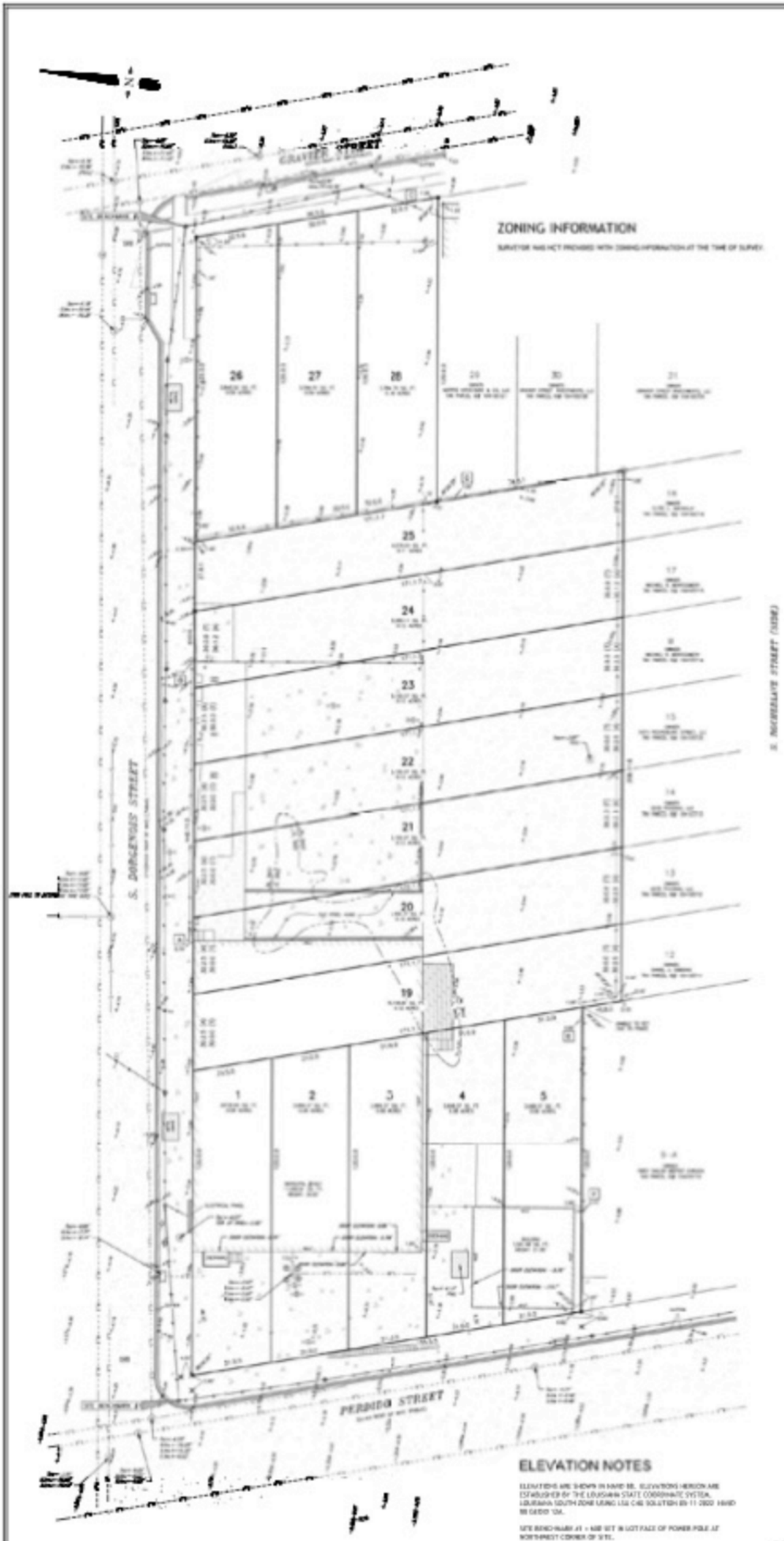

LAND AREA

LOT 1	3,715 (#1)SQ. FT. /	0.09 ACRES
LOT 2	3,468 (#2)SQ. FT. /	0.08 ACRES
LOT 3	3,468 (#3)SQ. FT. /	0.08 ACRES
LOT 4	3,468 (#4)SQ. FT. /	0.08 ACRES
LOT 5	3,468 (#5)SQ. FT. /	0.08 ACRES
LOT 19	5,108 (#6)SQ. FT. /	0.12 ACRES
LOT 20	5,100 (#7)SQ. FT. /	0.12 ACRES
LOT 21	5,100 (#8)SQ. FT. /	0.12 ACRES
LOT 22	5,100 (#9)SQ. FT. /	0.12 ACRES
LOT 23	5,100 (#10)SQ. FT. /	0.12 ACRES
LOT 24	5,080 (#11)SQ. FT. /	0.12 ACRES
LOT 25	4,470 (#12)SQ. FT. /	0.10 ACRES
LOT 26	3,840 (#13)SQ. FT. /	0.09 ACRES
LOT 27	3,786 (#14)SQ. FT. /	0.09 ACRES
LOT 28	3,786 (#15)SQ. FT. /	0.09 ACRES
TOTAL	65,077.48 SQ. FT. /	1.50 ACRES

VICINITY MAP
(NOT TO SCALE)

GENERAL SURVEY NOTES

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAND AND OR STANDARDS OF PRACTICE OF THE STATE OF LOUISIANA.
2. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY OF LOUISIANA COMMITMENT NO. NCS-1000-FC1000a WITH AN EFFECTIVE DATE OF MAY 5, 2021 AT 8:00 AM CENTRAL TIME AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN THE TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
3. THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO PERIDIDO STREET, S. DORGENOIS STREET & GRAVIER STREET, DEDICATED PUBLIC STREETS OR HIGHWAYS.
