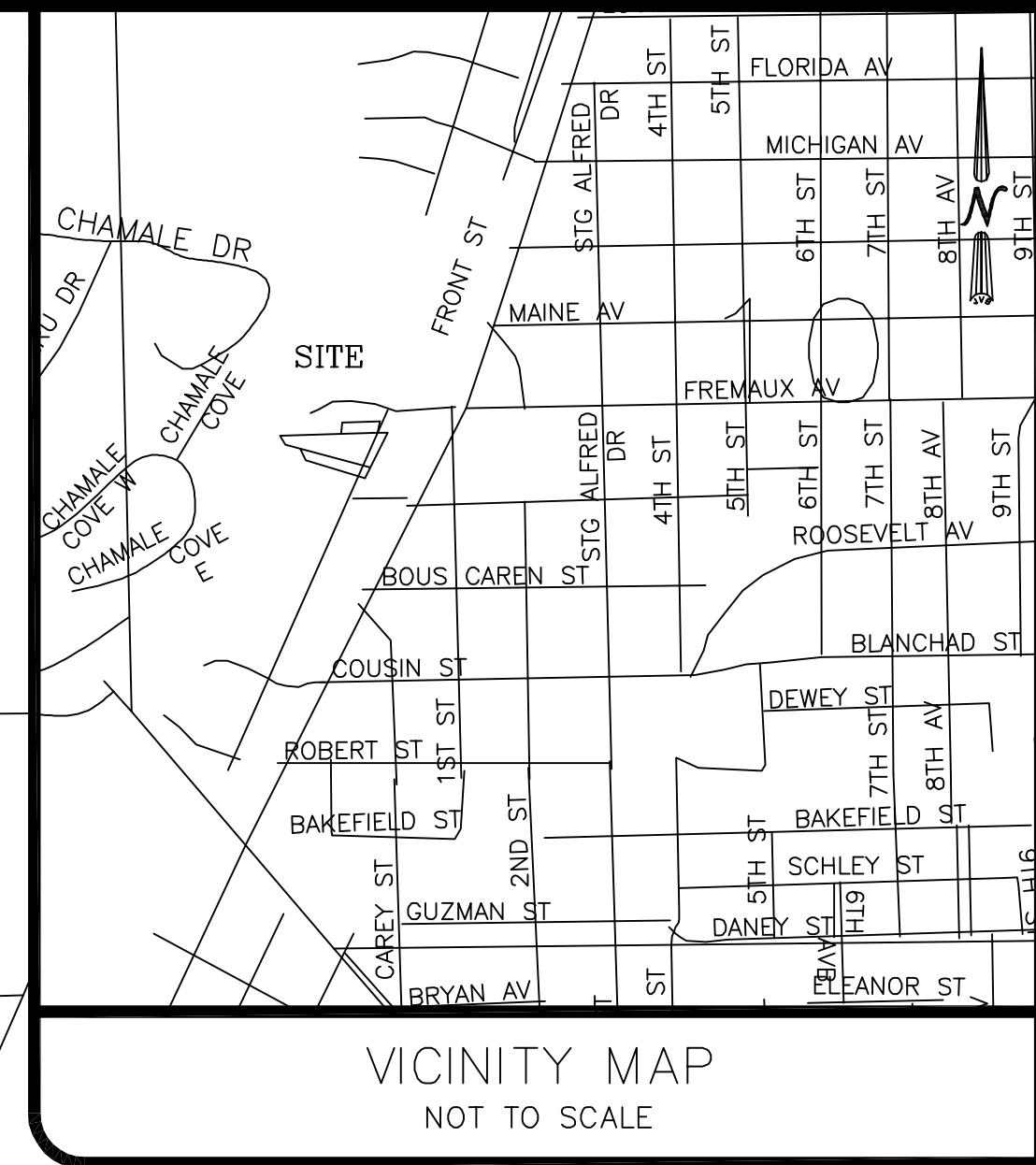
