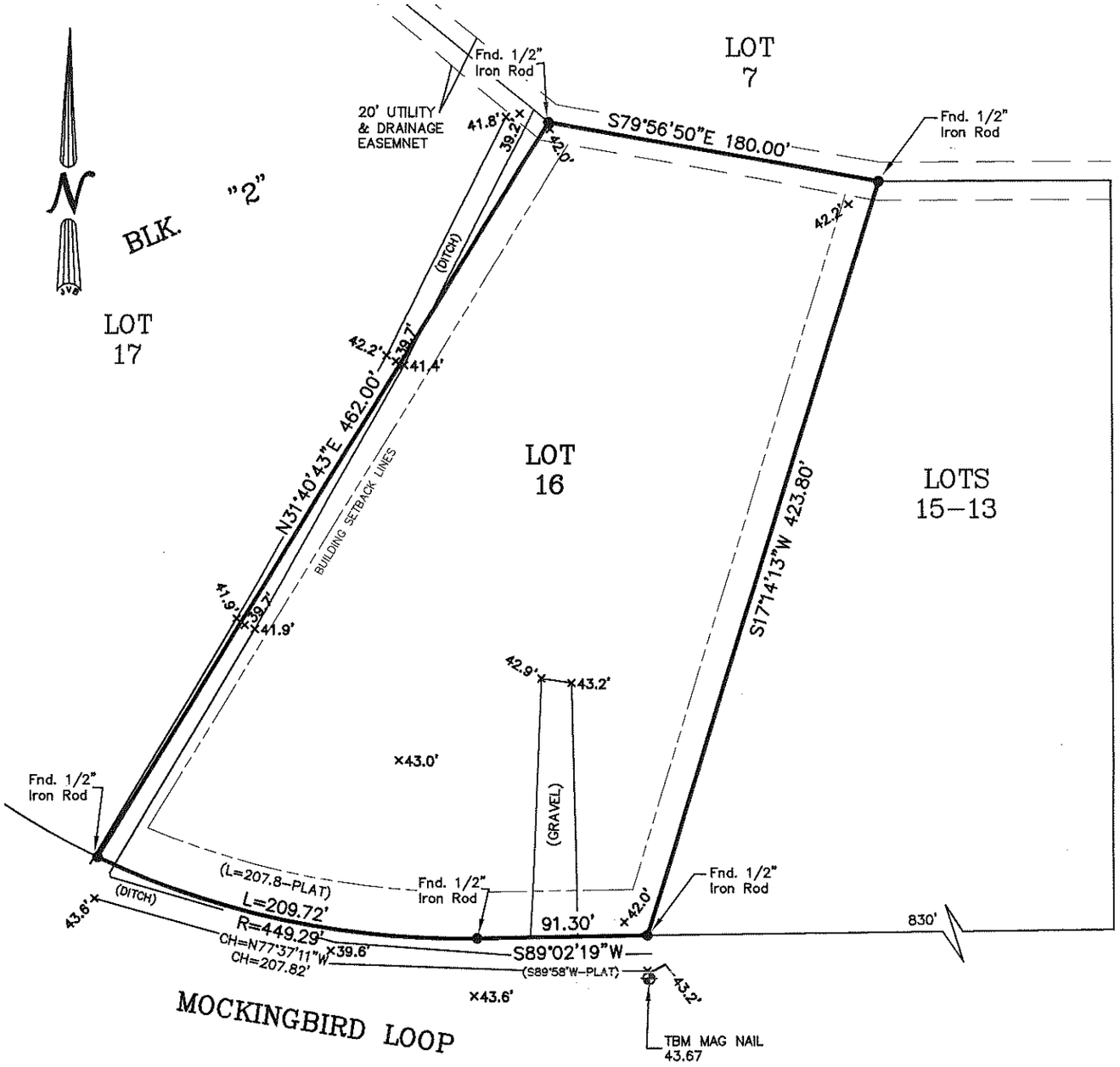

NOTE: BEARINGS AND COORDINATES REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702) BASED ON NAD83 WITH GPS RTN ACCESSED ON 03/21/2024.

REFERENCE: A Subdivision Plat by Land Engineering Services, Inc. Dated 06/15/1968.

LEGEND

○ 1/2" Iron Rod Set	-x-x- Fence
● 1/2" Iron Rod Found	-w- Power Line
⊕ Cross	⌀ Power Pole

ADDRESS: 35165 MOCKINGBIRD LOOP

GRAPHIC SCALE

80 0 40 80

(IN FEET)

1 INCH = 80 FEET

BENCHMARK
MAG NAIL (SET)
ELEV. = 43.67'

BUILDING SETBACKS
(* Verify Prior to Construction)

Front Setback.....25'
Side Setback.....15'
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 0300 C
F.I.R.M. Date 10/17/1989
ZN: A B.F.E. 45'
* Verify prior to construction with Local Governing Body.

DRAWING NO. 20240091

DATE: 03/21/2024

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" = 80'

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 16, BLK. 2, RIDGEWOOD ADD. 2 SUBD. IN SECTION 17, T-7-S, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: GARY & ANGELA FEHN

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

SURVEYED BY:
SEAN M. BURKES
LA REG. No. 4785

PATHFILE: Z:\!SURVEYING\2024\LOT SURVEY\RIDGEWOOD ADD\20240091, LOT 16, BLK. 2, ADD. 2, FEHN\20240091.dwg