"ALTA/NSPS LAND TITLE SURVEY"

SQ. NO. 626
FIRST DISTRICT ORLEANS PARISH
NEW ORLEANS, LA
(Lots A, B, C, 16, 21, 22, 23, 24 and 27)

Lot A Tax Bill ID: 105203612
Lot B Tax Bill ID: 105203613
Lot C Tax Bill ID: 105203614
Lot 16 Tax Bill ID: 105203611
Lot 21 Tax Bill ID: 105203614
Lot 22 Tax Bill ID: 105203614
Lot 23 Tax Bill ID: 105203617
Lot 24 Tax Bill ID: 105203618
Lot 27 Tax Bill ID: 105203621

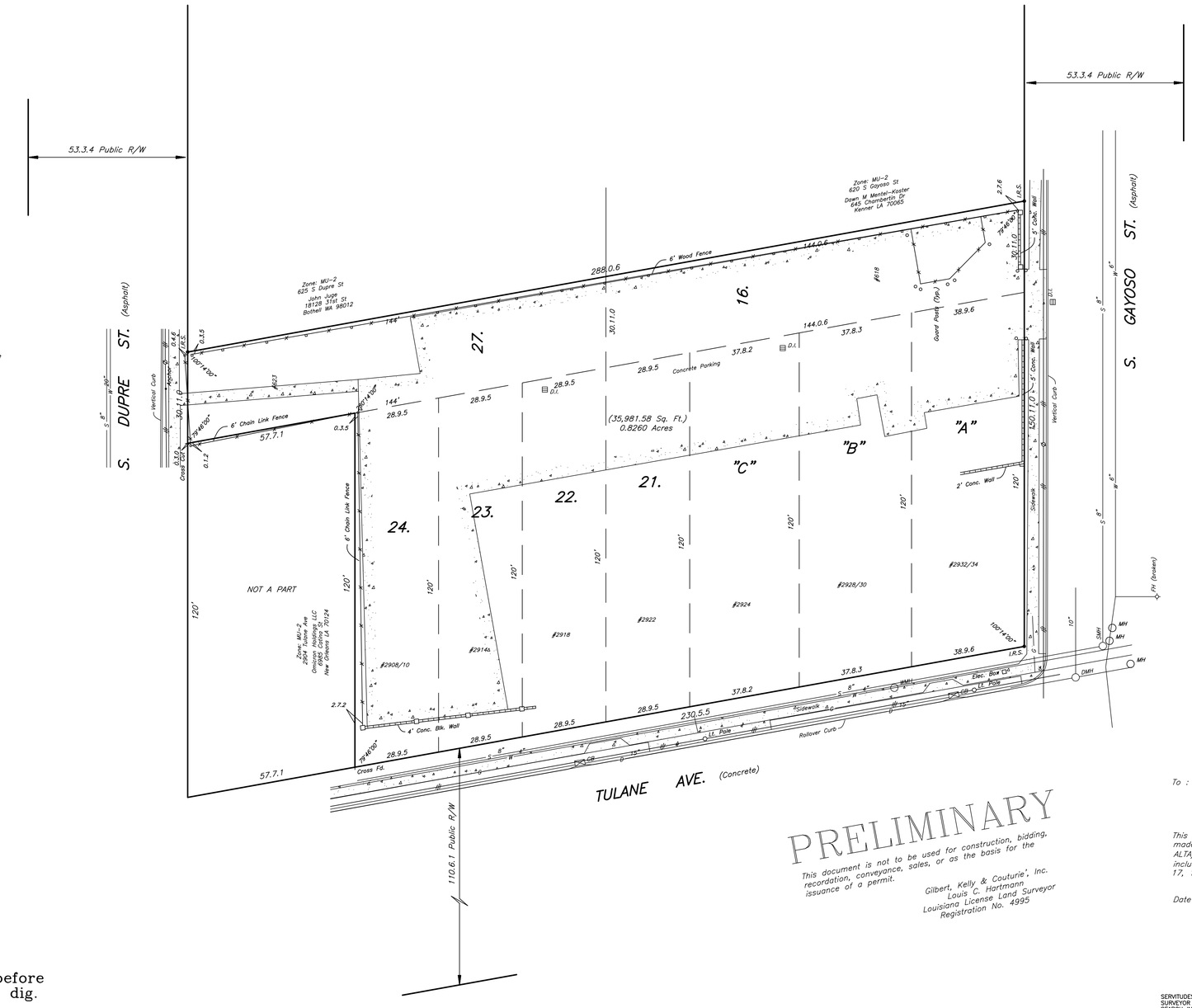
LEGEND

- I.R.S. Iron Rod Set
- I.R.F. Iron Rod Fd. (Found)
- I.P.S. Iron Pipe Set
- I.P.F. Iron Pipe Fd. (Found)
- Nail Set
- Nail Fd. (Found)
- PK Nail Set
- PK Nail Fd. (Found)
- Mon. Monument Fd. (Found)
- Cross Cut
- Cross Fd. (Found)
- "I" Cut
- "I" Fd. (Found)
- Arrow Cut
- Arrow Fd. (Found)
- Angle Cut
- Angle Fd. (Found)
- D% Drain Clean Out
- S% Sewer Clean Out
- % Unknown Clean Out
- DMH Drain Manhole
- EMH Electric Manhole
- GMH Gas Manhole
- NOPSI MH NOPSI Manhole
- SCB MH South Central Bell Manhole
- SMH Sewer Manhole
- WMH Water Manhole
- EM Electric Meter
- GM Gas Meter
- WM Water Meter
- GV Gas Valve
- WV Water Valve
- Anchor (Pole)
- CB Catch Basin
- D.I. Drop Inlet
- D.I. Drop Inlet
- D.S. Down Spout
- FH Fire Hydrant
- Handicap
- Hose Bibb
- Lt. (Light) Pole
- Power Pole
- Sign
- Tele. (Telephone) Pedestal
- Traffic Lt. (Light)
- CATV Cable Television Line
- D Drain Line
- G Gas Line
- S Sewer Line
- T Telephone Line
- W Water Line
- UG E Underground Electric Line
- UG T Underground Telephone Line
- Overhead Power Line
- Fence
- Property Line
- Concrete
- Building

R/W Right of Way

SURVEYOR NOTES

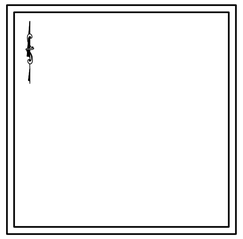
1. The subject property is located in FIA Zone AE (-2.0') and "X" Community 225203 Panel 0229F, date September 30, 2016.
2. The subject property is zoned MU-2 High Intensity Mixed Use District.
3. The portion of land shown hereon comprises one contiguous parcel of land with no gaps, gores or hiatuses.
4. The subject property has (both pedestrian and vehicular) access from Tulane Avenue, South Dupre Street and South Gayoso Street which are duly dedicated and accepted public streets or highways.
5. The record description of the subject property forms a mathematically closed figure.
6. Water, natural gas, telephone, storm water drainage, electrical power, sanitary sewer, and/or cable utilities are available to the surveyed property through either public streets, private rights of way or other means presently in place.
