



NOVEMBER 21, 2023

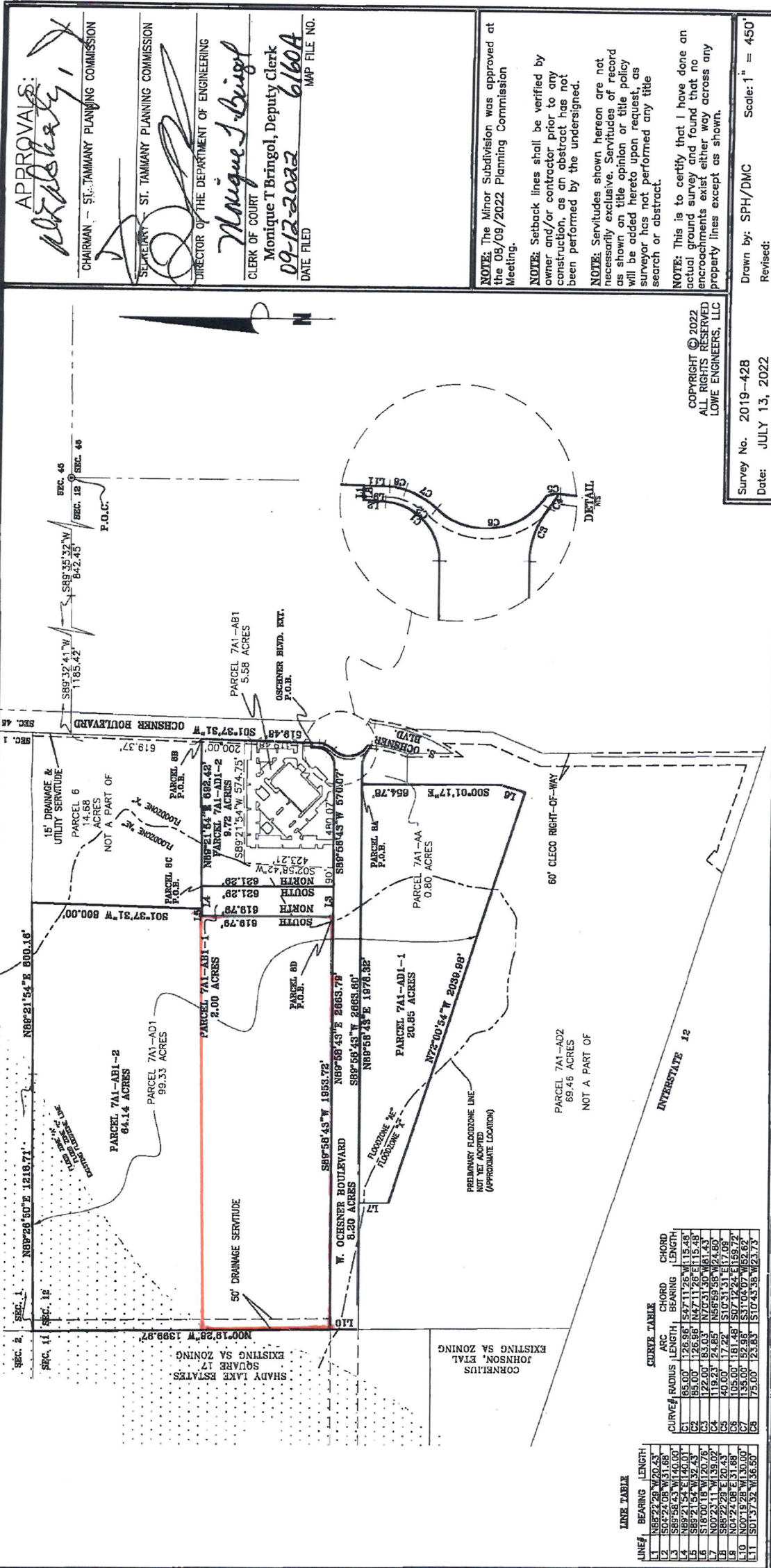
LEGAL DESCRIPTION OF A PORTION OF PARCEL 7A1-AB1-2 & 50' DRAINAGE EASEMENT :

A CERTAIN PIECE OR PARCEL OF LAND BEING A PORTION OF PARCEL 7A1-AB1-2 & 50' DRAINAGE EASEMENT, SITUATED IN SECTION 12, T-7-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA AND IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 12, 45 & 46, T-7-S, R-10-E, RUN SOUTH 89 DEGREES 35 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 842.45 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 32 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 1185.42 FEET TO A POINT; THENCE RUN SOUTH 01 DEGREES 37 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 619.37 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 21 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 832.43 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, RUN SOUTH FOR A DISTANCE OF 619.79 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 58 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 1953.72 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 19 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 598.83 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 21 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 1957.23 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 27.35 ACRES MORE OR LESS.



