

REFERENCE BEARING:
Iron Pipe A to Iron Pipe B
S00°13'02"E
(per Reference Survey)

SEC 32
T5S, R10E

SEC. 5
T6S, R10E

1/4 SECTION CORNER

WEST 696.8'

GARDEN LANE
(ASPHALT)

END OF
ASPHALT

EXISTING 60' SERVITUDE

BUILDING

HOUSE

PARCEL A

GRAVEL DRIVE

ZONE C
ZONE B

FLOOD ZONE
TRANSITION
LINE

POB

N89°42'08"E
155.0'

N89°45'07"E 651.77'

GRAVEL DRIVE

19.92'
S00°13'05"E

FLOOD ZONE TRANSITION LINE
(APPROXIMATE LOCATION)

PARCEL B-2
8.730 ACRES

PARCEL B
7.111 ACRES

OLD PROPERTY LINE

ZONE B
ZONE A2

WELL

1.619
ACRES

ONE STROY
RAISED
WOOD RES.

GRAVEL
DRIVE

651.95'

S89°42'08"W 806.95'

TREE HOUSE LANE (GRAVEL)

LEGEND

- ⊗ = 1-1/4" IRON PIPE FOUND
- ⊙ = 3/4" IRON PIPE FOUND
- ⊙ = 1/2" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD SET
- X- = FENCE

NOTE:

This property is located in Flood Zones A2 & B,
per F.E.M.A. Map No. 225205 0125 C,
dated October 17, 1989.

REFERENCE DEED:

Description of 1.619 Acres Recorded in
Instrument No. 1971407 filed in the St.
Tammany Parish Clerk of Court office.

REFERENCE SURVEYS:

1. Survey for David Campbell by Albert A. Lovell,
Surveyor, dated March 8, 1982.
2. Survey for Malcolm W. Monroe by Sterling E. Mandle
Surveyor, dated November 19, 1990.
3. Survey for David Campell by John G. Cummings,
Surveyor, Aug. 16, 2017. Job No. 17234.

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

APPROVAL:

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

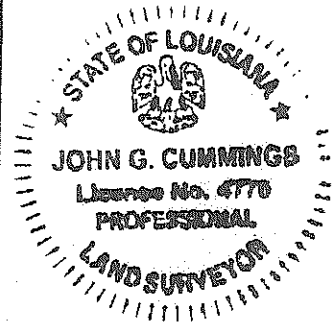
FILE NO.

PLAT PREPARED FOR: **BLAINE DUBOSE**

SHOWING A SURVEY OF: A MINOR SUBDIVISION OF A 1.619 ACRE PARCEL OF LAND AND PARCEL B INTO PARCEL B-2, LOCATED IN SECTION 5, TOWNSHIP 6 SOUTH, RANGE 10 EAST, 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" = 200'

JOB NO. 17234-AMS

DATE: 08/18/2021

REVISED:



(Asphalt)
GARDEN LANE

60' Servitude

REFERENCE: A SURVEY PLAT OF SUBJECT PROPERTY
BY JERON FITZMORRIS, DATED 7-6-2004, JOB. NO.
10777 (BASED BEARINGS)

THIS PROPERTY IS LOCATED IN FLOOD ZONES
A2 & B, PER FEMA MAP NO. 225205 0125 C,
DATED 10-17-1989

THE P.O.B. IS WEST, 1349.33';
S00°14'28"E, 741.06' FROM THE
1/4 CORNER COMMON TO SECTION
32, T5S, R10E AND SECTION 5,
T6S, R10E, ST. TAMMANY PARISH,
LOUISIANA

Approx. Flood
Zone Line

Flood Zone B
Flood Zone A2

P.O.B.

S00°14'29"E-595.11'
(Base Bearing)

LEGEND:

- = Fnd. 1 1/2' Iron Pipe
- = Fnd. 1/2' Iron Rod
- = Set 1/2' Iron Rod
- ⊞ = Power Pole

**3.00
ACRES**

**Tchefuncte
River**

S89°41'12"W-301.00'

Utilities and Fencing not shown

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE.
SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY
WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS
PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS
MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED
PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED
REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY
AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:IXI.

(Must verify prior to Construction)
Building Setbacks
Front:
Side:
Rear:
Side Street:

MAP PREPARED FOR **BLAINE & LORETTA DUBOSE**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 5, T-6-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED:
SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(985) 892-6271 office (985) 898-0355 fax
landsurveyingllc@gmail.com

Bruce M. Butler, III
License No. 4894
PROFESSIONAL
CERTIFIED CORRECT
BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE:

