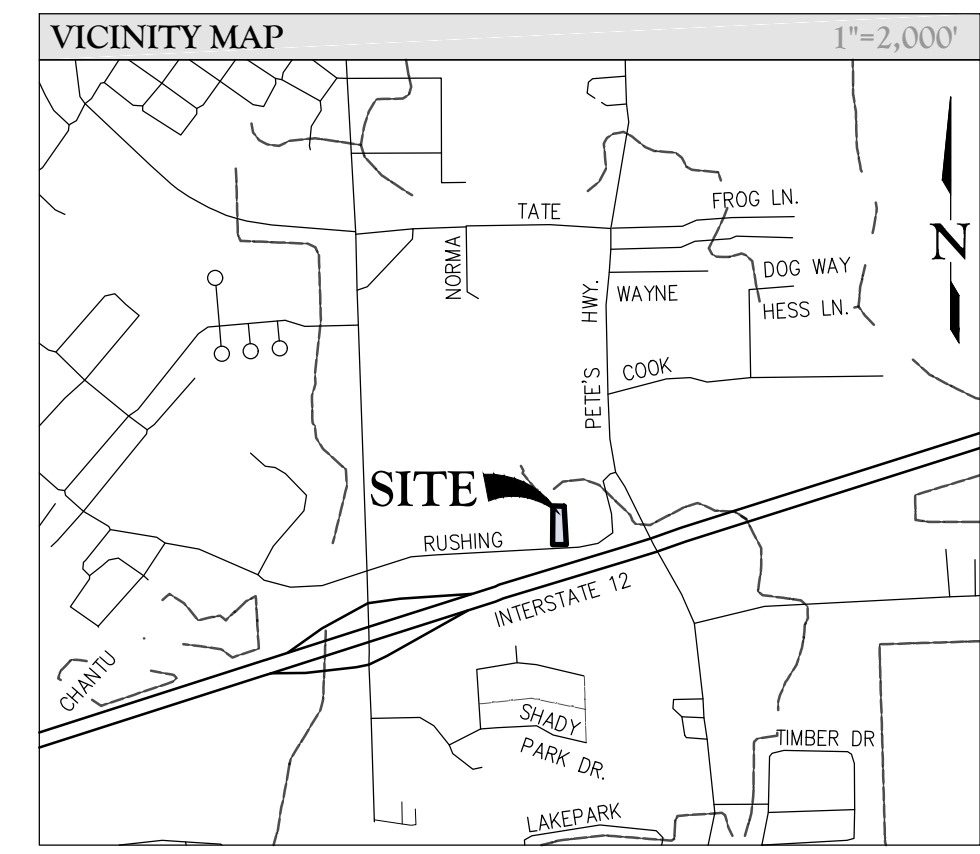
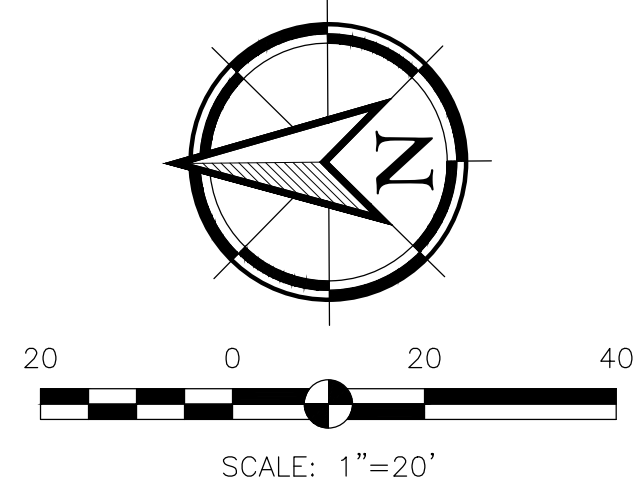


LEGEND

- 1/2" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET (UNLESS OTHERWISE NOTED)
- (R) BEARING AND/OR DISTANCE PER RECORDS
- (S) BEARING AND/OR DISTANCE PER SURVEY
- (P.O.B.) POINT OF BEGINNING
- ▨ EXISTING CONCRETE
- ▨ EXISTING ASPHALT
- ▨ SERVITUDE OF USE, DRIVEWAY RIGHT-OF-WAY (AS PER REF. #4)



BASIS OF BEARINGS
 THE BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1702), NAD 1983 (2011, EPOCH 2010.00) AS DETERMINED BY GPS OBSERVATIONS.

