

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5810 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. THOMPSON SECONDED BY: MR. DEAN

ON THE 4 DAY OF MAY , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF LAKEVIEW DRIVE, EAST OF US HIGHWAY 11, BEING LOT 55, EDEN ISLES SUBDIVISION, 240 LAKEVIEW DRIVE, SLIDELL; S32, T9S, R14E AND WHICH PROPERTY COMPRISES A TOTAL OF 8306 SQ FT OF LAND MORE OR LESS, FROM ITS PRESENT A-6 (MULTIPLE FAMILY RESIDENTIAL DISTRICT) TO TO A-4A (SINGLE-FAMILY RESIDENTIAL DISTRICT), (WARD 9, DISTRICT 13). (2017-563-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-563-ZC, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area be changed from its present A-6 (Multiple Family Residential District) to A-4A (Single-Family Residential District) see Exhibit "A" for complete boundaries; and

WHEREAS, the St. Tammany Parish Council has held its public hearing in accordance with law; and

WHEREAS, the St. Tammany Parish Council has found it necessary for the purpose of protecting the public health, safety and general welfare, to designate the above described property as A-4A (Single-Family Residential District) .

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: in regular session convened that:

SECTION I: The zoning classification of the above described property is hereby changed from its present A-6 (Multiple Family Residential District) to A-4A (Single-Family Residential District).

SECTION II: The official zoning map of the Parish of St. Tammany shall be and is hereby amended to incorporate the zoning reclassification specified in Section I hereof.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 1 DAY OF JUNE, 2017; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: APRIL 26, 2017

Published Adoption: \_\_\_\_\_, 2017

Delivered to Parish President: \_\_\_\_\_, 2017 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2017 at \_\_\_\_\_

ADMINISTRATIVE COMMENT  
**ZONING STAFF REPORT**

**Date:** 3/27/2017  
**Case No.:** 2017-563-ZC  
**Posted:** 03/23/17

**Meeting Date:** 4/4/2017  
**Determination:** Approved

---

**GENERAL INFORMATION**

**PETITIONER:** Scott Martin

**OWNER:** Scott Martin

**REQUESTED CHANGE:** From A-6 Multiple Family Residential District to A-4A Single-Family Residential District

**LOCATION:** Parcel located on the north side of Lakeview Drive, east of US Highway 11, being lot 55, Eden Isles Subdivision, 240 Lakeview Drive, Slidell; S32, T9S, R14E; Ward 9, District 13

**SIZE:** 8306 sq.ft.

---

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish

**Road Surface:** 2 lane concrete

**Condition:** Good

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	PUD Planned Unit Development Overlay
South	Residential	A-6 Multiple Family Residential District
East	Undeveloped	A-6 Multiple Family Residential District
West	Undeveloped	A-4A Single-Family Residential District

**EXISTING LAND USE:**

**Existing development:** No

**Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

**Residential** - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from A-6 Multiple Family Residential District to A-4A Single-Family Residential District. This site is located on the north side of Lakeview Drive, east of US Highway 11, being lot 55, Eden Isles Subdivision, 240 Lakeview Drive, Slidell. The 2025 Future land use plan calls for the area to be developed with residential uses. Staff has no objection to the request.

**STAFF RECOMMENDATION:**

The staff recommends that the request for an A-4A Single-Family Residential District designation be approved.

