GENERAL NOTES

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.
F.I.R.M. COMMUNITY MAP NO. 225205 0245 C; DATED: 10/17/1989
FLOOD ZONE: C; BASE FLOOD ELEVATION: N/A.

REFERENCES:
1.) SURVEY BY JOHN E. BONNEAU & ASSOCIATES, INC. DATE AUGUST 17TH, 1985 SURVEY NO. 85343.
2.) SURVEY BY NED R. WILSON DATED 01/12/1994 SURVEY NO. 2032.
3.) A FINAL PLAN OF WADSWORTH SUBDIVISION DATED 3/2/15, MAP FILE 5550.
4.) RESUBMISSION MAP BY J.V. BURKES & ASSOCIATES DATED 6/15/2023, LAST REVISED 8/14/2023, MAP FILE NO. 6252, FILED FOR RECORD 9/19/2023.
5.) RESUBMISSION MAP BY RICHMOND W. KREBS DATED 02/10/2021 WHICH CREATED PARCELS 2-A AND 3-A, FILED FOR RECORD 03/29/2021, MAP FILE NO. 6006D.

NOTES:

1.) THE ½" IRON ROD FOUND SHOWN IN THE NORTHWEST CORNER OF THE SUBDIVISION WAS RECOGNIZED AS THE SECTION CORNER COMMON TO SECTIONS 29, 28, 32 & 33, T-7-S, R-12-E, OLD, ST. TAMMANY PARISH, LOUISIANA ON A PLAT BY RANDALL DIXON DATED 4/4/05, MAP FILE NO. 4186 AND ON A PLAT BY RICHMOND W. KREBS DATED 3/2/15, MAP FILE NO. 5550. THIS FIRM HAS RECOGNIZED THE OLD WOOD FOUND 33.49' WEST OF THE ½" IRON ROD FOUND AS THE TRUE CORNER AS SHOWN ON THE 1852 GLO TOWNSHIP PLAT.

2.) BEARINGS SHOWN REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702).

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C8	87.31'	60.00'	S78°44'58"E	79.81'
C9	63.03'	60.00'	N78°47'50"W	63.99'
C10	4.69'	500.00'	S75°41'31"E	4.69'
C25	35.69'	200.00'	S84°50'19"E	35.64'
C26	35.69'	200.00'	S84°50'19"E	35.64'
C29	95.16'	480.00'	N04°52'45"W	95.01'
C30	181.23'	60.00'	S53°40'54"W	119.78'
C31	83.54'	60.00'	N00°05'41"E	76.95'
C32	45.66'	60.00'	S54°38'50"E	44.57'
C39	188.48'	60.00'	S00°48'02"W	120.00'
C41	95.35'	60.00'	N43°40'52"W	85.63'
C42	2.34'	140.00'	S89°28'22"E	2.34'
C43	84.91'	140.00'	S71°37'14"E	83.61'
C44	186.60'	305.50'	S71°44'40"E	183.71'
C47	78.46'	50.00'	N45°05'36"E	70.66'
C48	78.62'	50.00'	S44°54'24"E	70.77'
C49	78.50'	50.00'	N45°04'18"E	70.68'
C50	78.58'	50.00'	S44°55'42"E	70.74'
C53	130.86'	210.00'	N72°05'56"W	128.76'
C54	91.78'	235.50'	S65°24'39"E	91.20'

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C55	52.06'	235.50'	S82°54'31"E	51.96'
C56	232.55'	540.00'	S11°32'12"E	230.76'
C59	111.00'	480.00'	S17°11'02"E	110.76'
C60	14.71'	12.00'	S33°53'35"E	13.81'
C61	50.21'	135.61'	S79°37'13"E	49.92'
C62	22.72'	25.00'	N27°15'35"E	21.94'
C63	53.74'	97.00'	S37°25'14"W	53.06'
C64	50.93'	97.00'	S35°47'48"E	50.35'
C65	22.72'	25.00'	N24°48'22"W	21.94'
C66	13.45'	50.00'	N69°09'36"E	13.41'
C67	59.61'	180.00'	N70°56'29"E	59.34'
C70	266.86'	1800.00'	S03°01'14"E	266.62'
C71	67.56'	300.00'	N83°19'09"E	67.44'
C72	191.49'	440.00'	S87°06'14"E	189.98'
C74	472.48'	1075.92'	S85°25'31"E	468.67'
C75	421.25'	22781.50'	S60°15'24"E	421.25'
C77	24.97'	140.00'	S74°20'10"E	24.94'
C78	35.67'	200.00'	S74°20'10"E	35.63'
C79	38.20'	50.00'	N78°40'10"E	37.27'
C80	35.13'	50.00'	S54°30'29"E	34.41'

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C81	36.99'	50.00'	N58°15'16"W	36.15'
C82	39.28'	50.00'	S82°04'13"W	38.28'
C83	157.56'	360.00'	N12°24'02"W	156.31'
C84	131.30'	300.00'	N12°24'02"W	130.26'