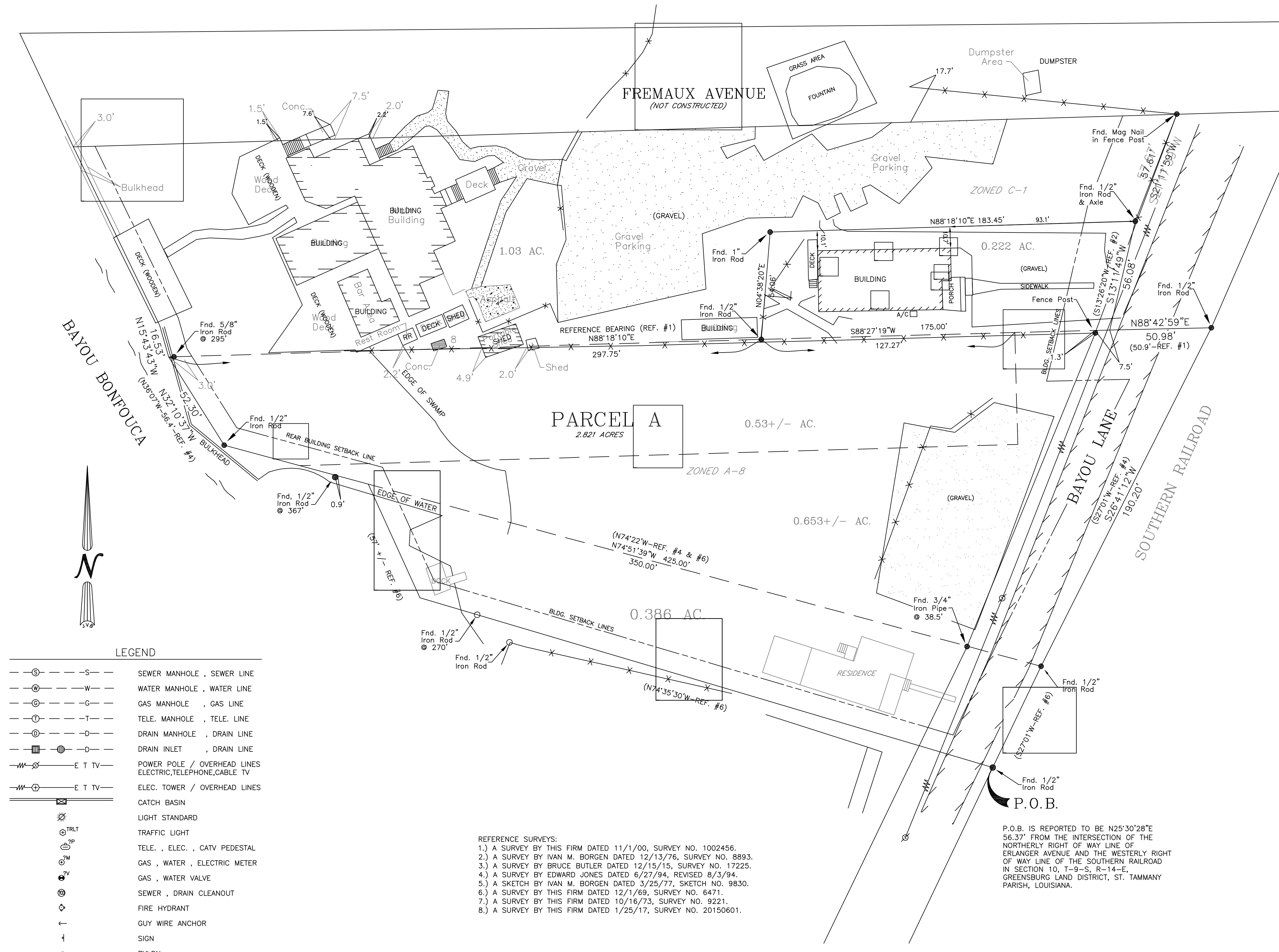


