

GENERAL NOTES

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA. F.I.R.M. COMMUNITY MAP NO. 225205_0420.E, DATED: 04/21/1989. FLOOD ZONE: C; BASE FLOOD ELEVATION: N/A.

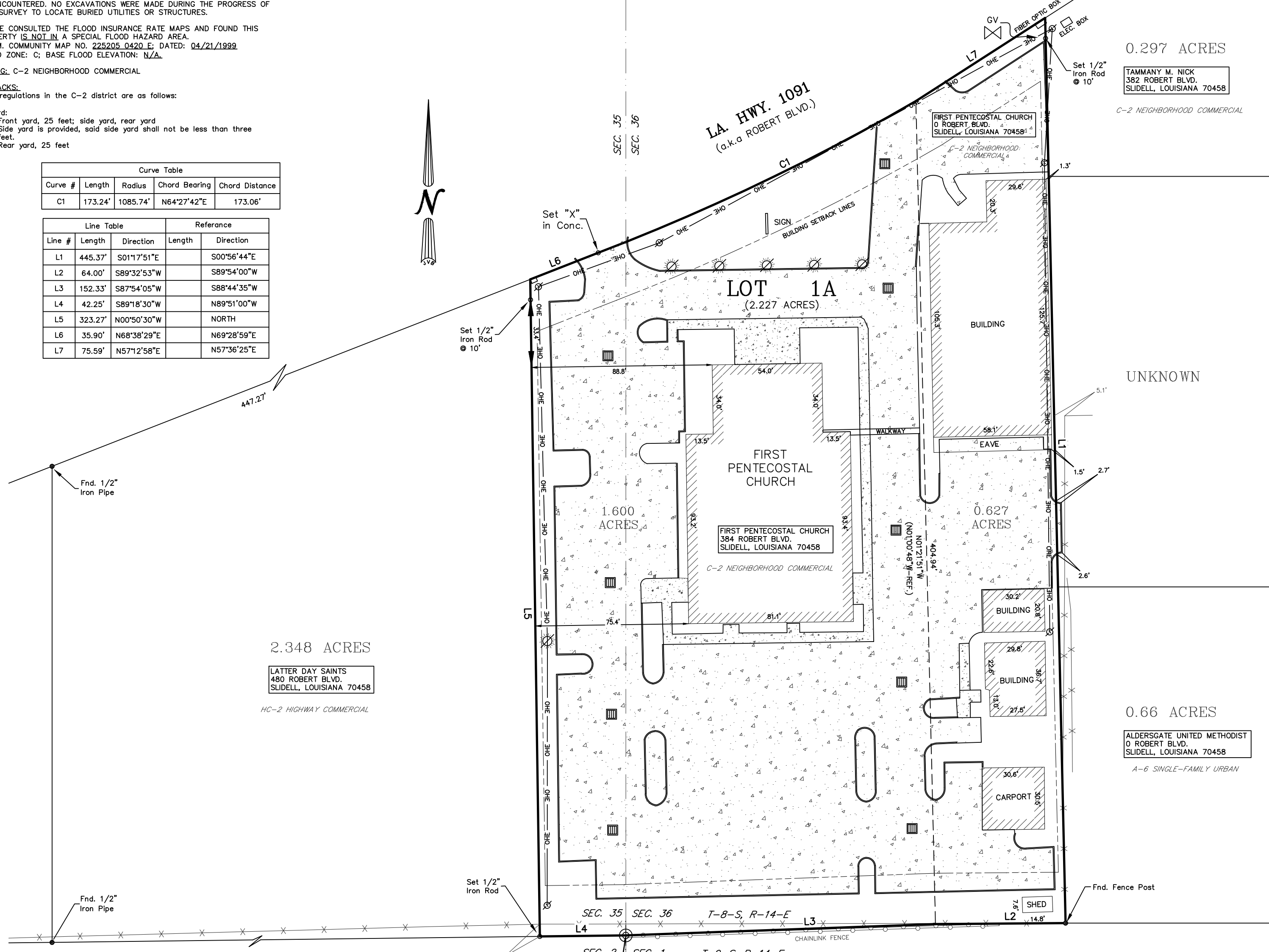
ZONING: C-2 NEIGHBORHOOD COMMERCIAL

SETBACKS: Area regulations in the C-2 district are as follows:

- (1) Yard:
 Front yard, 25 feet; side yard, rear yard
 Side yard is provided, said side yard shall not be less than three feet.
 Rear yard, 25 feet

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	173.24'	1085.74'	N64°27'42"E	173.06'

Line Table				Reference
Line #	Length	Direction	Length	Direction
L1	445.37'	S01°17'51"E		S00°56'44"E
L2	64.00'	S89°32'53"W		S89°34'00"W
L3	152.33'	S87°54'05"W		S88°44'35"W
L4	42.25'	S89°18'30"W		N89°51'00"W
L5	323.27'	N00°50'30"W		NORTH
L6	35.90'	N68°38'29"E		N69°28'59"E
L7	75.59'	N57°12'58"E		N57°36'25"E