**Case No.:** 2017-563-ZC

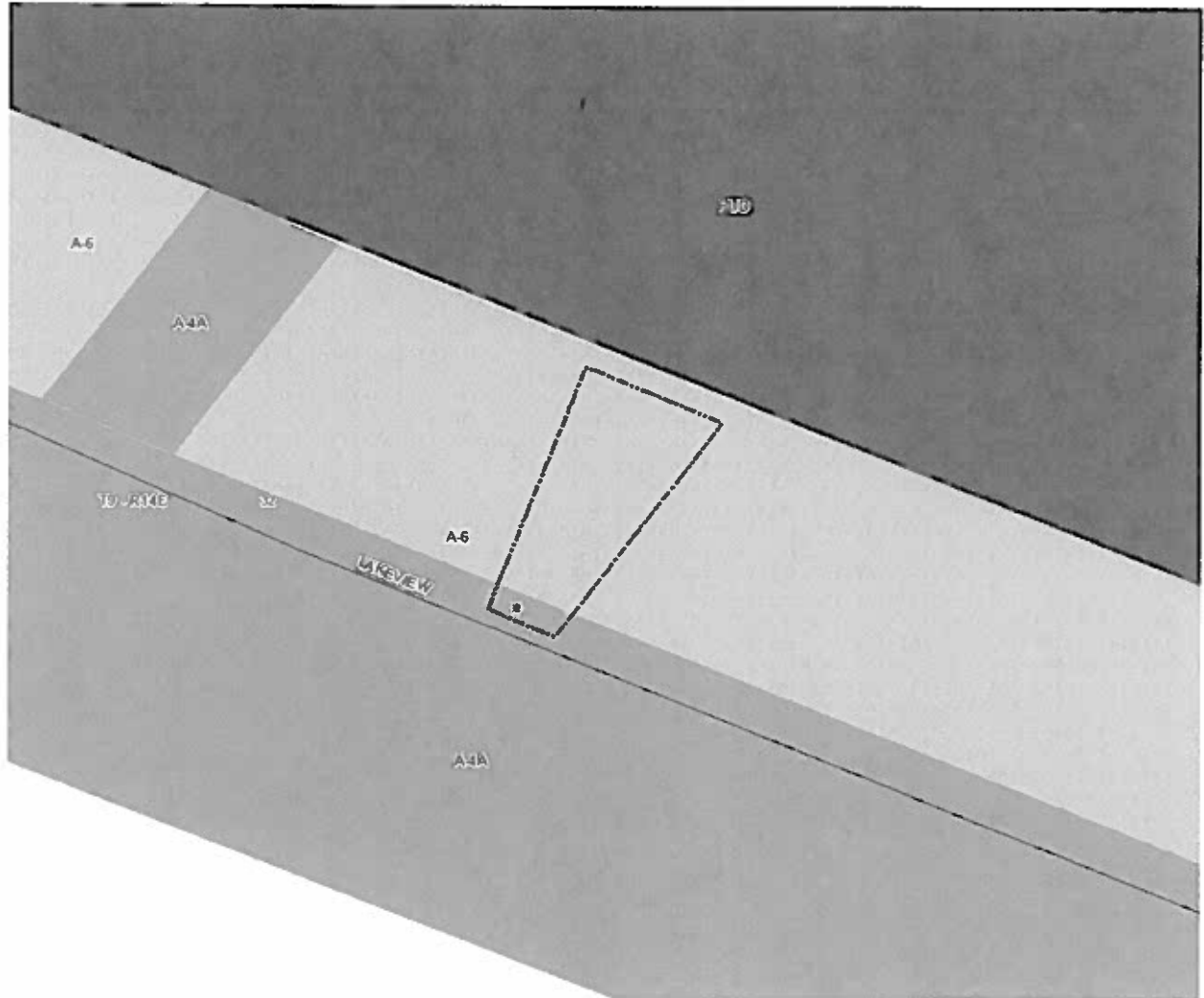
**PETITIONER:** Scott Martin

**OWNER:** Scott Martin

**REQUESTED CHANGE:** From A-6 Multiple Family Residential District to A-4A Single-Family Residential District

**LOCATION:** Parcel located on the north side of Lakeview Drive, east of US Highway 11, being lot 55, Eden Isles Subdivision, 240 Lakeview Drive, Slidell; S32, T9S, R14E; Ward 9, District 13