GENERAL NOTES

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 C; DATED: 4/21/99
FLOOD ZONE: AE; BASE FLOOD ELEVATION: 9'

PROPERTY IS ZONED C-2W
C-2W BUILDING SETBACK LINES
FRONT - 25'
SIDES 0' & 10'
REAR 10'



Legal Description:
A certain parcel of land, lying and situated in Section 10, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana and being more fully described as follows:
From the intersection of the northerly right of way line of Erlanger Avenue and the westerly right of way line of the Southern Railroad in Section 10, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana run along said westerly right of way line of the Southern Railroad North 25 Degrees 30 Minutes 28 Seconds East a distance of 56.37 feet to a 1/2" iron rod found and the Point of Beginning.
From the Point of Beginning and leaving said westerly right of way line of the Southern Railroad run North 73 Degrees 29 Minutes 16 Seconds West a distance of 300.00 feet to a point in Bayou Bonfouca; Thence run North 24 Degrees 28 Minutes 35 Seconds West a distance of 82.85 feet to the easterly edge of Bayou Bonfouca to a point; Thence run along the easterly edge of Bayou Bonfouca North 74 Degrees 51 Minutes 39 Minutes West a distance of 75.00 feet to a 1/2" iron rod found; Thence continuing along the easterly edge of Bayou Bonfouca North 32 Degrees 10 Minutes 37 Seconds West a distance of 52.30 feet to a point; Thence continuing along the easterly edge of Bayou Bonfouca North 15 Degrees 43 Minutes 43 Seconds West a distance of 16.53 feet to a point; Thence continuing along the easterly edge of Bayou Bonfouca North 25 Degrees 51 Minutes 18 Seconds West a distance of 99.48 feet to a point; Thence leaving Bayou Bonfouca run along the southerly right of way line of Fremoux Avenue (not constructed) North 88 Degrees 18 Minutes 10 Seconds East a distance of 554.35 feet to a iron nail found in a fence post on the westerly right of way line of Bayou Lane; Thence run along said westerly right of way line of Bayou Lane South 21 Degrees 11 Minutes 59 Seconds West a distance of 57.61 feet to a 1/2" iron rod and an axle found; Thence run South 13 Degrees 14 Minutes 49 Seconds West a distance of 56.08 feet to a point; Thence leaving said easterly right of way line of Bayou Lane run North 88 Degrees 42 Minutes 59 Seconds East a distance of 50.98 feet to a 1/2" iron rod found on the westerly right of way line of the Southern Railroad; Thence run along said westerly right of way line of the Southern Railroad South 26 Degrees 41 Minutes 12 Seconds West a distance of 190.20 feet to a 1/2" iron rod found; Thence South 25 Degrees 30 Minutes 28 Seconds West a distance of 56.37 feet to a 1/2" iron rod found and back to the Point of Beginning.
Said parcel contains 2.821 acres of land more or less, lying and situated in Section 26, Township 7 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

APPROVED:

CHAIRMAN OF PLANNING COMMISSION	DATE
MAYOR	DATE
PRESIDENT OF CITY COUNCIL	DATE
CLERK OF COURT	DATE
MAP FILE NO.	DATE FILED
OWNER/AGENT	DATE