4. THERE WERE NO VISIBLE PARKING STRIPES.
5. THERE WERE NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
6. UTILITY NOTE: OBSERVED EVIDENCE OF UTILITIES HAS BEEN SHOWN PURSUANT TO SECTION 3 PARAGRAPH E (H) OF THE ALTA/NSPS LAND TITLE STANDARD DETAIL REQUIREMENTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
7. THE BUILDING HEIGHT, SHOWN HEREON, WAS MEASURED BETWEEN THE HIGHEST POINT OF THE BUILDING AND THE FINISHED FLOOR ELEVATION IN THE APPROXIMATE LOCATION AS DEPICTED ON THE DRAWING.
8. THE ADDRESS FOR THE PROPERTY WAS OBSERVED IN FIELD (MUNICIPAL #3517 PERIDIDO STREET, NEW ORLEANS, LA. 70119).
9. THE ADDRESS(ES) FOR THE PROPERTY PROVIDED IN DOCUMENTS, (PROPERTY ADDRESS: 3517 PERIDIDO ST., 2525 PERIDIDO ST., 2526 PERIDIDO ST., 628 S. DORGENOIS ST., 2932 GRAVIER ST., 2934 GRAVIER ST., 2936 GRAVIER ST., 2938 GRAVIER ST., AND 2944 GRAVIER ST., NEW ORLEANS, LA.)
10. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
11. IMPROVEMENTS ARE NOT TO SCALE FOR CLARITY. THE DIMENSIONS SHOWN PREVAIL OVER SCALE.
12. THERE ARE NO PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
13. WATER LINES ARE FROM NEW ORLEANS SEWER AND WATER BOARD MAPS.