**SIZE:** 8306 sq.ft.



2017-563-ZC

PUD

T9-R14E 32

A-6

LAKEVIEW

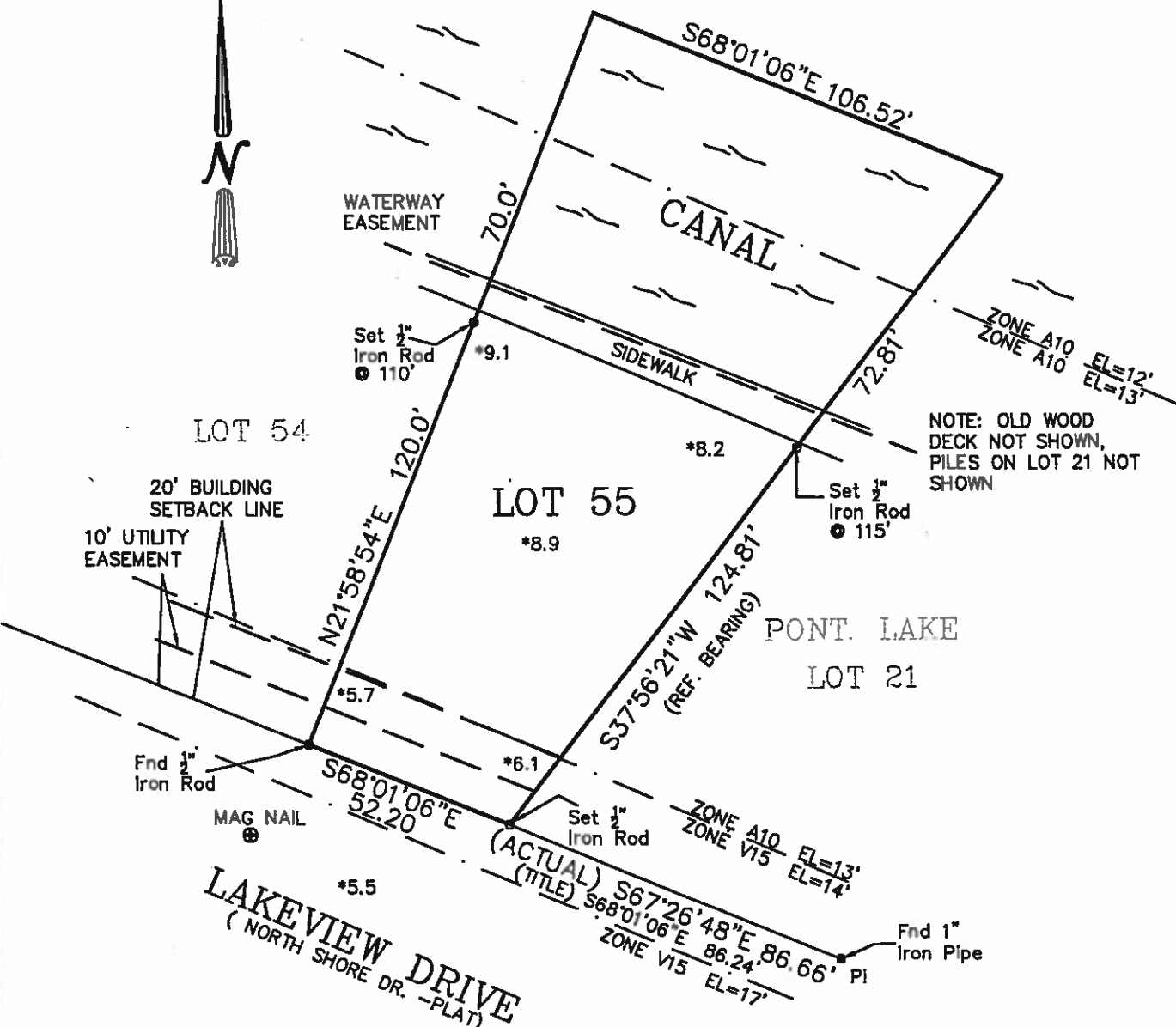
A-4A

0 200 Feet





2017-563-EC



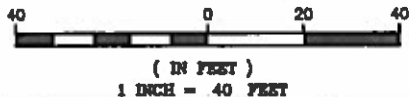
NOTE: OLD WOOD DECK NOT SHOWN, PILES ON LOT 21 NOT SHOWN

**LEGEND**

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊕ Cross

ADDRESS: 240 LAKEVIEW DRIVE

**GRAPHIC SCALE**



BENCHMARK  
MAG TAG 1067 ON  
CURB LEFT LOT LINE  
ELEV. = 5.77'

**BUILDING SETBACKS**  
(\* Verify Prior to Construction)

Front Setback.....25'  
Side Setback.....\*  
Rear Setback.....\*

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

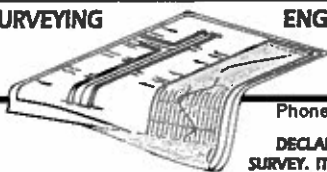
F.I.R.M. No. 225205.0535 D  
F.I.R.M. Date 4/2/91  
ZN: A10/V15 B.F.E. 13/14'  
\* Verify prior to construction with Local Governing Body.

