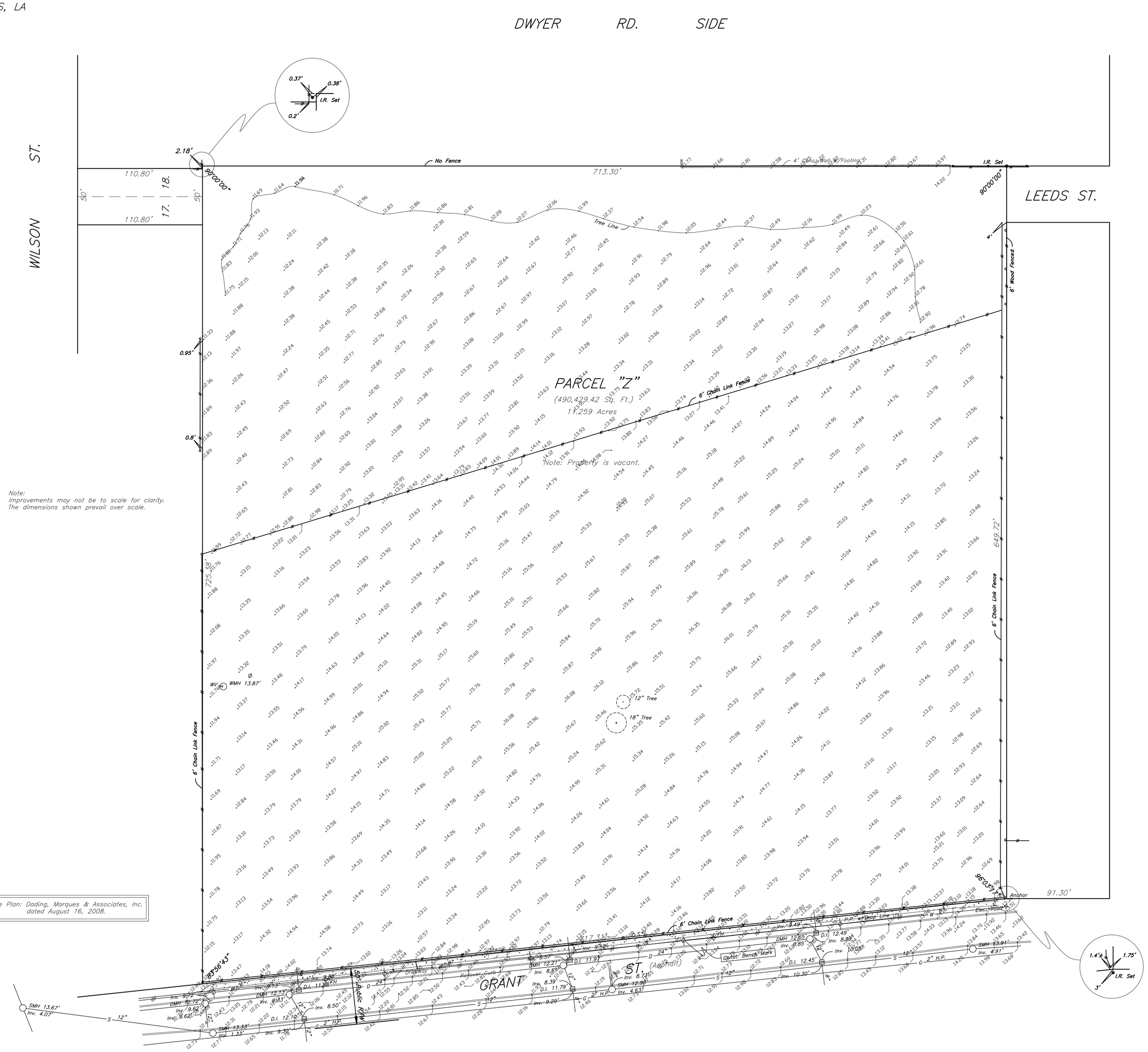
SEC. 41, T12S R12E (GENTILLY)
THIRD DISTRICT

ORLEANS PARISH
NEW ORLEANS, LA



Reference Plan: Dading, Marques & Associates, Inc. dated August 16, 2008.

LEGEND

I.R.	Iron Rod	MH	Manhole
I.P.	Iron Pipe	CB	Catch Basin
Fd.	Found	D.I.	Drop Inlet
R/W	Right of Way	FH	Fire Hydrant
℄	Center Line	WV	Water Valve
⅊	Property Line	WM	Water Meter
		%	Clean Out

S — Sewer
W — Water
D — Drain
G — Gas
T — Telephone
UG E — Underground Electric
CATV — Cable Television
OH — Overhead Power Line
X — Fence
Concrete
Building

I.R. — T 7"
I.P. — Arrow
Mon. — Nail
Cross — PK Nail
MH — Fire Hydrant
SCB MH — %
CB — Meter
D.I. — Meter
D.I. — Anchor
Power Pole — Valve
Lt. Pole — Handicap