SCHEDULE BII EXCEPTIONS

10. C.O.B. 353 PAGE 719 - MINERAL RESERVATION IN FAVOR OF THE STATE OF LOUISIANA CONTAINED IN SALE OF PROPERTY BY MRS. NANCY C. MATRINE OSBORNE TO FALSTAFF BREWING CORPORATION RECORDED JANUARY 20, 1960 IN RECORDS OF ORLEANS PARISH, LOUISIANA. (AFFECTING LOTS 1 AND 28 ONLY) (BLANKET IN NATURE.)
11. ENCROACHMENT OF FENCE ONTO ADJOINING LAND ACROSS THE SOUTH ROCHEBLAVE STREET SIDE OF THE LAND AS SHOWN ON SURVEY MADE BY GILBERT, KELLY & COUTURE, INC., SURVEYING AND ENGINEERING, EVERETT V. TRAHLE, JR., PLS., DATED AUGUST 14, 1978 (AFFECTING LOT 28).
12. THE FOLLOWING MATTERS AS SHOWN ON SURVEY MADE BY MARBIE SURVEYING, INC., STERLING E. MARBIE, P.L.S., DATED JUNE 21, 1989, TO WIT (AFFECTING LOT 26):
    A. ENCROACHMENT OF ROOF OVERHANG AND BALCONY ONTO THE RIGHT OF WAY OF GRAVIER STREET.
    B. ENCROACHMENT OF ROOF OVERHANG, CONCRETE STEPS, GUTTER, AIR CONDITIONER AND PLATFORM AND AIR CONDITIONER ATTACHED TO BUILDING ONTO THE RIGHT OF WAY OF NORTH DORGENOIS STREET.
13. THE FOLLOWING MATTERS AS SHOWN ON SURVEY MADE BY KREBS, LASALLE, LEMIEUX CONSULTANTS, KENNETH CLEMENT, JR.P.L.S., DATED MARCH 25, 2004, TO WIT (AFFECTING LOTS 1-5 AND 19-25):
    A. ENCROACHMENT OF FENCE ONTO ADJOINING LAND ACROSS THE SOUTHEASTMOST BOUNDARY (PERIDIDO STREET SIDE) OF LOT 19.
    B. RIGHTS OF THIRD PARTIES, IF ANY, TO THAT PORTION OF LOTS 19-25 SITUATED BETWEEN THE EASTERN MOST BOUNDARY (SOUTH ROCHEBLAVE STREET SIDE) AND THE FENCE LOCATED INSIDE SAID BOUNDARY.
    C. RIGHTS OF THIRD PARTIES, IF ANY, TO THAT PORTION OF LOT 21 SITUATED BETWEEN THE NORTHERN MOST BOUNDARY (GRAVIER STREET SIDE) AND THE FENCE LOCATED INSIDE SAID BOUNDARY.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE PARISH OF ORLEANS, STATE OF LOUISIANA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1-5 AND 19-24, SQUARE 575 OF THE FIRST DISTRICT

A CERTAIN PORTION OF LAND SITUATED IN THE STATE OF LOUISIANA, CITY OF NEW ORLEANS, ORLEANS PARISH, FIRST DISTRICT, SQUARE 575, BOUNDED BY PERIDIDO STREET, SOUTH DORGENOIS STREET, GRAVIER STREET AND SOUTH ROCHEBLAVE STREET (DESIGNATED AS LOTS 1 THROUGH 5, AND LOTS 19 THROUGH 24 AND MORE FULLY DESCRIBED BY PROMINENT METES AND BOUNDS AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF PERIDIDO STREET AND THE EASTERLY RIGHT OF LINE OF SOUTH DORGENOIS STREET, THE POINT OF BEGINNING; THENCE FROM AN INTERIOR ANGLE OF 90° 26' 20" ALONG SAID EASTERLY LINE A DISTANCE OF 301' 2' 3" ACTUAL (298' 3' 4" TITLE) TO AN IRON ROD SET BETWEEN LOTS 24 AND 25; THENCE FROM AN INTERIOR ANGLE OF 89° 33' 25" TOWARD THE SOUTH ROCHEBLAVE STREET SIDE A DISTANCE OF 171' 11" TO AN IRON ROD SET ALSO BETWEEN LOTS 24 AND 25; THENCE FROM AN INTERIOR ANGLE OF 90° 26' 35" A DISTANCE OF 180' 2' 5" ACTUAL (178' 2' 4" TITLE) TO AN IRON ROD SET AT THE CORNER OF THE SOUTHEARMOST PORTION OF LOT 19; THENCE FROM AN INTERIOR ANGLE OF 89° 33' 25" WESTERLY A DISTANCE OF 39' 6" (?); THENCE FROM AN INTERIOR ANGLE 240° 26' 35" SOUTHERLY A DISTANCE OF "GO 9'6" TO A POINT ON THE SOUTHERNMOST PORTION OF LOT 3 AND ITS INTERSECTION WITH PERIDIDO STREET; THENCE FROM AN INTERIOR ANGLE OF 90° 33' 25" ALONG SAID WESTERLY LINE ALONG PERIDIDO STREET A DISTANCE OF 92' 5' 5" TO THE POINT OF BEGINNING.