DRAWING NO.  
**20170012**

DATE:  
**01/10/17**

**J.V. Burkes & Associates, Inc.**

SURVEYING      ENGINEERING • ENVIRONMENTAL  
1805 Shortcut Highway  
Slidell, Louisiana 70458  
E-mail: [jvbassoc@jvburkes.com](mailto:jvbassoc@jvburkes.com)



Phone: 985-649-0075 Fax: 985-649-0154

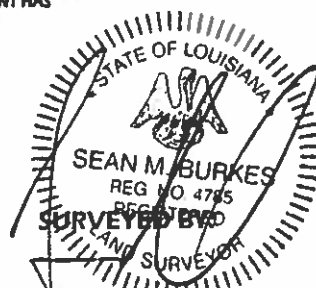
DRAWN BY: **WLS**      CHECKED BY: **JDL**

SCALE:  
**1" = 40'**

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

**A SURVEY MAP OF  
LOT 55, EDEN  
ISLES, UNIT 2A  
ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: **SCOTT MARTIN**



**SEAN M. BURKES**  
LA REG. No. 4785



**ST. TAMMANY PARISH**  
PATRICIA P. BRISTER  
PARISH PRESIDENT

**LAND USE REVIEW APPLICATION**

Type of Request: 2017-563-2C Case Number: 2017-563-2C Fees Due: \$375  
 Zoning Change  
 Planned Review  
 Administrative Permit  
 Submittal Deadline: FEB, 1, 2017 Date Paid: 2/1/2017  
 Hearing Date: APRIL 4, 2017 Payment Method: CHECK 1371

Request: Change A-6 Multi Family → A-4A  
 Is this proposed use temporary?  Yes  No If so when will it be removed? N/A  
 Location of property (General Description): 290 LAKEVIEW DRIVE off Hwy 11 Slidell

Present Zoning Classification: <u>Multi Family A6</u>	Existing Use: <u>Multi Family</u>
Ward: <u>9</u> District: <u>13</u>	Proposed Use: <u>Single Family</u>
STR: <u>LAKEVIEW DRIVE S32T9B14E</u>	Square Ft. of Proposed Use: <u>1542</u>
Subdivision: <u>Eden Isles</u>	Acreage or Sq. Ft. of Site: <u>8306</u>
Previous Use: <u>Multi Family</u>	Proposed Hours of Operation: <u>N/A</u>
Maximum Height of Structure(s): _____	Number of Employees (Max. Shift): <u>N/A</u>
Adjacent Uses: <u>Single family/VACANT</u>	Sign Type, Size and Location: <u>N/A</u>

- IMPORTANT NOTES:**
- Due to advertising and public hearing deadlines, all applications must be submitted by 11:30 A.M. of the deadline date to assure compliance with notice requirements.
  - The Petitioner or Representative must be present at the Zoning Commission Meeting to address any questions or comments relative to the project.
  - Applicant must appear at hearing to request tabling of a case.
  - All appeals of an action of Planning and Zoning Commission must be submitted within 10 days of said action.
  - It is recommended that the Applicant, or a duly appointed representative, contact the Department of Planning & Development prior to submittal of this application to discuss the details of this proposal.

NOTE: THIS DOCUMENT MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC.

By my signature below, I certify that all information submitted to the Department of Planning & Development is TRUE and CORRECT, and understand that failure to submit TRUE and CORRECT information can result in delay or denial in this application. I further certify that I have read and understand the above important notes relative to the submission of this application

Property Owner(s) Date: <u>1-12-17</u>	Contact Person Date: <u>1-12-17</u>
Name: <u>SCOTT MARTIN</u>	Name: <u>ESAME SCOTT MARTIN</u>
Address: <u>124 LIGHTHOUSE POINT DR. SLIDELL LA 70458</u>	Address: <u>124 LIGHTHOUSE POINT DR SLIDELL LA 70458</u>
Phone: <u>504 912 7398</u>	Phone: <u>504 912 7398</u>
Signature: <u>[Signature]</u>	Signature: <u>[Signature]</u>

BEFORE ME, the undersigned authority, personally appeared the persons whose signatures are affixed above, all of full age and majority, who declared to me, Notary, that they are the owners or duly authorized representatives of all that certain lot, piece, or parcel of land located as set forth in this application, that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