Note: Pond Parcels 2 & 3, Parcel WT1, and all Drainage, Utility, Lift Station, Open Space, and Access Servitudes shown hereon are dedicated to, and accepted by, St. Tammany Parish. All street rights-of-way as shown hereon are hereby dedicated to the perpetual use of the public, provided owner hereby retains and reserves the right to enter the Harvey Drive right-of-way for the express purposes of (i) constructing and maintaining roadway and utility improvements, provided responsibility for maintenance of the road surface and associated infrastructure once constructed, is and shall remain the obligation of the owner or its assigns, and said owner does hereby release the Parish of St. Tammany from any and all liability in connection therewith, until the road surface and associated infrastructure are duly dedicated to the Parish of St. Tammany and accepted into the St. Tammany Parish Road Maintenance System and (ii) owning, operating, and maintaining surface landscaping and signage, hereby releasing the Parish of St. Tammany for and from any and all liability in connection with ownership, operation, and maintenance of said surface roadway landscaping and signage.

Note: All servitudes shown on prior recorded plats (i.e. Map File 5550, 6006D, and 6252) and not depicted on this plat (i.e. Gulf South Commerce Park, PH. 1-B) are hereby revoked and terminated Ipso Facto, effective immediately.

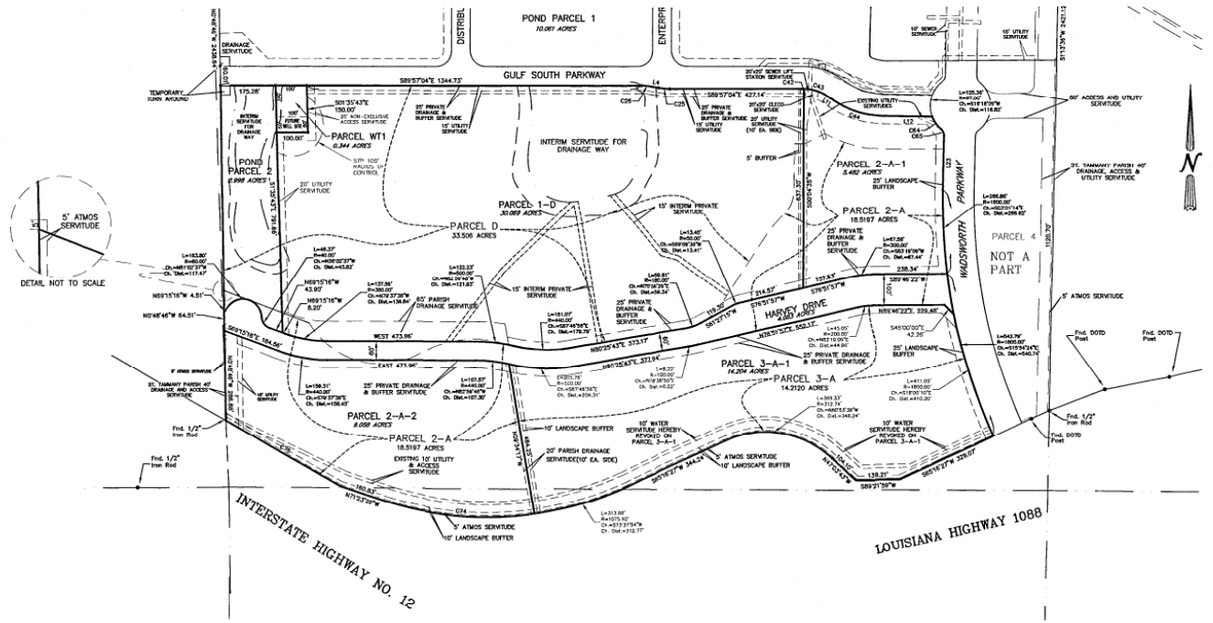
Landscape and Drainage Maintenance.

(a)St. Tammany Parish Responsibilities. St. Tammany Parish shall be responsible for the drainage system maintenance within the street rights of way, detention ponds, and drainage servitudes dedicated to St. Tammany Parish.

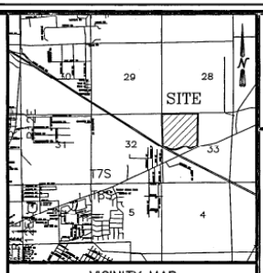
(b) Property Owner Responsibilities. The Property Owner and/or the Property Owner's Association (POA) shall be responsible for the drainage maintenance within private drainage and buffer servitudes, and on private property, not within parish drainage servitudes.

(c) Landscape Maintenance. The Property Owner and/or the Property Owner's Association (POA) shall be responsible for the landscape maintenance including the grass cutting within the street rights of way, detention pond parcels, and drainage servitudes dedicated to St. Tammany Parish. The Property Owner and/or POA shall also be responsible for the replacement of landscape vegetation that may be damaged by St. Tammany Parish while in the process of performing their drainage maintenance responsibilities.