GENERAL NOTES
 PROPERTY RESTRICTIONS, SERVITUDES, RIGHTS-OF-WAY, EASEMENTS AND/OR OTHER BURDENS, OTHER THAN THOSE NOTED, MAY EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD ALSO BE AWARE ABSTRACTING FOR VERIFICATION OF TITLE AND/OR ACTUAL OWNERSHIP WAS NOT IN THE SCOPE OF THIS SURVEY MADE BY QUALITY ENGINEERING AND SURVEYING, LLC.
 THE WORDS "CERTIFY," "CERTIFIES," OR "CERTIFICATION" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
 IF SHOWN, ANY LINES ASSOCIATED WITH SECTIONS, TOWNSHIPS, RANGES WERE DIGITIZED FROM AERIAL IMAGERY, FEMA FLOOD INSURANCE RATE MAPS AND USGS QUADRANGLE MAPS. THESE LINES ARE SHOWN FOR REFERENCE ONLY AND WERE NOT FIELD VERIFIED AT THE TIME THIS SURVEY WAS PERFORMED.
 IF SHOWN, ADJACENT PROPERTY OWNER INFORMATION WAS TAKEN FROM AVAILABLE INFORMATION PROVIDED ON THE PARISH ASSESSOR'S GIS WEBSITE AND/OR TAX ROLLS.

SPECIAL FLOOD HAZARD ZONE DESIGNATION
 THIS PROPERTY IS IN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 22013, MAP NO. 220630020E WHICH BEARS AN EFFECTIVE DATE OF APRIL 3, 2012. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAIN ADMINISTRATOR BEFORE ANY DESIGN OR CONSTRUCTION.
 IF SHOWN, LINES AND/OR SHADING WERE DIGITIZED FROM AERIAL IMAGERY AND F.E.M.A. FLOOD INSURANCE RATE MAPS. THESE LINES ARE SHOWN FOR REFERENCE ONLY AND WERE NOT FIELD VERIFIED AT THE TIME THIS SURVEY WAS PERFORMED.

WETLAND DELINEATION DISCLAIMER
 QUALITY ENGINEERING AND SURVEYING, LLC HAS NOT AND DOES NOT PROVIDE WETLAND DELINEATION OR DETERMINATION AND WAS NOT REQUESTED NOR INCLUDED IN THIS SURVEY. QUALITY ENGINEERING AND SURVEYING, LLC DID NOT RECEIVE NOR RESEARCH THE LOCATION OF WETLAND AREAS AS DELINEATED BY THE APPROPRIATE AUTHORITIES, SUCH AS U.S. ARMY CORPS OF ENGINEERS OR STATE OF LOUISIANA DEPARTMENT OF NATURAL RESOURCES.

ZONING
 COMMERCIAL (C-3) ZONING
 SETBACKS:
 MINIMUM FRONT = 30 FEET
 MINIMUM REAR = 20 FEET
 MINIMUM SIDE = 3 FEET (SEE SECTION 2.16, TABLE 2, NOTE 4 FOR ADDITIONAL INFORMATION)
 MAXIMUM HEIGHT AND STOREYS = N/A
 ZONING INFORMATION ACCESSED ON MARCH 12, 2021
 FROM: http://library.municode.com/la/denham_springs/codes/code_of_ordinances?nodeId=COOR_APX_BZO_ART1000000
 SETBACK LINES SHALL BE VERIFIED BY THE OWNER, DEVELOPER AND/OR CONTRACTOR PRIOR TO ANY CONSTRUCTION, AS AN ABSTRACT HAS NOT BEEN PERFORMED BY THE SURVEYOR. ZONING AND SETBACKS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S ZONING DEPARTMENT BEFORE ANY DESIGN OR CONSTRUCTION.