SWORN TO AND SUBSCRIBED before me this 12th day of Jan, 2017

[Signature]  
Notary Public  
**Julie C. Flanagan #12204**  
**LA Civil Law Notary Public**  
**St. Tammany Parish, LA**  
**My commission is for life**

Crescent Title, LLC  
7835 Maple Street  
New Orleans, LA 70118  
File No.: 165500

**CASH SALE**  
Sale of Property  
by:  
208 Lakeview Homeowners, L. L. C.  
to:  
Scott D. Martin

*United States of America  
State of Louisiana  
Parish of St. Tammany*

**BE IT KNOWN** That on this 13th day of January, 2017

**BEFORE ME,** KIRK J. FROSCH  
a notary public, duly commissioned and qualified, in and for the Parish of St. Tammany and in the presence of the witnesses hereinafter named and undersigned.  
*Personally Came and Appeared,*

208 Lakeview Homeowners, L. L. C. (Tax ID# 20-4103311), a limited liability company, organized and operating under the laws of the State of Louisiana, herein represented by Roger W. Moore, its Member/Manager, duly authorized by virtue of Unanimous Consent annexed hereto;

**MAILING ADDRESS:** P. O. Box 743, Slidell, LA 70459

Who declare that they do by these presents, grant, bargain, sell, convey, transfer, assign, setover, abandon and deliver, with all legal warranties as to title only, but with full substitution and subrogation in and to all the rights and actions of warranty which they have or may have against all preceding owners and vendors, unto,

Scott D. Martin (SS# XXX-XX-0991), a person of the full age of majority and a resident of the Parish of St. Tammany, State of Louisiana, who declared unto me, Notary, that he has been married but twice, first to Julia Reardon who is deceased and second to Gail Lougue, from whom he was divorced and that he has not since remarried;

**MAILING ADDRESS:** 124 Lighthouse Point Drive, Slidell, LA 70458

here present, accepting and purchasing for themselves, their heirs and assigns, and acknowledging due delivery and possession thereof, all and singular the following described property, to-wit:

*"Description of Property"*

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining more fully described as follows, to-wit:

Lot Number 55, situated in EDEN ISLES SUBDIVISION, UNIT 2A, a subdivision located in St. Tammany Parish, Louisiana, according to the plan of said subdivision prepared by Lester G.

St. Tammany Parish 2081  
Instrument #: 2050524  
Registry #: 2477457 cbi  
1/18/2017 12:24:00 PM  
MR CR X MT UCC



High, registered Civil Engineer, consisting of two sheets, and recorded in Plat File No. 1297 of the records of St. Tammany Parish, Louisiana. All in accordance with a survey by Ivan M. Borgen, Land Surveyor, dated November 11, 1982.

Being the same property acquired by 208 Lakeview Homeowners, LLC from Cory Neal Green by act before Howard F. Fussell, Notary Public, dated December 28, 2005 and recorded in Instr. #1530103, Registry #1564693 on January 3, 2006 in the records of the St. Tammany Parish, Louisiana.

**PURCHASER(S)** herein declared that all future notices of ad valorem tax bills and special assessments for the above described property presently for the tax year of 2017 bearing Tax Assessment No. 1378073591 are to be forwarded to:

Scott D. Martin  
124 Lighthouse Point Drive, Slidell, LA 70458

**THIS ACT IS MADE, EXECUTED AND ACCEPTED SUBJECT TO THE FOLLOWING:**

1. Any and all restrictions, overlaps, overhangs, servitudes and/or easements, rights of ways and outstanding rights of record which might be shown on a current survey of the property.

THE PARTIES HERETO TAKE COGNIZANCE THAT NO SURVEY ON THE HEREIN DESCRIBED PROPERTY IN CONNECTION WITH THE ACT OF SALE HAS BEEN MADE NOR HAS ONE BEEN PRODUCED OR ATTACHED AND THE PARTIES DO HEREBY RELIEVE AND RELEASE ME, NOTARY, FROM ANY AND ALL LIABILITY, RESPONSIBILITY OR DAMAGE INCLUDING COURT COSTS AND ATTORNEYS FEES IN CONNECTION THEREWITH.

The parties to this act take cognizance of the fact that no mortgage, conveyance, paving, sewerage and water lien ordinance research or tax sale certificates in connection with this Act of Sale have been made, nor were produced or attached and the parties do hereby relieve and release me, Notary, for any and all liability, responsibility or damage, including court costs and attorney's fees in connection herewith.