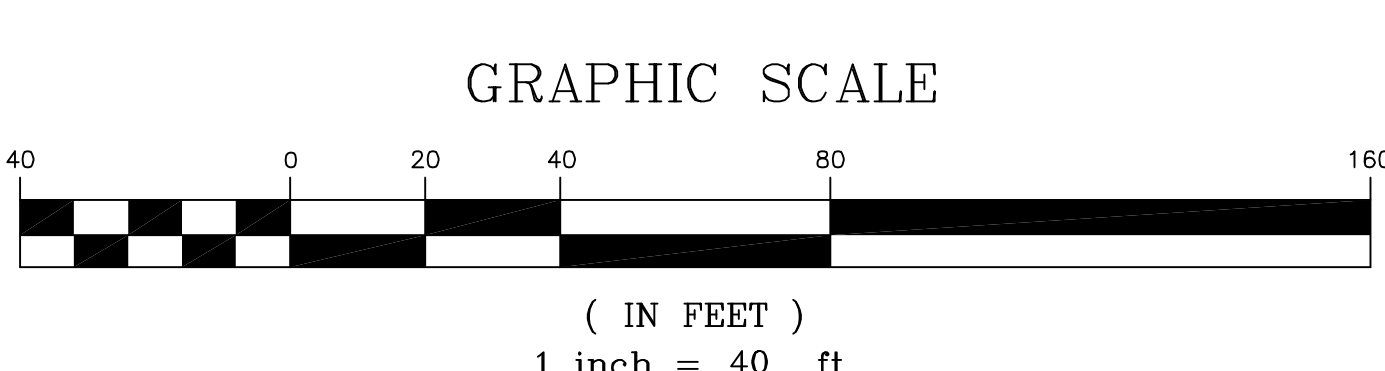
TOTAL AREA: 122,857 SQ. FT. OR 2.821 ACRES

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 "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

LEGEND

⊙	S	SEWER MANHOLE, SEWER LINE
⊙	W	WATER MANHOLE, WATER LINE
⊙	G	GAS MANHOLE, GAS LINE
⊙	T	TELE. MANHOLE, TELE. LINE
⊙	D	DRAIN MANHOLE, DRAIN LINE
⊙	I	DRAIN INLET, DRAIN LINE
⊙	E T	POWER POLE / OVERHEAD LINES
⊙	E T	ELEC. TOWER / OVERHEAD LINES
⊙		CATCH BASIN
⊙	TRT	LIGHT STANDARD
⊙	TRT	TRAFFIC LIGHT
⊙	PE	TELE., ELEC., CATV PEDESTAL
⊙	W	GAS, WATER, ELECTRIC METER
⊙	W	GAS, WATER VALVE
⊙	SC	SEWER, DRAIN CLEANOUT
⊙		FIRE HYDRANT
⊙		GUY WIRE ANCHOR
⊙		SIGN
⊙		PYLON
⊙		MAILBOX
⊙		TREE
⊙		SHRUB
⊙		FENCE

- REFERENCE SURVEYS:**
- 1.) A SURVEY BY THIS FIRM DATED 11/1/00, SURVEY NO. 1002456.
 - 2.) A SURVEY BY IVAN M. BORGEN DATED 12/13/76, SURVEY NO. 8893.
 - 3.) A SURVEY BY BRUCE BUTLER DATED 12/15/15, SURVEY NO. 17225.
 - 4.) A SURVEY BY EDWARD JONES DATED 6/27/94, REVISED 8/3/94.
 - 5.) A SKETCH BY IVAN M. BORGEN DATED 3/25/77, SKETCH NO. 9830.
 - 6.) A SURVEY BY THIS FIRM DATED 12/1/69, SURVEY NO. 6471.
 - 7.) A SURVEY BY THIS FIRM DATED 10/16/73, SURVEY NO. 9221.
 - 8.) A SURVEY BY THIS FIRM DATED 1/25/17, SURVEY NO. 20150601.



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A RESUBDIVISION MAP OF A 0.653 AC., A 0.53 AC., A 0.222 AC. & A 0.386 TRACTS INTO PARCEL A IN SECTION 10, T-9-S, R-14-E, GREENSBURG LAND DISTRICT, 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.
DUFFY RAMIREZ

SCALE: 1" = 40'

DATE: 8/18/22

DRAWN BY: JDL CHECKED BY: SBF

DWG. NO. 20220385

SHEET 1 OF 1