REFERENCE DOCUMENTS

- "MAP SHOWING SURVEY OF TRACT OF LAND, FOR GEORGE C. GUY", DATED JUNE 14, 1966, BY M.M. McKELL, PLS OF J.C. KERSTENS & ASSOCIATES. RECORDED AS INSTRUMENT NO. 298835.
- "PLAT OF LAND IN SECTION 37, FOR E.C. DONNELL", DATED FEBRUARY 16, 1967, BY J.C. KERSTENS, C.E. RECORDED AS INSTRUMENT NO. 3608.
- "SURVEY MAP FOR BRUCE EASTERLY & ED WRIGHT, ...", DATED JUNE 28, 1985, LAST REVISED JULY 23, 1985, BY WILFRED J. FONTENOT, PLS OF ALEX THERIOT, JR. & ASSOCIATES, INC. RECORDED AS INSTRUMENT NO. 236836.
- SERVITUDE OF USE, DRIVEWAY RIGHT-OF-WAY, DATED OCTOBER 20, 2000. RECORDED AS INSTRUMENT NO. 454957.
- GENERAL UTILITY SERVITUDE, DENHAM SPRINGS SEWERAGE DISTRICT NO. 1. RECORDED AS INSTRUMENT 713358.
- GENERAL UTILITY SERVITUDE, DENHAM SPRINGS SEWERAGE DISTRICT NO. 1. RECORDED AS INSTRUMENT 713301.
- LOUISIANA REVISED STATUTE RS 12:428. ACQUISITION OF SERVITUDES.

TITLE
 PLAT SHOWING SURVEY & DIVISION OF AN UNDESIGNATED 1.26 ACRE TRACT OF LAND INTO LOTS 1 & 2

LOCATIONS
 LOCATED IN SECTION 37, TOWNSHIP 7 SOUTH, RANGE 3 EAST GREENSBURG LAND DISTRICT CITY OF DENHAM SPRINGS LIVINGSTON PARISH, LOUISIANA