*See WAIVER OF WARRANTY and REDHIBITION RIGHTS ADDENDUM attached hereto and made a part hereof.*

To have and to hold the above described property unto the said purchaser(s) themselves, their heirs and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of Forty-One Thousand And No/100 Dollars (\$41,000.00) which the said purchaser(s) have well and truly paid, in ready and current money to the said vendors who hereby acknowledge the receipt thereof and grant full acquittance and discharge therefore.

All State and City taxes up to and including the taxes due and exigible for the current tax year are paid as per a research of the tax rolls for the year 2016. The 2017 taxes have been prorated to the date of this act of sale. Payment for all future taxes is assumed by purchaser herein.

By reference to the research of the Registrar of Conveyances and Recorder of Mortgages in and for the Parish of St. Tammany, it does not appear that said property has been heretofore alienated by the Vendor.



**WAIVER OF WARRANTY AND REDHIBITION RIGHTS ADDENDUM**

It is expressly agreed that the immovable property herein conveyed and all improvements and component parts, plumbing, electrical systems, mechanical equipment, heating and air conditioning systems, built-in appliances, and all other items located hereon are conveyed by Seller and accepted by Purchaser "AS IS, WHERE IS," without any warranties of any kind whatsoever, even as to the metes and bounds, zoning, operation, or suitability of the property for the use intended by the Purchaser, without regard to the presence of apparent or hidden defects and with the Purchaser's full and complete waiver of any and all rights for the return of all or any part of the purchase price by reason of any such defects.

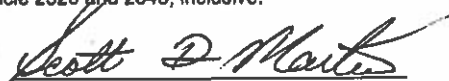
Purchaser acknowledges and declares that neither the Seller nor any party, whomsoever, acting or purporting to act in any capacity whatsoever on behalf of the Seller has made any direct, indirect, explicit or implicit statement, representation or declaration, whether by written or oral statement or otherwise, and upon which the Purchaser has relied, concerning the existence or non-existence of any quality, characteristic or condition of the property herein conveyed. Purchaser has had full, complete and unlimited access to the property herein conveyed for all tests and inspections which Purchaser, in Purchaser's sole discretion, deems sufficiently diligent for the protection of Purchaser's interests.

Purchaser expressly waives the warranty of fitness and the warranty against redhibitory vices and defects, whether apparent or latent, imposed by Louisiana Civil Code Articles 2520 through 2548, inclusive, and any other applicable state or federal law and the jurisprudence thereunder.

Purchaser also waives any rights Purchaser may have in redhibition to a return of the purchase price or to a reduction of the purchase price paid pursuant to Louisiana Civil Code Articles 2520 to 2548, inclusive, in connection with the property hereby conveyed to Purchaser by Seller. By Purchaser's signature, Purchaser expressly acknowledges all such waivers and Purchaser's exercise of Purchaser's right to waive warranty pursuant to Louisiana Civil Code Article 2520 and 2548, inclusive.

208 Lakeview Homeowners, L. L. C.

BY:   
Roger W. Moore  
Member

  
Scott D. Martin

Thus Done and Passed, in my office in Mandeville, Louisiana in the presence of the competent witnesses, who hereunto sign their names with the said appearers, and me, Notary, after reading the whole.

WITNESSES:

Bryant Laiche  
PRINT Bryant Laiche

Colleen Vallee  
PRINT Colleen Vallee

SELLER(S):