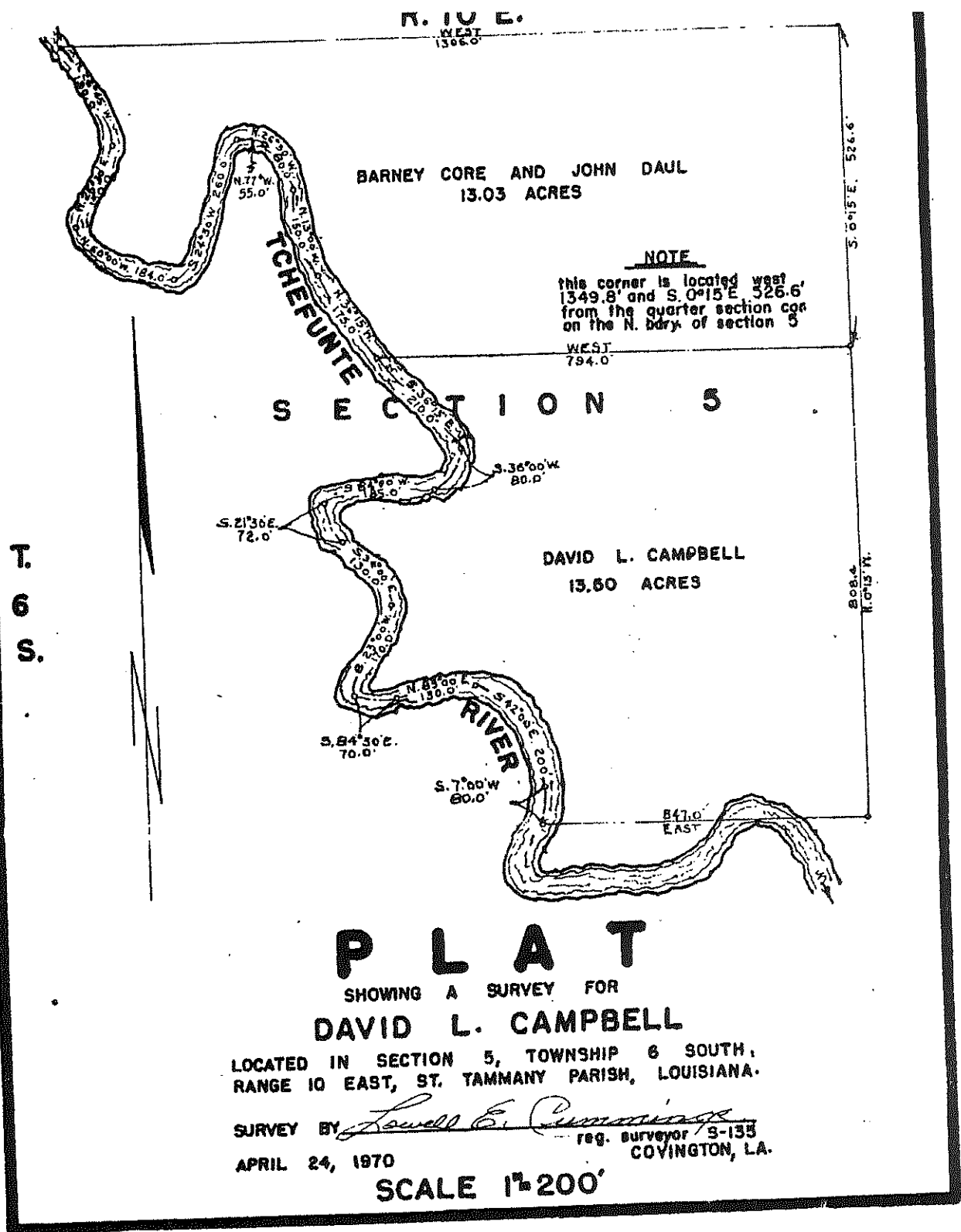
1"= 100'

DATE:

2-7-2024

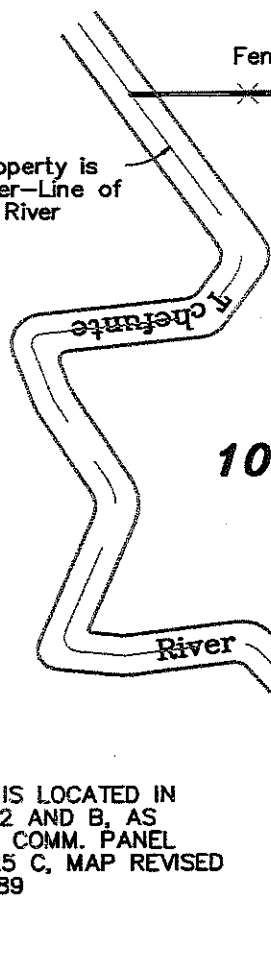
NUMBER:

21549





Property is
Center-Line of
River



10.5 Ac. +/-

THIS PROPERTY IS LOCATED IN
FLOOD ZONES A2 AND B, AS
PER FEMA FIRM, COMM. PANEL
NO. 225205 0125 C, MAP REVISED
DATE 10-17-1989

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REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY
AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46: LXI.

Approximate Flood
Zone Lines

Fence

794.00'

N89°41'12"E

30' Servitude

Flood Zone C
Flood Zone B

The P.O.B.

S00°14'26"E
214.00'

S05°54'52"W
158.10'

30.00'
S89°45'49"W

249.85'

S79°37'17"W

394.41'
S00°56'07"W

246.00'

S89°41'12"W

LEGEND:

- 1/2" Rebar Fnd.
- 1/2" Rebar Set
- Power Pole

IMPROVEMENTS NOT LOCATED
AT TIME OF SURVEY

THE P.O.B. IS WEST, 1349.33';
S00°14'28"E, 527.06' FROM THE
1/4 CORNER COMMON TO SECTION
32 T5S, R10E AND SECTION 5
T6S, R10E, ST. TAMMANY PARISH,
LOUISIANA

MAP PREPARED FOR

Loretta & Blaine Dubose

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 5 Township 6 South,
Range 10 East, St. Tammany Parish, Louisiana

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landsur@bellsouth.net

Bruce M. Butler, III
BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894
1-19-2017

SCALE: 1" = 200'

DATE: 01-18-2017

NUMBER: 17854

Bruce - 892-6277