Certifit Auto Body Parts 🔘 LAKE PONTCHARTRAIN (SIDE) SITE HURRICANE PROTECTION LEVEE & DRAINAGE RIGHT-OF-WAY (SIDE) indian Aprilia Slingshot **VICINITY MAP** (NOT TO SCALE) CM-2AN72'06'50"E 565.60' рисн 26.464 ACRE PORTION OF CM-2A CM-2A1,152,804.69 SQ. FT. 26.464 ACRES D-2AALEGAL DESCRIPTION THAT CERTAIN PIECE OR PORTION OF GROUND, TOGETHER WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON AND ALL THE RIGHTS, WAYS, PRIVILEGES, SERVITUDES, APPURTENANCES, AND ADVANTAGES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, SITUATED IN SECTION 39, TOWNSHIP-12-SOUTH, RANGE-9-EAST, ST. CHARLES PARISH, STATE OF LOUISIANA, IN THAT PART THEREOF KNOWN AS FAIRVIEW PLANTATION, DESIGNATED A 26.464 ACRE PORTION OF CM-2A, AND MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF AIRLINE HIGHWAY - U.S. HIGHWAY 61 AND SECTION LINE COMMON TO SECTIONS 39 AND 40, THENCE PROCEED IN A NORTHWESTERLY DIRECTION ALONG THE NORTHERLY RIGHT OF WAY LINE OF AIRLINE HIGHWAY - U.S. HIGHWAY 61, A BEARING OF N72°06'48"W, A DISTANCE OF 1,471.91 FEET TO A POINT, THE POINT OF BEGINNING; THENCE PROCEED IN A NORTHWESTERLY DIRECTION, A BEARING OF N04°24'00"W, A DISTANCE OF 2,096.00 FEET TO A POINT; THENCE PROCEED IN A NORTHEASTERLY DIRECTION, A BEARING OF N72°06'50"E, A DISTANCE OF 565.60 FEET TO A POINT; THENCE PROCEED IN A SOUTHEASTERLY DIRECTION, A BEARING OF S04°24'00"E, A DISTANCE OF 2,096.00 FEET TO A POINT; THENCE PROCEED IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHERLY RIGHT OF WAY LINE OF AIRLINE HIGHWAY - U.S. HIGHWAY 61, A BEARING OF S72°06'50"W, A DISTANCE OF 565.60 FEET TO A POINT, THE POINT OF BEGINNING. **GENERAL SURVEY NOTES** IMPROVEMENTS MAY NOT BE TO SCALE FOR CLARITY. THE DIMENSIONS SHOWN PREVAIL OVER SCALE. SURVEY REFERENCE 1. SURVEY OF 26.464 ACRE PORTION OF CM-2A-Z, FAIRVIEW PLANTATION BY DADING, MARQUES & ASSOCIATES, LLC., DATED APRIL 18, 2017. 2. RESUBDIVISION OF LOT CM-1A, 2.00 ACRE PORTION OF CM-2A, 6.876 POINT OF BEGINNING PORTION OF CM-2A, 5.487 ACRE PORTION OF CM-2A, AND THE REMAINDER OF CM-2A INTO LOTS CM-2A-X & CM-2A-Z, FAIRVIEW 1,471.91' S72'06'4B"W 565.60' 6" HEADWALL N72'06'48'W DITCH PLANTATION BY DADING, MARQUES & ASSOCIATES LLC., DATED POINT OF COMMENCEMENT DITCH DECEMBER 15, 2015. (NOT APPROVED) ACCESS 3. PLAT OF RESUBDIVISION CREATING LOTS CM-1A & CM-2A, FAIRVIEW PLANTATION BY RIVERLANDS SURVEYING COMPANY DATED JANUARY 8, AIRLINE HIGHWAY -U.S. HIGHWAY 61 **BEARING BASIS** (RIGHT OF WAY VARIES) (PUBLIC) TAKEN FROM REFERENCED SURVEY PLAT NO. 1. LAND AREA TOTAL LAND AREA = 1,152,804.69 SQ. FT. OR 26.464 ACRES SURVEY OF 26.464 ACRE PORTION OF CM-2A DADING, MARQUES & ASSOCIATES, LLC FAIRVIEW PLANTATION SITUATED IN SECTION 39
TOWNSHIP-12-SOUTH, RANGE-9-EAST
ST. CHARLES PARISH, LOUISIANA CODY A. DIMARCO PROFESSIONAL License No. 5069

HOFESSIDNAL OF I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION. MADE AT THE REQUEST OF: Alboview. P.O. BOX 790 EMPIRE TRUCK SALES, LLC., BUTLER SNOW LLP & FIRST AMERICAN TITLE INSURANCE COMPANY METAIRIE, LA. 70004 (504) 834-0200 CODY A. DiMARCO P.L.S. LA. ST. REG. NO. 5069 **LEGEND** THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY. THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY. = 1/2" IRON ROD SET (i) = 1" IRON PIPE FOUND O = 1/2" IRON ROD FOUND = ELECTRIC METER

JOB NO.:

61475

SHEET:

1 OF 1

CHECKED BY:

C.A.D.

DRAWN BY:

L.M.

SCALE:

1" = 100'

DATE:

02-16-2022

FO = FIBER OPTIC