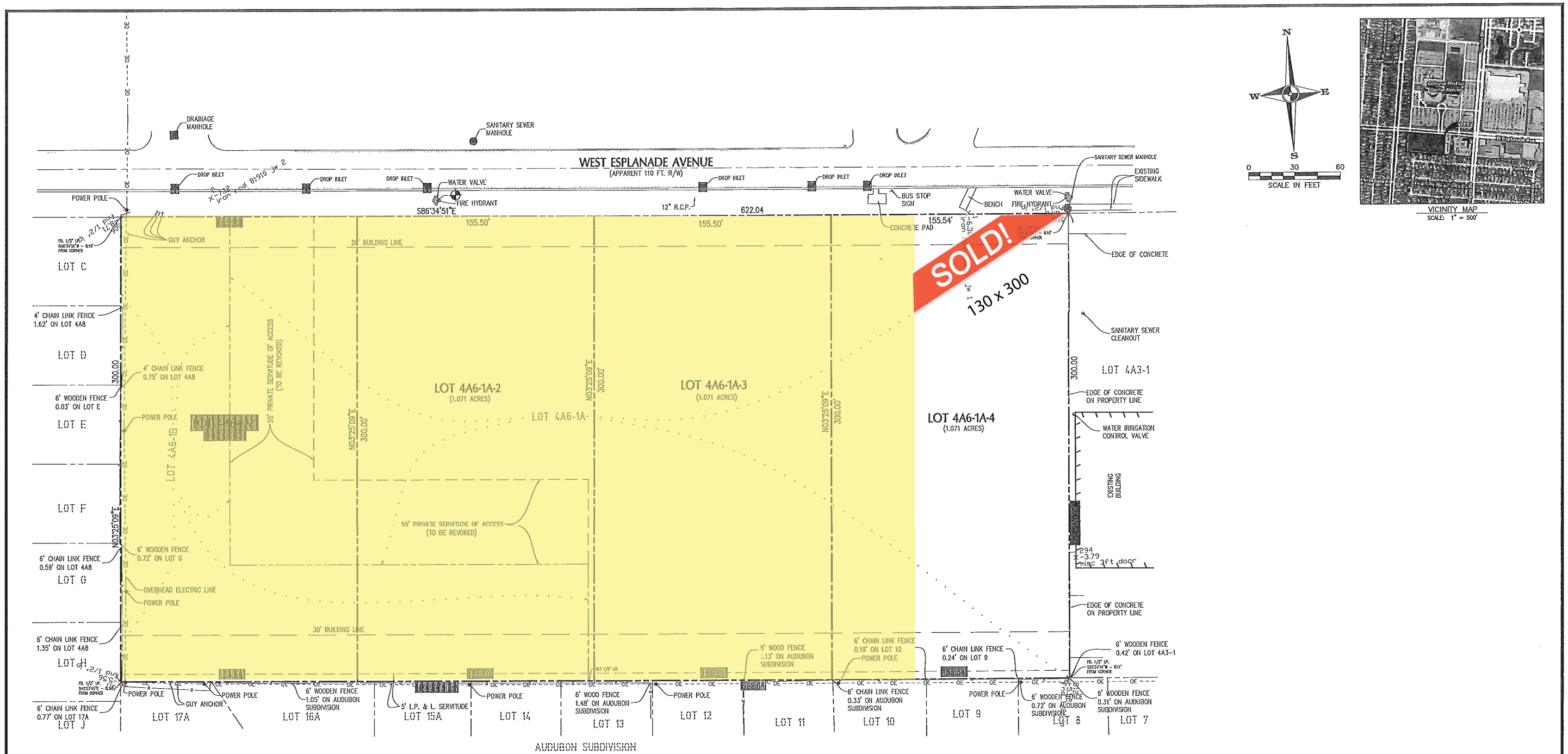

N

W E

S

0 30 60

SCALE IN FEET

VICINITY MAP
SCALE: 1" = 500'

TEMPORARY BENCHMARK:

ARROW ON FIRE HYDRANT ELEV.= -3.76 FT.

