APPROVED:

SECRETARY OF PLANNING COMMISSION — DATE

DIRECTOR OF ENGINEERING — DATE

Shana Tranchant

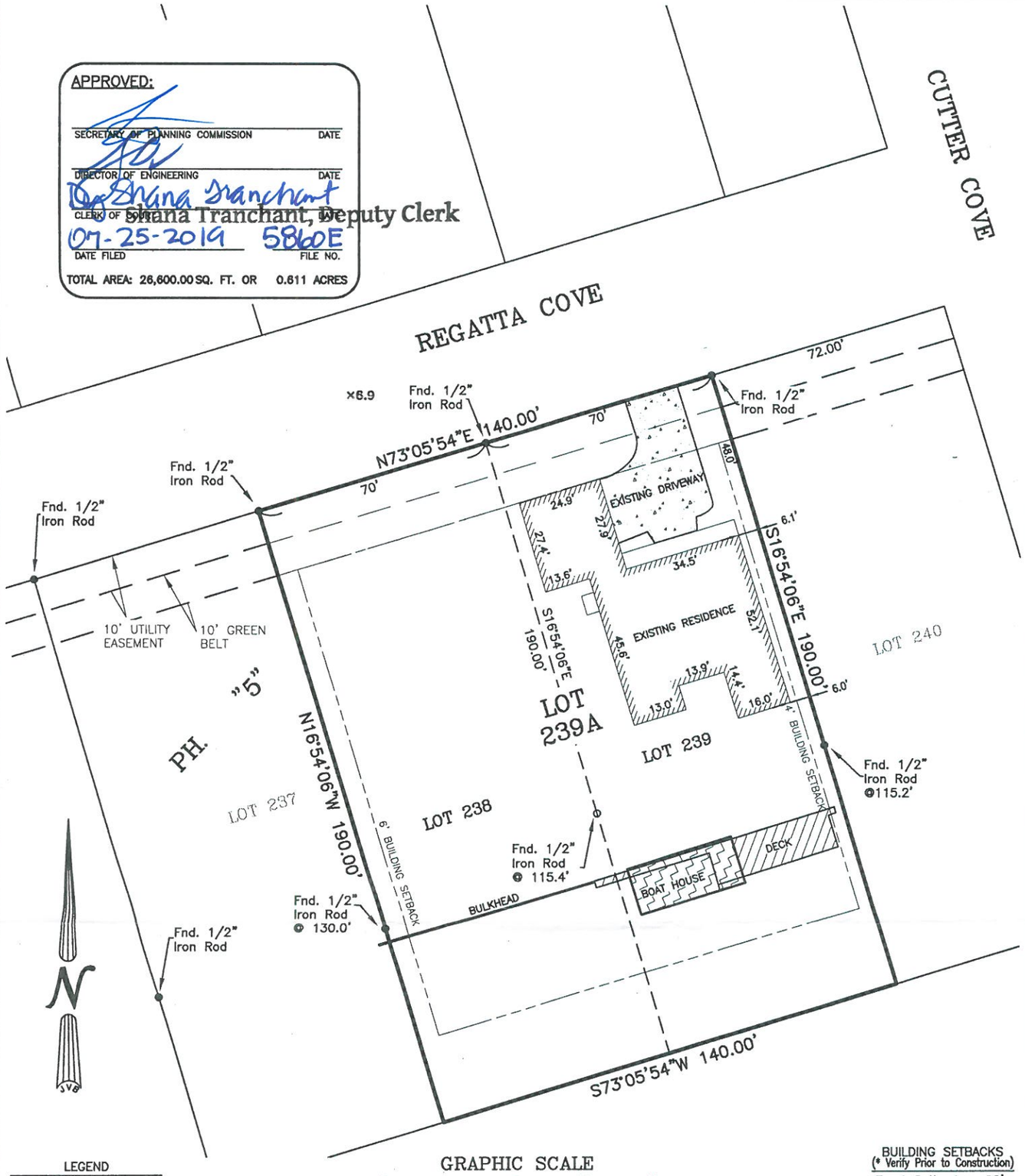
CLERK OF COURT — DATE

Shana Tranchant, Deputy Clerk

07-25-2019 — 5860E

DATE FILED — FILE NO.

TOTAL AREA: 26,600.00 SQ. FT. OR 0.611 ACRES



LEGEND

- O 1/2" Iron Rod Set
- ● 1/2" Iron Rod Found
- ⊕ Cross

GRAPHIC SCALE

40 0 20 40

(IN FEET)

1 INCH = 40 FEET

BUILDING SETBACKS (* Verify Prior to Construction)

Front Setback.....20'
Side Setback.....4'/6'
Rear Setback.....25'

ADDRESS: REGATTA COVE

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.

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.

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.

F.I.R.M. No. 225205 0535 D
F.I.R.M. Date 04/02/1991
ZN: A10 B.F.E. 13'
* Verify prior to construction with Local Governing Body.

DRAWING NO. 20190187

DATE: 04/15/2019

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

DRAWN BY: VLL

CHECKED BY: JDL

SCALE: 1" = 40'

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.

A RESUBDIVISION MAP OF LOTS 238 & 239 INTO LOT 239A, CLIPPER EST., PH. 5 IN SEC. 32 & 33, T-9-S, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: MARK BONIS

STATE OF LOUISIANA
SEAN M. BURKES
REG. NO 4785
REGISTERED
LAND SURVEYOR

SURVEYED BY:

SEAN M. BURKES
LA REG. No. 4785

O:\SURVEYING\2019\LOT SURVEY\CLIPPER ESTATES\20190187, LOTS 238-239, BONIS\20190187.dwg