APPROVALS:
 [Signature]
 CHAIRMAN - ST. TAMMANY PLANNING COMMISSION
 [Signature]
 SECRETARY - ST. TAMMANY PLANNING COMMISSION
 DIRECTOR OF THE DEPARTMENT OF ENGINEERING
 [Signature] *Monique L. Brigel*
 CLERK OF COURT
 Monique T Bringol, Deputy Clerk
 09-12-2022
 DATE FILED 6160A
 MAP FILE NO.

NOTE: The Minor Subdivision was approved at the 08/09/2022 Planning Commission Meeting.
NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.
NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes 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.
NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

Survey No. 2019-42B Drawn by: SPH/DMC Scale: 1" = 450'
 Date: JULY 13, 2022

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL, AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AS ADOPTED BY THE STATE OF LOUISIANA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS C SURVEY.

Professional Land Surveyors
 Planners and Consultants
 1011 NORTH CAUSEWAY BLVD., SUITE 34
 MANDEVILLE, LA 70471
 OFFICE NO. (985)845-1012
 FAX NO. (985)845-1778
 www.lowengineers.com
 e-mail: MandevilleTeam@lowengineers.com

LOWE ENGINEERS

**A MINOR SUBDIVISION OF
 PARCELS 7A1-AD1 AND 7A1-AB1 INTO
 PARCELS 7A1-AD1-1, 7A1-AD1-2, 7A1-AB1-1,
 7A1-AB1-2 AND W. OCHSNER BOULEVARD**
 situated in
 Section 12, T-7-S, R-10-E
 St. Tammany Parish, Louisiana
ALL STATE FINANCIAL COMPANY

COPYRIGHT © 2022
 ALL RIGHTS RESERVED
 LOWE ENGINEERS, LLC

Building Servitudes:
 FRONT: N/A
 SIDE: N/A
 REAR: N/A

REFERENCE SURVEY:
 A survey map by this firm dated January 20, 2020 and revised February 17, 2020 and March 10, 2020. Survey# 2019 42B and Map File# 5935C.

Professional Surveyor
 JOHN E. BONNEAU
 LICENSE # 4423
 [Signature]
 JOHN E. BONNEAU
 Professional Surveyor

LINE TABLE

LINE#	BEARING	LENGTH
L1	N89°26'50"E	1218.71'
L2	N89°21'54"E	800.16'
L3	S89°32'41"W	1185.42'
L4	S89°35'32"W	842.45'
L5	S89°21'34"W	574.75'
L6	S15°00'18"W	20.73'
L7	N00°23'11"W	439.02'
L8	S86°22'29"E	20.43'
L9	N04°24'08"E	31.89'
L10	N09°19'28"W	30.00'
L11	S01°37'32"W	36.50'

CURVE TABLE

CURVE#	RADIUS	LENGTH	BEARING	CHORD	CHORD LENGTH
C1	65.00'	126.96'	S47°11'26"W	115.48'	115.48'
C2	120.00'	253.92'	N47°11'26"E	230.96'	230.96'
C3	119.23'	24.85'	N56°59'58"W	24.80'	24.80'
C4	40.00'	17.92'	S10°31'31"E	17.08'	17.08'
C5	105.00'	181.48'	S07°12'24"E	169.72'	169.72'
C6	135.00'	272.28'	S31°04'07"W	262.62'	262.62'
C7	75.00'	154.63'	S10°43'36"W	152.73'	152.73'

ADDITIONAL NOTES:
 FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) A & C with a Base Flood Elevation of 17.74 ft. in accordance with Community Panel No. 225205 0210 C; Revised: OCTOBER 17, 1999