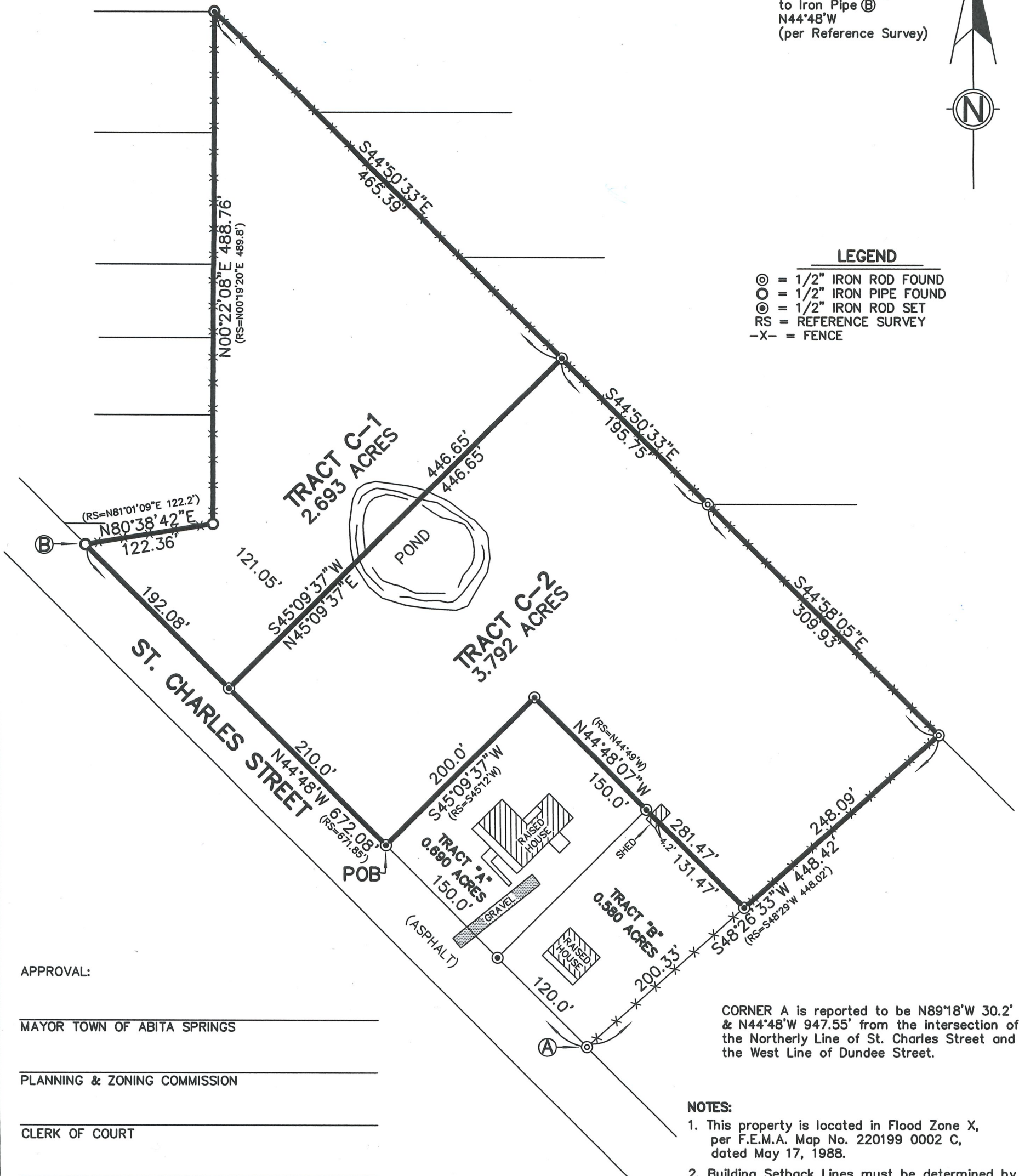


REFERENCE BEARING:
 From Iron Rod (A)
 to Iron Pipe (B)
 N44°48'W
 (per Reference Survey)



LEGEND

- ⊙ = 1/2" IRON ROD FOUND
- = 1/2" IRON PIPE FOUND
- ⊙ = 1/2" IRON ROD SET
- RS = REFERENCE SURVEY
- X- = FENCE



CORNER A is reported to be N89°18'W 30.2' & N44°48'W 947.55' from the intersection of the Northerly Line of St. Charles Street and the West Line of Dundee Street.

- NOTES:**
- This property is located in Flood Zone X, per F.E.M.A. Map No. 220199 0002 C, dated May 17, 1988.
 - Building Setback Lines must be determined by the Town of Abita Springs Planning Department.

REFERENCE SURVEY:
 Resubdivision for Strategy Development, L.L.C. by Thomas J. Fontcuberta, Surveyor, dated October 13, 2008, filed in the St. Tammany Parish Clerk of Court Map File No. 4760C.

