

BASE BEARING: N00°05'06"W (REF. #1)
FLOOD ZONE: "AE" BASE FLOOD ELEVATION: 40.8'-41.0'
F.E.M.A. F.I.R.M. PANEL NO. 220116 0205 E DATED: 4/3/2012

REFERENCE:

1. MAP SHOWING RESUBDIVISION OF TRACT A-1-A & A-3, FORMERLY A PORTION OF THE RUSSELL K. WASSON PROPERTY INTO A-1-A-1, A-1-A-2 & A-3-A, BY ALVIN FAIRBURN, JR., P.L.S., DATED 8/21/2007 & REVISED THRU 1/15/08

GENERAL NOTES:

TOTAL LOTS: 2
TOTAL AREA: 4.411 ACRES
ADDRESS: BASS PRO BLVD.
DENHAM SPRINGS, LA 70726

WATER: CITY OF DENHAM SPRINGS
SEWER: CITY OF DENHAM SPRINGS
GAS: CITY OF DENHAM SPRINGS
TELEPHONE: AT & T
ELECTRICITY: DEMCO
SCHOOL DISTRICT: DENHAM SPRINGS
FIRE DISTRICT: DENHAM SPRINGS

CITY OF DENHAM SPRINGS:

ZONING: C-3, COMMERCIAL

BUILDING SETBACKS: Front: 30'; Rear: 20'

Side: Zero is allowed, but if the structure is not constructed on the property line or if it doesn't share a common wall with an adjacent building, 3' side setback must be used.

DEDICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN HEREON.

THE STREET, RIGHTS OF WAY AND SERVITUDES SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC, IF NOT OTHERWISE DESCRIBED AS PRIVATE, FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC.

ASHLEY PROPERTIES OF DENHAM SPRINGS, LLC DATE

RECOMMENDED FOR APPROVAL:

CITY OF DENHAM SPRINGS

CITY ENGINEER DATE

PLANNING COMMISSION CHAIRMAN DATE

APPROVED:

CITY OF DENHAM SPRINGS

JAMES E. DURBIN, MAYOR DATE

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION.

THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

F. DEWITT LADNER
PROFESSIONAL LAND SURVEYOR
REG. #4983

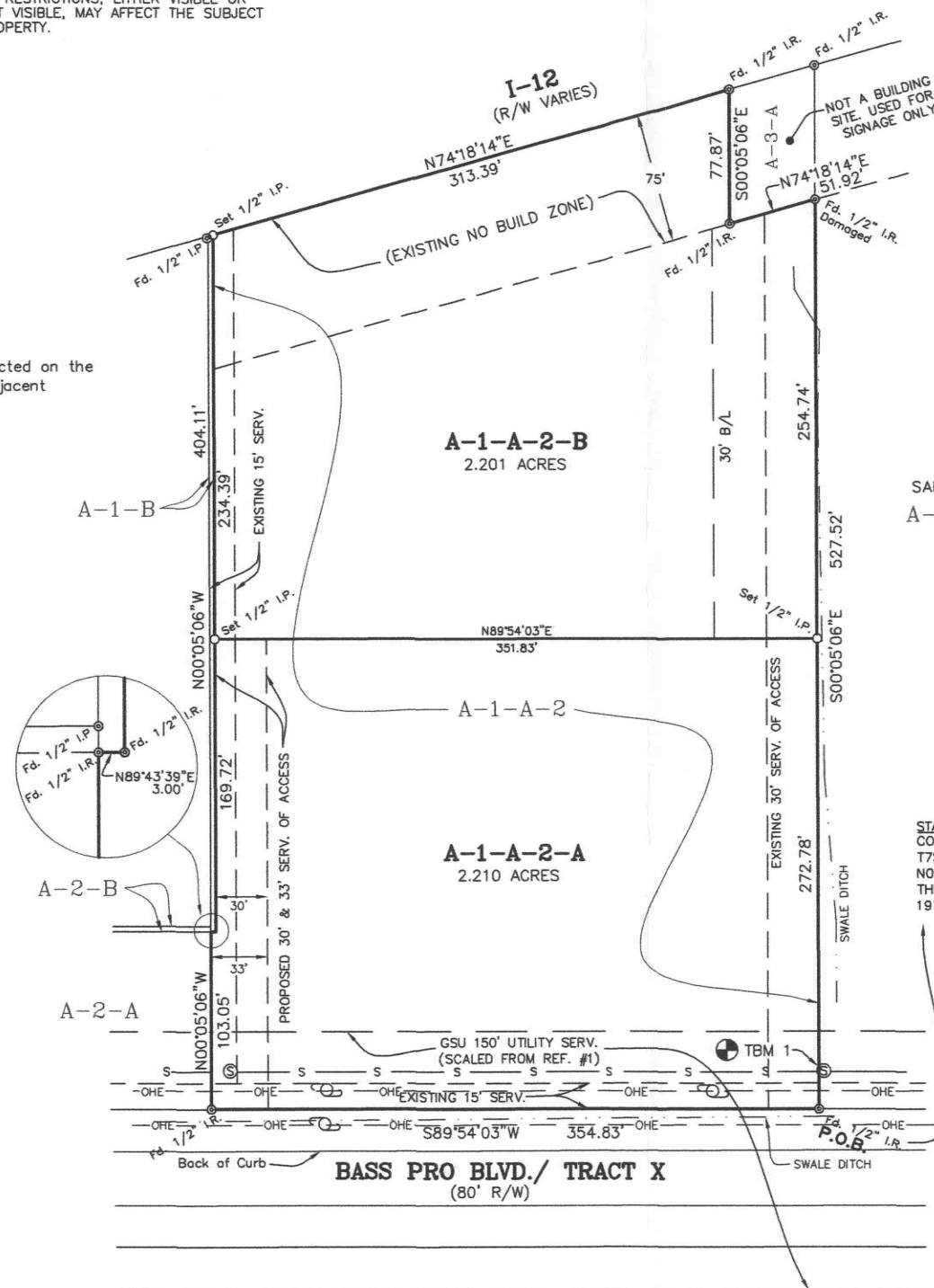
9/24/13
DATE

NOTES:

A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

60 0 60 120 180
GRAPHIC SCALE - FEET



STARTING POINT:
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 40, T7S-R2E; THENCE N89°43'47"W FOR 668.05'; THENCE N00°08'13"E FOR 159.24'; THENCE S89°58'20"W FOR 456.66'; THENCE N00°07'23"W FOR 102.54'; THENCE S89°54'03"W FOR 1919.13' TO THE POINT OF BEGINNING.

MAP SHOWING SURVEY & DIVISION

OF
A-1-A-2
INTO
A-1-A-2-A & A-1-A-2-B

LOCATED IN SECTION 40, T7S-R2E
GREENSBURG LAND DISTRICT
CITY OF DENHAM SPRINGS
LIVINGSTON PARISH, LOUISIANA
FOR

**ASHLEY PROPERTIES OF DENHAM SPRINGS, LLC
& YOGESH PATEL**



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