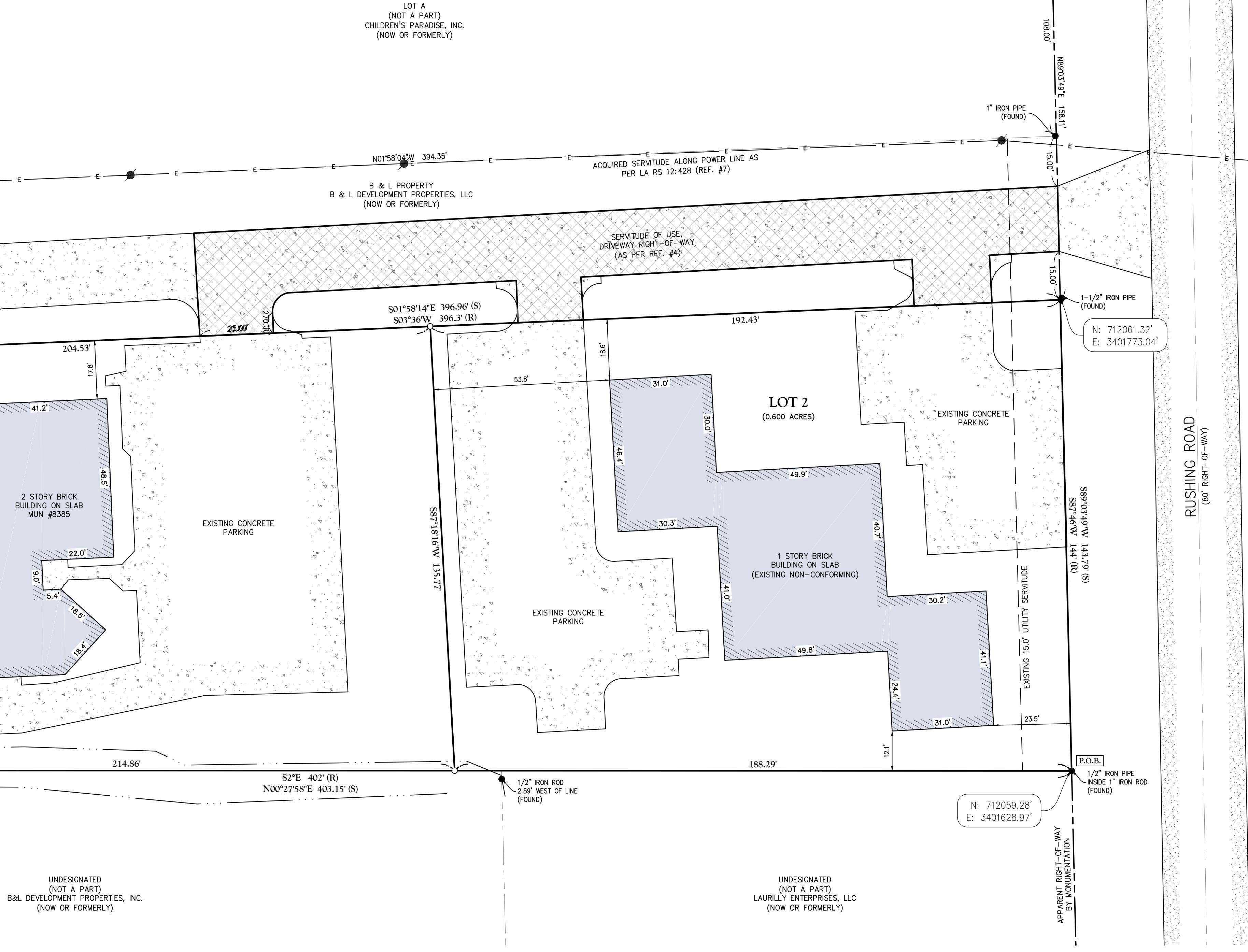
CLIENT:
 LABARRE FAMILY HOLDING COMPANY, LLC

PARTY CHECKED BY: DE	PROJECT NO.: 21-036
FIELD BOOK: 339	PAGE: 48
DRAWN BY: SLM	CALC BY: S.M.
CHECKED BY: S.M.	
SHEET: 1	OF 1

QUALITY
 Engineering & Surveying, LLC
 18231 Bay 42 Port Vincent, LA 70756
 225.686.1821 | www.qualityeng.com | info@qualityeng.com

CERTIFICATION
 THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL CITY ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS PLAT IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS C SURVEY AND IT WAS THE INTENT TO SUBDIVIDE THIS SURVEYED TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR HIS REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT THE SAME.
 PRELIMINARY DOCUMENT FOR REVIEW ONLY
 This document is not to be used for construction, bidding, recordation, conveyance, sales, or as the basis for the issuance of a permit.

SETH J. MOSBY, PLS #5073
 DATE



RECOMMENDED FOR APPROVAL

DENHAM SPRINGS PLANNING COMMISSION

FRED BANKS _____ DATE _____
 ACTING CITY ENGINEER

LANDOWNER/OFFICER CERTIFICATION:

THIS IS TO CERTIFY THAT THE UNDESIGNATED IS THE LEGAL OWNER OR LEGAL OFFICER OF THE PROPERTY PLATTED HEREON ON THE DATE SIGNED.

SEWAGE DISPOSAL NOTE
 NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF ASCENSION PARISH.

JAMES LABARRE _____ DATE _____
 OWNER

2021-07-17 06:28 S:\2021\Projects\by Number\17-036\Drawings\17-036_SUB1 Labarre Office Building (Corner).dwg