(d) Allowable Planting Areas. The planting of trees or shrubs is not allowed in the street rights of way and parish drainage servitudes. The planting of trees or shrubs is allowed in bank of the detention pond parcels.



Line Table		
Line #	Length	Direction
L1	2.38'	S79°43'34"E
L2	18.17'	S79°43'34"E
L4	20.55'	S79°43'34"E
L5	9.37'	S89°57'04"E
L7	26.28'	N00°48'02"E
L8	60.01'	N89°46'22"E
L9	88.45'	S00°48'02"W
L10	247.55'	N00°48'02"E
L11	6.86'	S54°14'48"E
L12	149.58'	S89°14'22"E
L13	100.19'	N00°48'02"E
L16	149.14'	S89°14'22"E
L17	6.86'	S54°14'48"E
L19	118.52'	N00°52'40"E
L20	165.33'	S89°46'22"E
L21	45.54'	S01°13'36"W
L22	119.30'	N61°27'15"E
L23	175.84'	S01°13'36"W



VICINITY MAP
NOT TO SCALE

NO	DESCRIPTION	DATE	BY	CHK'D
15	REMOVED LEGEND, MODIFIED NOTE & GENERAL NOTES, ADDED RSH SIGNATURE	9/25/2024	RMK	SMB
14	REVISE SERVITUDE ON WEST LINE OF PARCEL 3-A-1	9/25/2024	RMK	SMB
13	REVISE PARCEL 1-D & POND PARCEL 3	9/25/2024	RMK	SMB
12	REVISED SERVITUDES	8/26/2024	RMK	SMB
11	REVISED SERVITUDES	8/26/2024	RMK	SMB
10	REVISED TO ADD NOTES	8/26/2024	RMK	SMB
9	REVISED PER COMMENTS	8/21/2024	RMK	SMB
8	REVISE TITLE BLOCK INFO	8/14/2023	RMK	SMB
7	REVISE PER PARISH COMMENTS	8/7/2023	RMK	SMB
6	REVISE PARCEL 1-D & WT1 & POND PARCEL 2 & PARCEL 3-A-2	8/7/2023	RMK	SMB
5	REVISE SYSTEM SERVITUDES	7/25/2023	RMK	SMB
4	REVISE SERVITUDE DIMENSIONS	7/14/2023	RMK	SMB
3	ADD SIGNATURES, REVISE UTILITY SERVITUDES	11/28/2022	RMK	SMB
2	ADD SYSTEM SERVITUDES TO BE REVOKED	11/15/2022	RMK	SMB
1	REVISE TO SHOW PARCELS 1-1 THRU 1-4	10/5/2022	RMK	SMB
0	REVISED PER PARISH COMMENT	9/28/2022	RMK	SMB
NO	DESCRIPTION	DATE	BY	CHK'D

OWNER: LOVE'S TRAVEL STOPS & COUNTRY STORES, INC. — DATE: 10/21/2024

OWNER: THE AZBY FUND — DATE: 10/9/24

OWNER: CROSBY DEVELOPMENT CO., LLC — DATE: 10/8/24

APPROVED:

CHAIRMAN OF THE PLANNING AND ZONING COMMISSION — DATE

SECRETARY OF THE PLANNING AND ZONING COMMISSION — DATE 10/1/24

DIRECTOR OF ENGINEERING — DATE

CLERK OF COURT — DATE

DATE FILED 11-04-2024 — 6352 — Monique T Bringol, Deputy Clerk — P.E.B. NO.

TOTAL AREA: 2,885,327.28 SQ. FT. OR 66.238 ACRES

A RESUBMISSION PLAT OF A PORTION OF PARCEL D & PARCELS 2-A & 3-A AS PER PARCELS 1-D, 2-A-1, 2-A-2, 3-A-1, WT1, POND PARCEL 2, AND THE DETACHED PARCELS 1-1, 1-2, 1-3, & 1-4 OF THE RESUBDIVISION OF SERVITUDES, WADSWORTH SUBDIVISION/GULF SOUTH COMMERCE PARK, PHASE 1-B, SECTION 13, T-7-S, R-12-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

DECLARATION IS MADE TO ORIGINAL RECIPIENTS OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

CROSBY DEVELOPMENT COMPANY, LLC

SCALE: 1" = 200'

DATE: 10/06/23

DRAWN BY: JDL/rmk | CHECKED BY: SMB

DWG. NO. 20230224

SHEET 1 OF 1

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

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SEAN M. BURKES
LA. REG. NO. 4785

PATHFILE: G:\SURVEYING\2023\RESUBDIV SURVEY\107-SIR\ASSC 33\20230224.33-7-12 CROSBY\20230224.rvt05 Plt=18.dwg