2.348 ACRES

LATTER DAY SAINTS
480 ROBERT BLVD.
SLIDELL, LOUISIANA 70458

HC-2 HIGHWAY COMMERCIAL

0.297 ACRES

TAMMANY M. NICK
382 ROBERT BLVD.
SLIDELL, LOUISIANA 70458

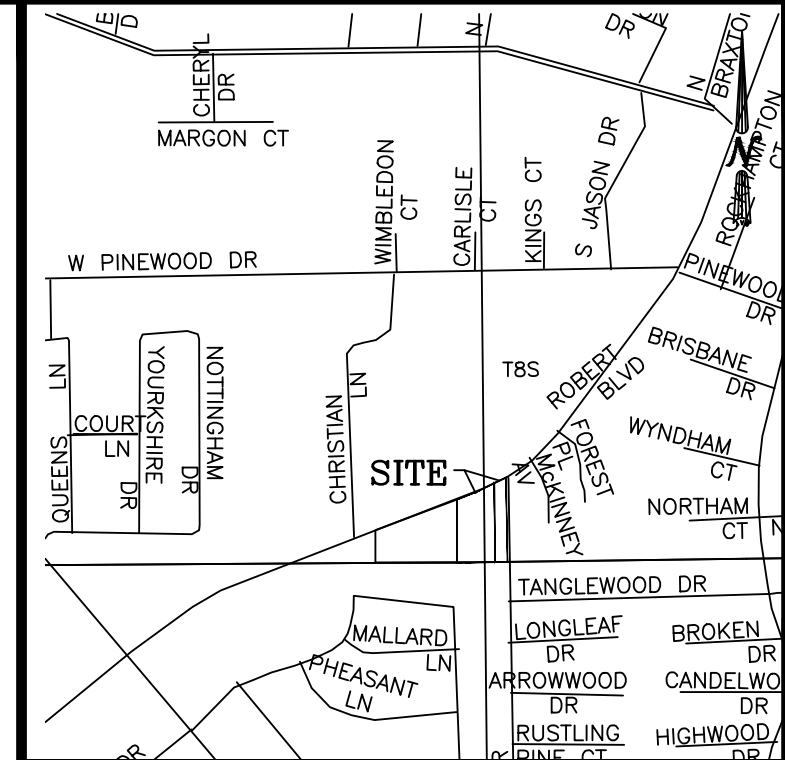
C-2 NEIGHBORHOOD COMMERCIAL

UNKNOWN

0.66 ACRES

ALDERSGATE UNITED METHODIST
0 ROBERT BLVD.
SLIDELL, LOUISIANA 70458

A-6 SINGLE-FAMILY URBAN



VICINITY MAP
NOT TO SCALE

Legal Description of Lot 1A:

A certain parcel of land, lying and situated in Sections 35 & 36, Township 8 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana and being more fully described as follows:

Commence from the Section corner common to Sections 35 & 36, Township 8 South, Range 14 East and Sections 1 & 2, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana run South 89 Degrees 18 Minutes 30 Seconds West a distance of 42.25 feet to a 1/2" iron rod set; Thence run North 00 Degrees 50 Minutes 30 Seconds West a distance of 323.27 feet to a point on the southerly right of way line of Louisiana Highway 1091 (a.k.a. Robert Boulevard); Thence run along said southerly right of way line of Louisiana Highway 1091 (a.k.a. Robert Boulevard) North 68 Degrees 38 Minutes 29 Seconds East a distance of 35.90 feet to a 1/2" set in concrete; Thence run along a curve to the left (counterclockwise) with a radius of 1085.74 feet and an arc length of 173.24 feet having a chord bearing of North 64 Degrees 27 Minutes 42 Seconds East a distance of 173.06 feet to a point; Thence run North 57 Degrees 12 Minutes 58 Seconds East a distance of 75.59 feet to a point; Thence leaving said southerly right of way line of Louisiana Highway 1091 (a.k.a. Robert Boulevard) run South 01 Degrees 17 Minutes 51 Seconds East a distance of 445.37 feet to a fence post found; Thence run South 89 Degrees 32 Minutes 53 Seconds West a distance of 64.00 feet to a point; Thence run South 87 Degrees 54 Minutes 05 Seconds West a distance of 152.33 feet and back to the Point of Commencement.

Said parcel contains 2.227 acres of land more or less, lying and situated in Sections 35 & 36, Township 8 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana.

APPROVED:

CHAIRMAN OF PLANNING COMMISSION	DATE
MAYOR	DATE
PRESIDENT OF CITY COUNCIL	DATE
CLERK OF COURT	DATE
MAP FILE NO.	DATE FILED
OWNER/AGENT	DATE
TOTAL AREA: 97,008 SQ. FT. OR 2.227 ACRES	

CERTIFICATION

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. 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.

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

NOTE: BEARINGS AND COORDINATES REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702 GEOID 18) BASED ON NAD83 WITH GPS RTN ACCESSED ON 03/14/2025.

REFERENCE: A Survey Plat by this firm Dated 05/22/1997 Survey # 971003 A.

REFERENCE: A Survey Plat by this firm Dated 05/22/1997 Survey # 971003 B.

REFERENCE: A Survey Plat by Albert A. Lovell Dated 01/03/1986 Survey # 98893.

LEGEND

○ 1/2" Iron Rod Set	—+— Fence
● 1/2" Iron Rod Found	— Power Line
⊗ Cross	⊗ Power Pole

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



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**A RESUBDIVISION PLAT OF
 A 1.600 AC. & A 0.627 AC. PARCELS INTO LOT 1A
 LOCATED IN SECTIONS 35 & 36, T-8-S, R-14-E,
 CITY OF SLIDELL, GREENSBURG LAND DISTRICT,
 ST. TAMMANY PARISH, LOUISIANA**

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.

FIRST PENTECOSTAL CHURCH

SCALE:	1" = 40'
DATE:	03/14/2025
DRAWN BY:	VLL
CHECKED BY:	JDL
DWG. NO.	20250048
SHEET	1 OF 1