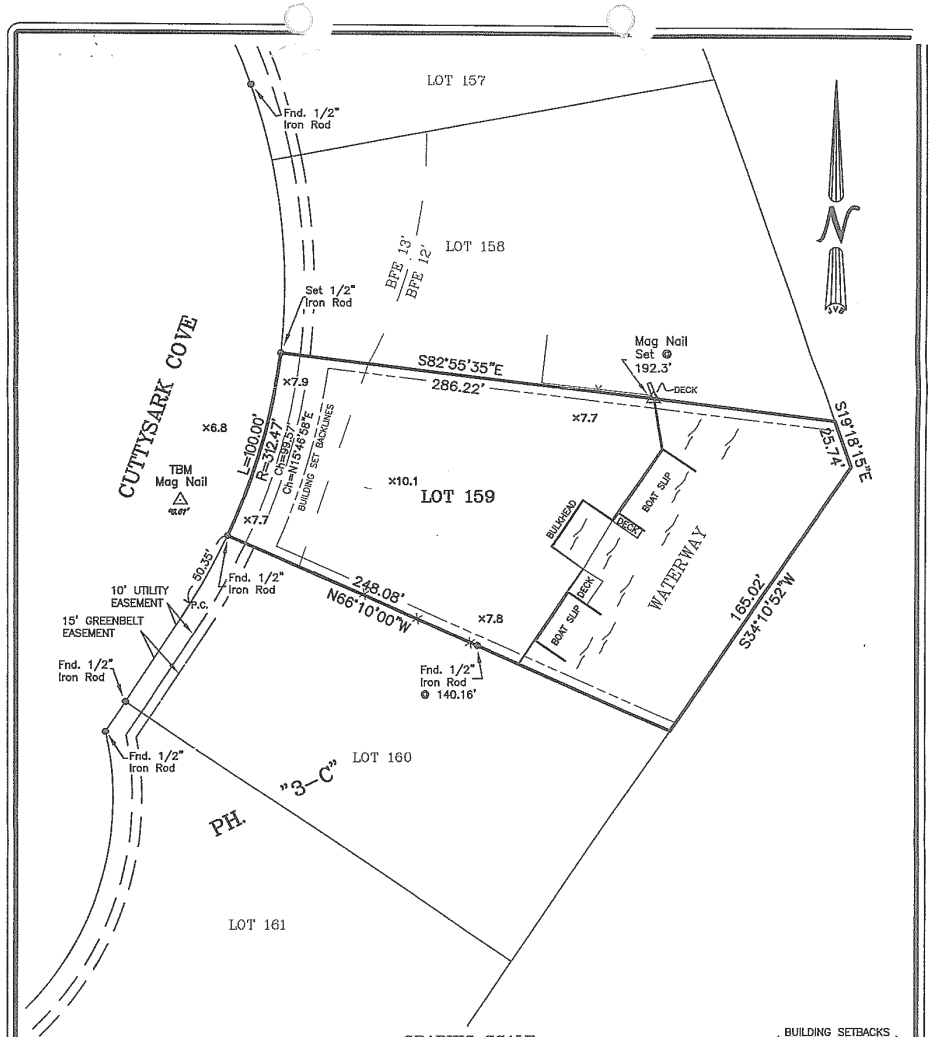

LEGEND
- O 1/2" Iron Rod Set
- ● 1/2" Iron Rod Found
- ⊕ Cross

ADDRESS: CUTTYSARK COVE

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 INCH = 60 FEET

BENCHMARK
CROSS ON CURB
ELEV. = 6.61'

BUILDING SETBACKS
(* Verify Prior to Construction)
Front Setback.....25'
Side Setback.....5'/7'
Rear Setback.....*

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. 12/13'
* Verify prior to construction with Local Governing Body.

DRAWING NO.	J.V. Burkes & Associates, Inc.	DRAWN BY:	CHECKED BY:
20190077	SURVEYING ENGINEERING ● ENVIRONMENTAL	VLL	JDL
DATE: 04/16/2019	1805 Shortcut Highway, Slidell, Louisiana 70458	SCALE: 1" = 40'	

E-mail: jvbassoc@jvburkes.com
Phone: 985-649-0075 Fax: 985-649-0154

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 SURVEY MAP OF LOT 159, CLIPPER ESTATES, PH. 3-C IN SECTION 33, T-9-S, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: JAMIE DESROUCHERS

STATE OF LOUISIANA
SEAL
SURVEYED BY: BURKES
REG. NO. 4785
REGISTERED
PROFESSIONAL LAND SURVEYOR

SEAN M. BURKES
LA REG. NO. 4785

O:\SURVEYING\2019\LOT SURVEY\CLIPPER ESTATES\20190077, LOT 159, DESROUCHERS\20190077.dwg