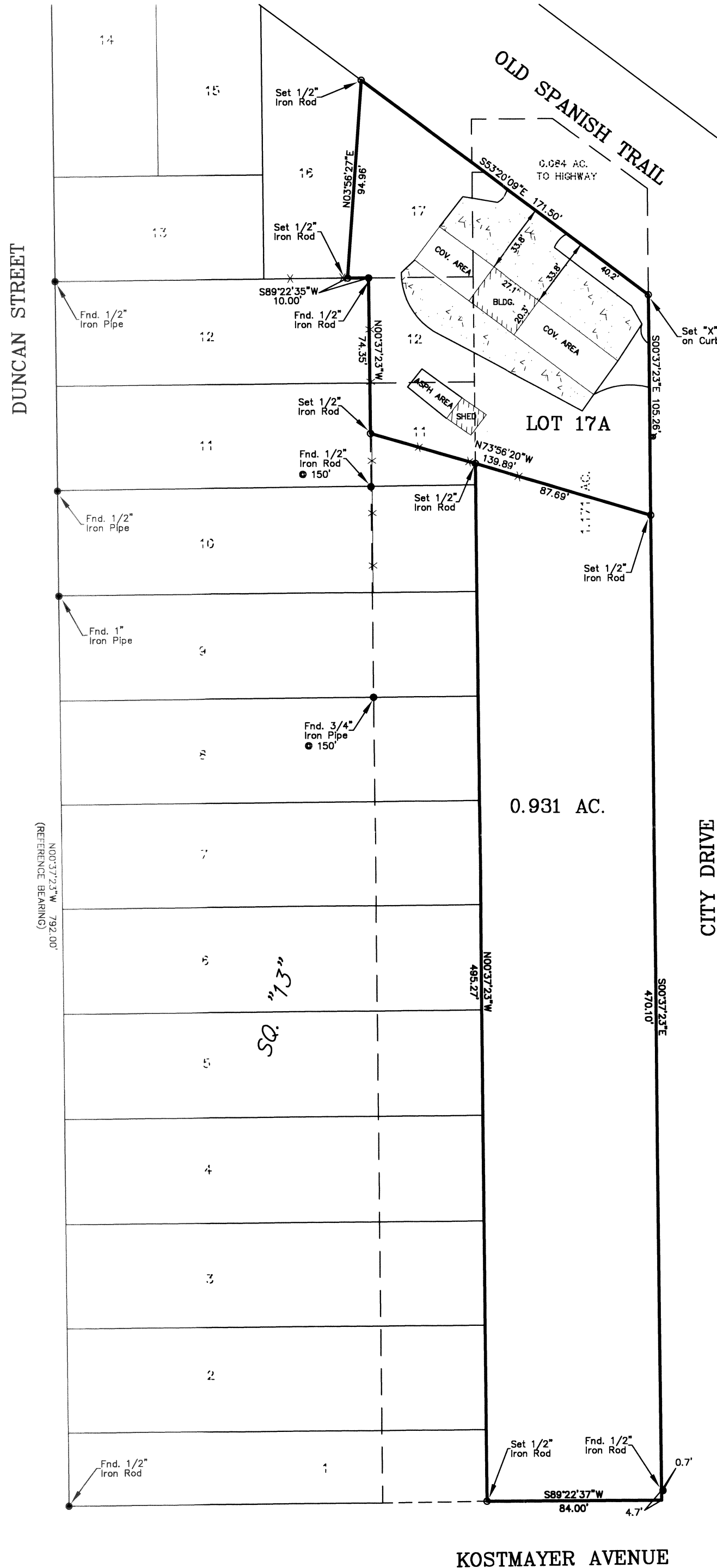
NOTE: THIS PROPERTY IS ZONED C4-HIGHWAY COMMERCIAL.

