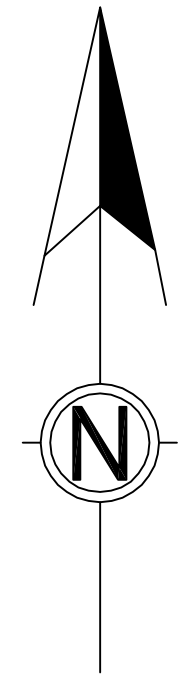


ANGLES AT PROPERTY CORNERS

- A - 89°38'04"
- B - 90°18'13"
- C - 89°41'46"
- D - 90°21'57"



LEGEND

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

NOTES:

1. This property is located in Flood Zone A10, per F.E.M.A. Map No. 225205 0395 D, dated April 2, 1991.
2. Building Setback Lines must be determined by St. Tammany Parish Planning Department.

REFERENCE SURVEY:

Plat of Bayou Lacombe Estates by Eddie J. Champagne, Surveyor, dated May 23, 1968, filed St. Tammany Parish Clerk of Court Map File No. 308B.

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.

Because the lot is smaller than 1 acre (standard lot size for A-2 zoning) Lot of Record Setbacks will apply:
 Front = 25'
 Sides = 7.5'
 Rear = 24' (25% of lot depth)
 If planning any dock or structure near waterway, please check with Engineering regarding waterway setback requirements: 985-809-7448

PLAT PREPARED FOR:		Denardo Dunham	
SCALE	1" = 40'	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.	
DATE:	3/7/2019		
		PROFESSIONAL LAND SURVEYOR	
LOT 20, BAYOU LACOMBE ESTATES, PHASE 2, LOCATED IN SECTION 46, TOWNSHIP 9 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA.			
JOHN G. CUMMINGS & ASSOCIATES (985) 892-1549 503 N. JEFFERSON AVE.		PROFESSIONAL LAND SURVEYORS COVINGTON, LA 70433	
		JOB NO.	19041