Area Regulations for the RD-2 Two-Family Residential District

REQUIREMENTS	STANDARDS: TYPE OF DEVELOPMENT		
	1-family	2-family[1]	non-residential
Minimum lot area per dwelling unit or non-residential site area	4,400 sq. ft.	2,500 sq. ft.	20,000 sq. ft.
Minimum lot width	40 ft.	50 ft.	100 ft.
Minimum lot depth	90 ft.	90 ft.	100 ft.
Maximum height	40 ft.	40 ft.	40 ft.
Minimum depth of front yard[2]	20 ft.	20 ft.	20 ft.
Maximum aggregate width of side yards (Percent of actual lot width)	20%	20%	20%
Minimum width of each side yard	3 ft.	3 ft.	10 ft.
Maximum required aggregate width of side yards	12 ft.	12 ft.	20 ft.
Minimum depth of rear yard	20 ft.	20 ft.	20 ft.

Notes:
(1.) See Article 11 for supplemental regulations governing two-family dwellings and townhomes.
(2.) For a corner lot, a minimum yard of ten (10) feet shall be provided on the side street.

OFF-STREET PARKING REGULATIONS: SEE SECTION 15.2.2. TABLE 15.A.

LEGAL DESCRIPTION

One certain piece or portion of ground, together with all the buildings & improvements thereon and all of the rights, ways, servitudes, privileges, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the State of Louisiana, Parish of Orleans, Third Municipal District of the City of New Orleans in that part thereof known as Section 41, Township 12 South – Range 12 East (Gentilly), bounded by Viola Street, Bonita Street, Grant Street, Wilson Street and Dwyer Road, designated as Parcel "Z" and is more particularly described as follows:

PARCEL "Z"

From the point of intersection of the northerly right of way line of Viola Street and the easterly right of way line of Grant Street, proceed in a northerly direction along the easterly right of way line of Grant Street a distance of 91.30 feet to the point of beginning; thence continuing in a northerly direction along the easterly right of way line of Grant Street, a distance of 717.31 feet to a point; thence in an easterly direction through an interior angle of 83 degrees 56 minutes 43 seconds, a distance of 725.38 feet to a point; thence at an angle of 90 degrees in a southerly direction, a distance of 713.30 feet to a point; thence at an angle of 90 degrees in a westerly direction, a distance of 649.72 feet to a point on the easterly right of way line of Grant Street, the point of beginning. Parcel Z contains 490,429.42 square feet (11.259 acres). All of which is more fully shown on a survey dated August 24, 2012 by Gilbert, Kelly & Couture, Inc.

louisiana one call before you dig. 1-800-272-3020

Ref. Bench Mark: ALCO (26.57') C.D. (+6.14') NAVD
Const. Bench Mark: Nail set in Power Pole (16.46') C.D. (–3.97') NAVD

Note:
The locations of underground and other nonvisible utilities shown hereon have been determined from data and/or extracted from records made available to us by agencies controlling such records. Where found, the surface features of locations are shown.The ACTUAL nonvisible locations may vary from those shown hereon. Each agency should be contacted relative to the precise location of its underground installation prior to any reliance upon the accuracy of such locations shown hereon, including prior to excavation and digging.

UTILITY COMPANIES

Water – Sewerage & Water Board
Address – 625 St. Joseph Street
New Orleans, Louisiana
Phone – (504) 529-2837

Sewerage – Sewerage & Water Board
Address – 625 St. Joseph Street
New Orleans, Louisiana
Phone – (504) 529-2837

Drainage – Sewerage & Water Board
Address – 625 St. Joseph Street
New Orleans, Louisiana
Phone – Not Available

Electric – Entergy New Orleans & Entergy Louisiana
Address – 1903 Gravier Street
New Orleans, Louisiana
Phone – Call Before Digging 1-800-272-3020

Telephone – Bellsouth
Address – None Available
Phone – Customer Service (504) 557-6111

Gas – Entergy Gas
Address – 1903 Gravier Street
New Orleans, Louisiana
Phone – Call Before Digging 1-800-272-3020

Conversion: 0.00' NAVD = 20.43' C.D.
NAVD – (North American Vertical Datum)
C.D. – (Cairo Datum)

All elevation datum is in C.D. (Cairo Datum)

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN 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.

THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP INDICATES THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FIA ZONE A-4 (-4.0')
Community 225 203 Panel No. 0115E
Dated: March 1, 1984

All lot angles as per reference plan.

Date: August 24, 2012 Scale: 1" = 50'

This plat represents an actual ground survey made by me or under my direct supervision and control and meets the requirements for the Standards of Practice for Boundary Surveys as found in Louisiana Administrative Code TITLE 46:LXI, Chapter 25 for a Class "B" survey.
Made at the request of Waggonner & Ball Architects, APC.

106217

Gilbert, Kelly & Couture', Inc., Surveying & Engineering
2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121