208 Lakeview Homeowners, L. L. C.

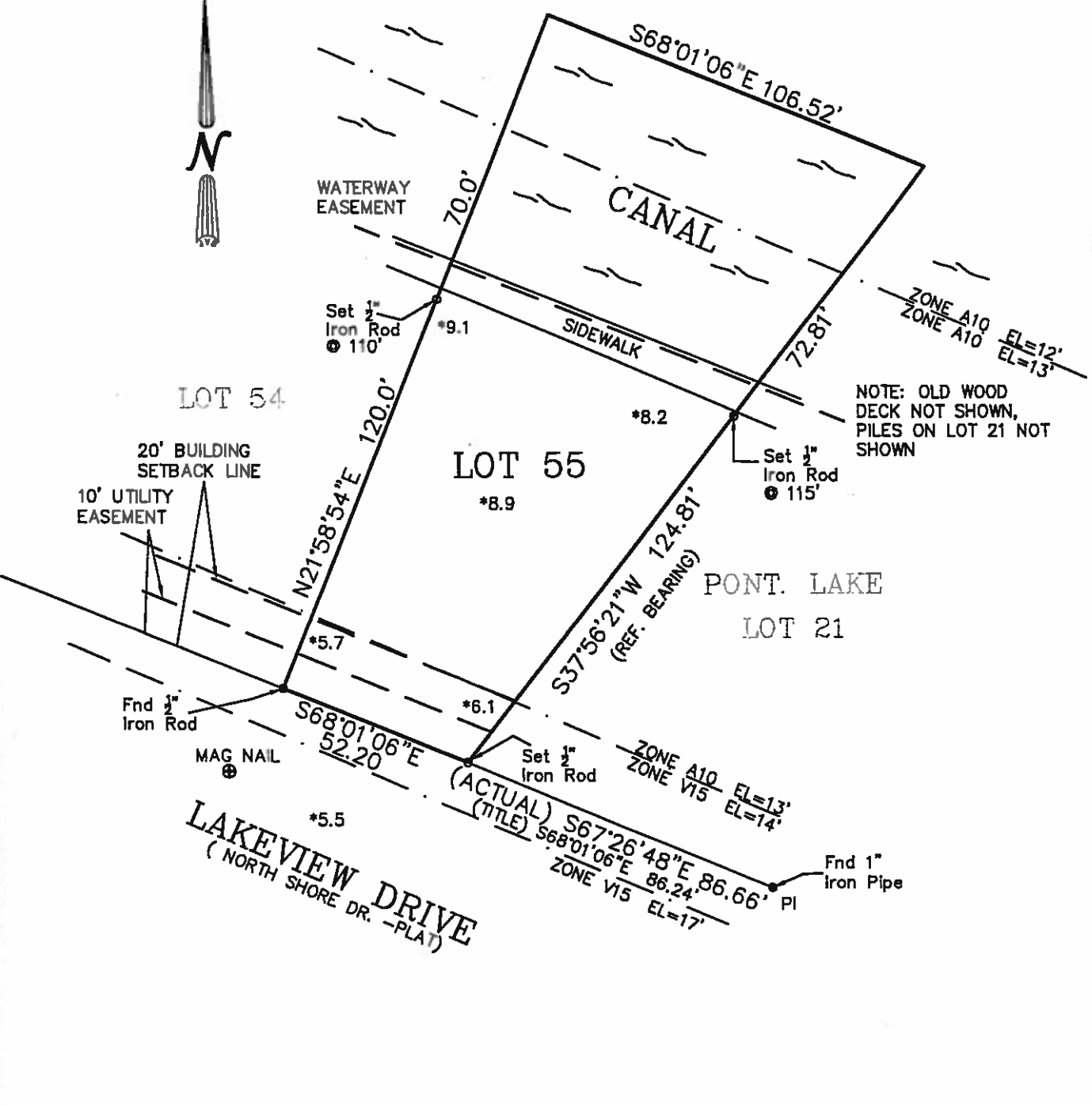
BY: Roger W. Moore  
Roger W. Moore  
Member

PURCHASER(S):

Scott D. Martin  
Scott D. Martin

Kirk J. Froesch  
Kirk J. Froesch  
Attorney/Notary Public  
State of Louisiana  
Notary ID# 52598  
Bar Roll/ID No.: \_\_\_\_\_  
Notary Public My commission expires with life

Title Ins. Prod.: Crescent Title, LLC  
Address: 7835 Maple Street, New Orleans, LA  
70118  
Prod. Lic #: 300974  
Title Ins. Underwriter: First American Title  
Insurance Company of Louisiana  
Title Opinion by: Robert J. Bergeron  
La Bar Roll #: 20697



**LEGEND**

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊕ Cross

**GRAPHIC SCALE**



**BUILDING SETBACKS**  
(\* Verify Prior to Construction)

- Front Setback.....25'
- Side Setback.....\*
- Rear Setback.....\*

BENCHMARK  
MAG TAG 1067 ON  
CURB LEFT LOT LINE  
ELEV. = 5.77'

ADDRESS: 240 LAKEVIEW DRIVE

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205 0535 D  
F.I.R.M. Date 4/2/91  
Z#: A10/V15 B.F.E. 13/14  
\* Verify prior to construction with Local Governing Body.