GRAPHIC SCALE

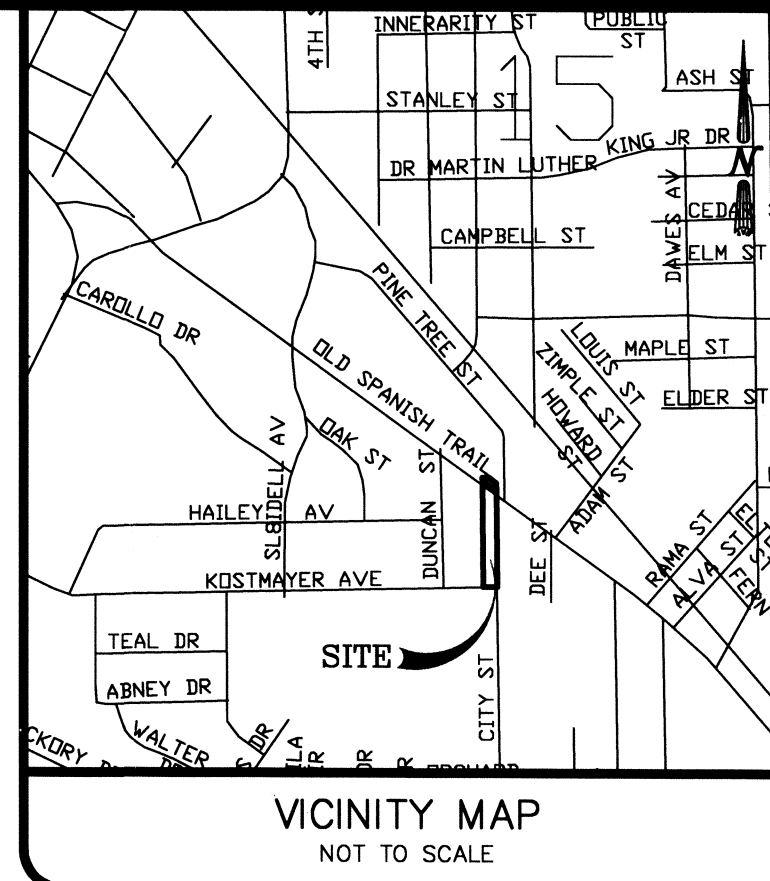


LEGEND

	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



KOSTMAYER AVENUE



VICINITY MAP
NOT TO SCALE

Legal Description Lot 17 A

Commence from an "X" set at the intersection of the southerly right of way line of Old Spanish Trail and the westerly right of way line of City Drive run along said westerly right of way line of City Drive S00°37'23"E 105.26' to a 1/2" iron rod set; Thence leaving said westerly right of way line of City Drive run N73°56'20"W 139.89' to a 1/2" iron rod set; Thence run N00°37'23"W 74.35' to a 1/2" iron rod found; Thence run S89°22'35"W 10.00' to a 1/2" iron rod set; Thence run N03°56'27"E 94.96' to a 1/2" iron rod set on the southerly right of way line of Old Spanish Trail; Thence run along said southerly right of way line of Old Spanish Trail S53°20'09"E 171.50' and back to the point of Commencement.

Legal Description 0.931 ACRES

From an "X" set at the intersection of the southerly right of way line of Old Spanish Trail and the westerly right of way line of City Drive run along said westerly right of way line of City Drive run S00°37'23"E 105.26' to a 1/2" iron rod set and the Point of Beginning.

From the Point of Beginning continue along said westerly right of way line of City Drive run S00°37'23"E 470.10' to a point on the northerly right of way line of Kostmayer Avenue; Thence run along said northerly right of way line of Kostmayer Avenue S89°22'37"W 84.00' to a 1/2" iron rod set; Thence leaving said northerly right of way line of Kostmayer Avenue run N00°37'23"W 495.27' to a 1/2" iron rod set; Thence run S73°56'20"E 139.89' and back to the Point of Beginning.

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.

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A RESUBDIVISION OF A PORTION OF LOTS 11 AND 12,
LOT 17 AND A 1.171 ARCE PARCEL OF LAND INTO
LOT 17A, SQ. 13, PINE CREST SUBD. AND A 0.931
ACRE PARCEL OF LAND IN SECTION 44, 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.

YVONNE ROBERTSON

SCALE:

1" = 50'

DATE:

09/30/2014

DRAWN BY:

CHECKED BY:

VLS

RMK

DWG. NO.

20140644

SHEET

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OF

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