APPROVAL:

 MAYOR TOWN OF ABITA SPRINGS

 PLANNING & ZONING COMMISSION

 CLERK OF COURT

 DATE FILED

 FILE NO.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

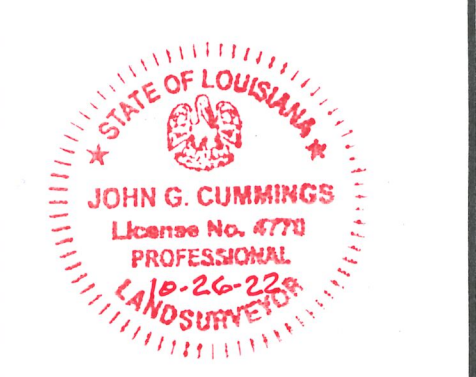
503 N. JEFFERSON AVENUE
 COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS

PHONE (985) 892-1549
 FAX (985) 892-9250

PLAT PREPARED FOR: **STEVEN MULLER**

SHOWING A SURVEY OF: **TRACT C BEING 6.485 ACRES INTO TRACTS C-1 & C-2, LOCATED IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 12, EAST, TOWN OF ABITA SPRINGS, ST. TAMMANY PARISH, LOUISIANA.**



THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

John G. Cummings
 PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 100' JOB NO. 21229-MS DATE: 10-26-2022 REVISED:

ABITA RIVER

APPROX. TOP BANK

APPROX. BOTTOM OF SLOPE

APPROX. TOP OF SLOPE

APPROX. TOP BANK

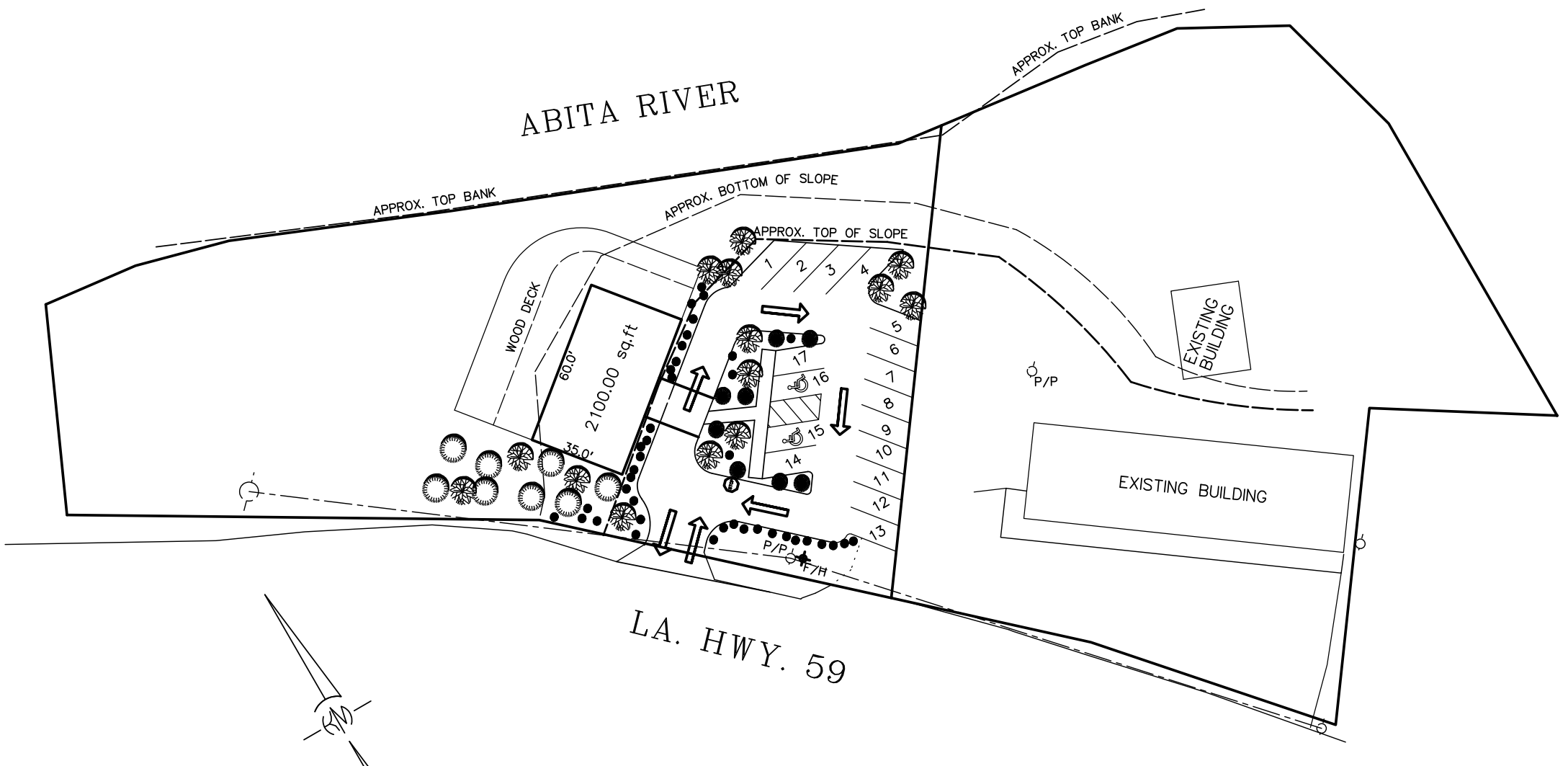
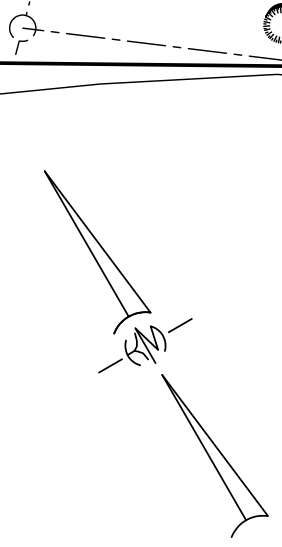
WOOD DECK

2,100.00 sq.ft

EXISTING BUILDING

EXISTING BUILDING

LA. HWY. 59



PROPOSED SITE PLAN

0.852 ACRES,
TOWN OF ABITA SPRINGS,
ST. TAMMANY PARISH, LA.

KELLY J. MCHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE:	1" = 50'	DATE:	02-28-24
DRAWN:	DRJ	JOB NO.:	21-174
REVISED:			