THE IMPROVEMENTS THEREON BEAR MUNICIPAL NOS. 2543 PERIDIDO STREET AND 520-624 SOUTH DORGENOIS STREET.

LOTS 4 & 5, SQUARE 575 OF THE FIRST DISTRICT

TWO CERTAIN LOTS OR PORTIONS OF GROUND, SITUATED IN THE FIRST DISTRICT OF THE CITY OF NEW ORLEANS, PARISH OF ORLEANS, STATE OF LOUISIANA, IN SQUARE 575, DESIGNATED AS LOTS 4 AND 5, AS SHOWN ON A
SURVEY BY KREBS, LASALLE, LEMIEUX CONSULTANTS, INC., REGISTERED WITH ACT OF CONVEYANCE AT C.I. N. 280243.

IMPROVEMENTS THEREON BEAR MUNICIPAL NO. 2525 PERIDIDO STREET, NEW ORLEANS, LA.

LOT 25, SQUARE 575 OF THE FIRST DISTRICT

ONE CERTAIN LOT OR PORTION OF GROUND, SITUATED IN THE FIRST DISTRICT OF THE CITY OF NEW ORLEANS, PARISH OF ORLEANS, STATE OF LOUISIANA, IN SQUARE 575, DESIGNATED AS LOT 25, AS SHOWN ON A SURVEY BY KREBS, LASALLE, LEMIEUX CONSULTANTS, INC., REGISTERED WITH ACT OF CONVEYANCE AT C.I. N. 280243.

LOTS 26, 27 AND 28, SQUARE 575 OF THE FIRST DISTRICT

A CERTAIN LOT OR PORTION OF GROUND, SITUATED IN THE FIRST DISTRICT OF THE CITY OF NEW ORLEANS, PARISH OF ORLEANS, STATE OF LOUISIANA, IN SQUARE 575, BOUNDED BY GRAVIER STREET, SOUTH DORGENOIS STREET, PERIDIDO STREET, AND SOUTH ROCHEBLAVE STREET, DESIGNATED AS LOT 26, AS SHOWN BY A SURVEY BY MARBIE SURVEYING, INC., DATED JUNE 21, 1989, REGISTERED WITH CONVEYANCE AT C.I. N. 4895, AND ACCORDING THERETO SAID LOT FORMS THE CORNER OF GRAVIER STREET AND SOUTH DORGENOIS STREET AND MEASURES: THENCE 32 FEET 5 INCHES (+-) ONE FRONT ON GRAVIER STREET, SAME WIDTH IN THE REAR, BY A DEPTH OF 120 FEET BETWEEN EQUAL AND PARALLEL LINES.

IMPROVEMENTS THEREON BEAR MUNICIPAL NO. 2944 GRAVIER STREET.

TWO CERTAIN LOTS OR PORTIONS OF GROUND, SITUATED IN THE FIRST DISTRICT OF THE CITY OF NEW ORLEANS, PARISH OF ORLEANS, STATE OF LOUISIANA, IN SQUARE 575, BOUNDED BY GRAVIER STREET, SOUTH DORGENOIS STREET, PERIDIDO STREET, AND SOUTH ROCHEBLAVE STREET, DESIGNATED AS LOTS 27 AND 28, WHICH SAID LOTS ADJOIN AND MEASURE EACH THIRTY-TWO (32) FEET FRON ON GRAVIER STREET (FOR A TOTAL OF SIXTY-FOUR (64) FEET FRONT ON GRAVIER STREET), BY A DEPTH OF ONE HUNDRED TWENTY FEET (120) BETWEEN PARALLEL LINES, AS SHOWN ON A SURVEY BY GILBERT, KELLY DATED AUGUST 14, 1978, REGISTERED WITH A CONVEYANCE DOCUMENT C.O.B. 774-331.