DRAWING NO. 20170012

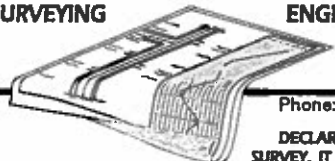
DATE: 01/10/17

**J.V. Burkes & Associates, Inc.**

SURVEYING ENGINEERING • ENVIRONMENTAL  
1805 Shortcut Highway  
Slidell, Louisiana 70458  
E-mail: jvbassoc@jvburkes.com

DRAWN BY: WLS CHECKED BY: JDL

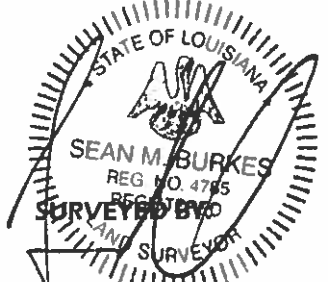
SCALE: 1" = 40'



Phone: 985-649-0075 Fax: 985-649-0154  
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

A SURVEY MAP OF  
LOT 55, EDEN ISLES, UNIT 2A  
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: SCOTT MARTIN



SEAN M. BURKES  
LA REG. No. 4785

Google Maps 240 Lakeview Dr



Map data ©2017 Google 1000 ft \_\_\_\_\_



240 Lakeview Dr  
Slidell, LA 70458





Google Maps 240 Lakeview Dr



Map data ©2017 Google 1000 ft



240 Lakeview Dr  
Slidell, LA 70458





WATERWAY EASEMENT

CANAL

SIDEWALK

ZONE A10  
ZONE A10 EL=12'  
EL=13'

LOT 54

20' BUILDING SETBACK LINE

10' UTILITY EASEMENT

LOT 55

NOTE: OLD WOOD DECK NOT SHOWN, PILES ON LOT 21 NOT SHOWN

PONT. LAKE  
LOT 21

Fnd 1/2" Iron Rod

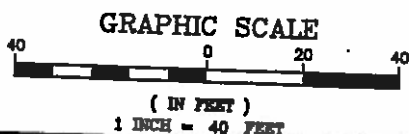
MAG NAIL

LAKEVIEW DRIVE  
(NORTH SHORE DR. -PLAT)

(ACTUAL) S67°26'48"E 86.66'  
(TITLE) S68°01'06"E 86.24'  
ZONE V15 EL=17'

Fnd 1" Iron Pipe

LEGEND  
Iron Rod Set  
Iron Rod Found



BUILDING SETBACKS  
(\* Verify Prior to Construction)  
Front Setback.....25'  
Side Setback.....\*  
Rear Setback.....\*

BENCHMARK  
MAG TAG 1067 ON  
CURB LEFT LOT LINE  
ELEV. = 5.77'

0 LAKEVIEW DRIVE  
AT THIS PLAT DOES REPRESENT AN  
OUND SURVEY AND THAT TO THE  
NOWLEDGE NO ENCROACHMENTS  
HER WAY ACROSS ANY OF THE  
TY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE  
LOUISIANA "MINIMUM STANDARDS FOR PROPERTY  
BOUNDARY SURVEYS" FOR A CLASS C SURVEY.  
BEARINGS ARE BASED ON RECORD BEARINGS UNLESS  
NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT  
NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD  
AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE  
ADDED HERETO UPON REQUEST, AS SURVEYOR HAS  
NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205.0535.D  
F.I.R.M. Date 4/2/91  
ZONING A10/V15 B.F.E. 13/14  
\* Verify prior to construction with  
Local Governing Body.

NO.  
0170012  
1/10/17

**J.V. Burkes & Associates, Inc.**

SURVEYING

ENGINEERING • ENVIRONMENTAL

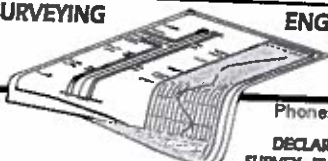
1805 Shortcut Highway  
Slidell, Louisiana 70458  
E-mail: jvbassoc@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154

DRAWN BY:  
WLS

CHECKED BY:  
JDL

SCALE:  
1" = 40'



DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE  
SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS  
OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS  
ORIGINAL SEAL OF SURVEYOR.

URVEY MAP OF  
5, EDEN  
UNIT 2A  
MMANY PARISH, LOUISIANA