7. There is no evidence of current earth moving work, building construction or building additions.
8. There is no evidence of the site used as a solid waste dump, sump or sanitary landfill.
9. There are no wetland areas as determined by appropriate authorities.



PRELIMINARY

This document is not to be used for construction, bidding, recordation, conveyance, sales, or as the basis for the issuance of a permit.

Gilbert, Kelly & Couturie', Inc.
Louis C. Hartmann
Louisiana License Land Surveyor
Registration No. 4995



Vicinity Map

LEGAL DESCRIPTION

Fidelity National Title Insurance Company
File No.
Effective Date:

SCHEDULE B-SECTION II
EXCEPTIONS

To :

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 12, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work completed on August 3, 2023.

Date of Plat or Map: _____ _____

Louis C. Hartmann
Louisiana License Land Surveyor
Registration No. 4995

MU-2 HIGH INTENSITY MIXED USE DISTRICT	
BULK REGULATIONS	
MINIMUM LOT AREA	SF: 3,000 sf/du 2F: 1,700 sf/du MF: 800 sf/du Townhouse: 1,800 sf/du Non-Residential: None
MAXIMUM BUILDING HEIGHT	SF & 2F: 35' Townhouse: 40' & no more than 3 stories MF & Non-Residential: 85' & no more than 7 stories
MINIMUM PERMEABLE OPEN SPACE	20% of the lot area
MINIMUM YARD REQUIREMENTS	
FRONT YARD	None
INTERIOR SIDE YARD	SF & 2F: 10% of lot width or 3', whichever is greater Townhouse: 10' MF & Non-Residential/Mixed Use: None, unless abutting a residential district than 5'
CORNER SIDE YARD	None
REAR YARD	Residential: 20' Non-Residential/Mixed Use: None, unless abutting a residential district than 20'

FOOTNOTES

1 If a property abuts more than one zoning district, the more restrictive yard requirement applies.

ADDITIONAL FOOTNOTES

* Regulations in effect per Interim Zoning District (IZD) by Motion Number M-15-367.

Revised Comprehensive Zoning Ordinance August 12, 2015. (Ordinance 4,264 MCS, as amended)

Louisiana One Call before you dig. 1-800-272-3020

Ref. Bench Mark: alco (26.23') C.D. (+5.8') NAVD
Const. Bench Mark:

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.

20 0 10 20
SCALE
(1 inch = 20 feet)

SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

Date: August 3, 2023 Scale: 1" = 20'

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 29 for a Class "A" survey.
Made at the request of Longwell & Riess, LLC.

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

X:\GKC CAD DRAWINGS\1st District\Sq. 600-699\171384 (2908-34 tulane) ALTA.dwg, 8/9/2023 1:29:12 PM