IMPROVEMENTS FORMERLY THEREON BEAR MUNICIPAL NOS. 2526-28 GRAVIER STREET (LOT 27) AND 2532-34 GRAVIER STREET (LOT 28)

ELEVATION NOTES

ELEVATIONS ARE SHOWN IN NAVD 88. ELEVATIONS HEREON ARE ESTABLISHED BY THE LOUISIANA STATE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE USING LSU CAS SOLUTION ON 11-2022 NAVD 88 GEOID 12A.

SITE BENCHMARK #1 = ARB SET IN LOT FACE OF POWER POLE AT NORTHWEST CORNER OF SITE.
ELEVATION = 1.80'

SITE BENCHMARK #2 = ARB SET IN LOT FACE OF POWER POLE AT NORTHEAST CORNER OF SITE.

ELEVATION = 1.80'

SURVEY REFERENCE

1. SURVEY OF LOTS 1, 2, 3, 19, 20, 21, 22, 23, 24, SQUARE 575, FIRST DISTRICT BY KREBS, LASALLE, LEMIEUX CONSULTANTS DATED MAY 25, 2005.
2. SURVEY OF LOT 4, SQUARE 575, FIRST DISTRICT BY O.J. OLIVERIA, C.E. DATED MARCH 17, 1938.
3. SURVEY OF LOT 26, SQUARE 575, FIRST DISTRICT BY GILBERT, KELLY & COUTURE, INC., SURVEYING & ENGINEERING DATED JUNE 16, 1972, REVISED SEPTEMBER 17, 1988.
4. SURVEY OF LOTS 27 & 28, SQUARE 575, FIRST DISTRICT BY GILBERT, KELLY AND COUTURE DATED AUGUST 14, 1978.

BEARING BASIS

CITY SQUARE MAPS BY CHERRYDURT.

LEGEND

- 1" IRON ROD SET
- IRON ROD FOUND
- CROSS FOUND
- DESIGNATION CLE
- SEWER CLEANOUT
- DRAIN MANHOLE
- DROP INLET
- CATCH BASIN
- INLET/GRATE
- CONCRETE CURB
- UTILITY POLE
- FENCE
- DROP INLET
- FIRE HYDRANT
- GAS VALVE
- SEWAGE AND WATER BOARD ACCESS COVER
- LIGHTING COVER
- TRAP
- METAL
- OVERHEAD UTILITY LINE
- ASPHALT
- CONCRETE
- SCALE: 1" = 20'

SIGNIFICANT OBSERVATIONS

1. FENCE EXTENDS OVER PROPERTY LINE BY 0.70
2. FENCE EXTENDS OVER PROPERTY LINE BY 1.10
3. POWER LINE ENCROACHES OVER PROPERTY LINE BY 7.30
4. FENCE EXTENDS OVER PROPERTY LINE BY 1.00
5. FENCE EXTENDS OVER PROPERTY LINE BY 0.80
6. FENCE EXTENDS OVER PROPERTY LINE BY 0.10

FLOOD ZONE INFORMATION

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE DESIGNATION "X" & "AE" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 22071C-0229F, WITH A DATE OF SEPTEMBER 30, 2014 FOR COMMUNITY NO. 225205, ORLEANS PARISH, STATE OF LOUISIANA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS STRATED.

THE FIELD WORK WAS COMPLETED ON 05-11-2022
DATE OF PLAT OR MAP: 05-11-2022

COY A. DIMARCO, PLS #5079

ALLEGHENY LAND TITLE SURVEY OF LOTS 1, 2, 3, 4, 5, 19, 20, 21, 22, 23, 24, 26, 27, 28 IN SQUARE 575 FIRST DISTRICT CITY OF NEW ORLEANS ORLEANS PARISH, LOUISIANA

2521 PERIDIDO STREET

DARIUS MARQUIS & ASSOCIATES, L.L.C.
P.O. BOX 750
METAIRIE, LA. 70004
(504) 834-8288

PAGE 1 OF 1

DATE:	SCALE:		DRAWN BY:	CHECKED BY:	JOB NO.:	SHEET:
05-11-22	1" = 20'		JR	D.J.L.	61787	1 OF 1