BASIS OF ELEVATION:

ELEVATIONS SHOWN HEREON ARE BASED ON BENCHMARK BJ3874 ELEVATION OF -4.63 FT. NAVD 88 DATUM.

REFERENCE MAPS:

1) RESUBDIVISION OF PARCELS 4A4, 4A5, 4A6, 4A7 & 4A8 INTO PARCEL 4A6-1 UNIVERSITY CITY SUBDIVISION CITY OF KENNER JEFFERSON PARISH, LOUISIANA FOR STONE PIGMAN WALTER WITTMAN, L.L.C. BY JOHN S. TEEGARDEN DATED DECEMBER 9, 2004.

2) "ALTA/ACSM SURVEY OF LOTS 4A4 THRU 4A8 UNIVERSITY CITY SUBDIVISION...", BY: JOHN S. TEEGARDEN, P.L.S., DATED: SEPTEMBER 10, 2009.

BASIS FOR BEARINGS:

ALL BEARINGS SHOWN HEREON ARE BASED ON A MAGNETIC NORTH OBSERVATION.

FLOOD ZONE NOTE:

THE PROPERTY SHOWN HEREON LIES WITHIN THE LIMITS OF ZONE "AE" (AREA INSIDE THE LIMITS OF THE 100-YEAR FLOOD ZONE) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 225201 0035 E, EFFECTIVE MARCH 23, 1995. BASE FLOOD ELEVATION OF -3.5 FT.

NOTES:

1) NO ATTEMPT HAS BEEN MADE BY BENCHMARK GROUP, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

2) THE BASE FLOOD ELEVATION SHOWN HEREON IS SUBJECT TO CHANGE. THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE CITY OF KENNER DEPARTMENT OF PUBLIC WORKS.

3) ALL ELEVATIONS SHOWN ARE BASED OFF OF AND RELATIVE TO AN OPUS PROCESSED SOLUTION. (NAVD 88)

4) NO WETLANDS DETERMINATION HAS BEEN SUBMITTED TO BENCHMARK GROUP, L.L.C. AT THE TIME OF SURVEY.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH LOUISIANA REVISED STATUTE 33:5051 ET SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND THAT THIS MAP CONFORMS TO THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

DAVID B. FAZEKAS, P.L.S.
FOR
BENCHMARK GROUP, L.L.C.

1/29/16
DATE

STATE OF LOUISIANA
DAVID B. FAZEKAS
REG. No. 4755
REGISTERED PROFESSIONAL
LAND SURVEYOR

CITY OF KENNER PLANNING COMMISSION

RECOMMENDATION: APPROVAL: ____ DENIAL: ____

DATE

CHAIRMAN

CITY OF KENNER COUNCIL

APPROVED:

DATE

PRESIDENT

ORDINANCE NO. ____

MAP SHOWING SUBDIVISION

OF

LOT 4A6-1A & 4A6-1B
(FORMERLY LOTS 4A8, 4A7, 4A5, & 4A4)

INTO

LOTS 4A6-1A-1, 4A6-1A-2, 4A6-1A-3 & 4A6-1A-4

UNIVERSITY CITY SUBDIVISION

LOCATED IN SECTION 11 TOWNSHIP 12 SOUTH - RANGE 9 EAST, SOUTH EASTERN LAND DISTRICT EAST OF THE MISSISSIPPI RIVER, JEFFERSON PARISH, LOUISIANA

FOR

East Jefferson Holding Company,LLC

BENCHMARK GROUP, L.L.C.
LAND SURVEYING • CIVIL ENGINEERING
LAND PLANNING • LANDSCAPE ARCHITECTURE
11328 PENNYWOOD AVENUE, BATON ROUGE, LOUISIANA 70809
PHONE: 225.368.2475 - FAX: 225.368.2476 - WWW.BENCHMARKGROUPLLC.COM

PROJECT NO.: 10-055	FILE NAME: Kenner Assisted Living	DRAWN BY: MC	DATE: 7-10-12	DWG. NO: