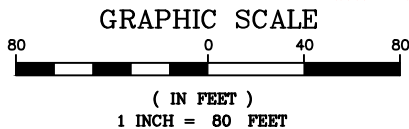


REFERENCE SURVEYS
 1. OAK RANCH ESTATES PHASE 1, BY J. V. BURKES & ASSOCIATES; DATED 07/05/1973;

LEGEND	
○ 1/2" Iron Rod Set	*-* Fence
● 1/2" Iron Rod Found	— Power Line
⊕ Cross	⊗ Power Pole



BENCHMARK
 MAG NAIL (FND.)
 ELEV. = 16.41'

BUILDING SETBACKS
 (* Verify Prior to Construction)
 Front Setback.....25'
 Side Setback.....10'
 Rear Setback.....10'

ADDRESS: CLABON DRIVE

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 0405 C
 F.I.R.M. Date 10/17/1989
 ZN: C B.F.E. N/A
 * Verify prior to construction with Local Governing Body.

DRAWING NO.
20210695

J.V. Burkes & Associates, Inc.

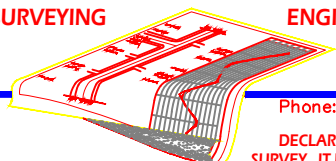
DRAWN BY: BJA CHECKED BY: DJP

DATE:
11/11/2021

SURVEYING ENGINEERING • ENVIRONMENTAL
 1805 Shortcut Highway
 Slidell, Louisiana 70458
 E-mail: jvbassoc@jvburkes.com

SCALE:
1" = 80'

REVISED: ELEVATION SURVEY 02/21/2024
 REVISED: CULVERTS 02/21/2024



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 PLAT OF
 LOT 31, OAK RANCH ESTATES, PH. 1,
 SITUATED IN SEC. 25, T-8-S, R-13-E
 GREENSBURG LAND DISTRICT
 ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: CHARLETTE JOSEPH

SEAN M. BURKES
 LA REG. No. 27642