



**LA ONE CALL**

TICKET NO. 250429855

MEMBERS NOTIFIED:

CLECO POWER, LLC  
AT&T DISTRIBUTION  
ATMOS ENERGY  
CITY OF COVINGTON

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BY CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON INCLUDING PRIOR TO EXCAVATION AND DIGGING.

**FLOOD ZONE INFORMATION**

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE DESIGNATION "A" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 220200-0005B, WITH A DATE OF NOVEMBER 19, 1980 FOR COMMUNITY NO. 220200, CITY OF COVINGTON, ST. TAMMANY PARISH, STATE OF LOUISIANA. WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.

**LAND AREA**

TOTAL LAND AREA = 72,149± SQ. FT. OR 1.66 ACRES

**ELEVATION NOTE**

ELEVATIONS ARE SHOWN IN NAVD 88. LOUISIANA SOUTH ZONE USING LSU C4G SOLUTION 07-21-2025 NAVD 88 GEOID 12A.

SITE BENCHMARK: 60D NAIL SET IN WEST FACE POWER POLE AT THE NORTHEAST CORNER OF LOT 2.

ELEVATION: 16.00'

**SURVEY REFERENCE**

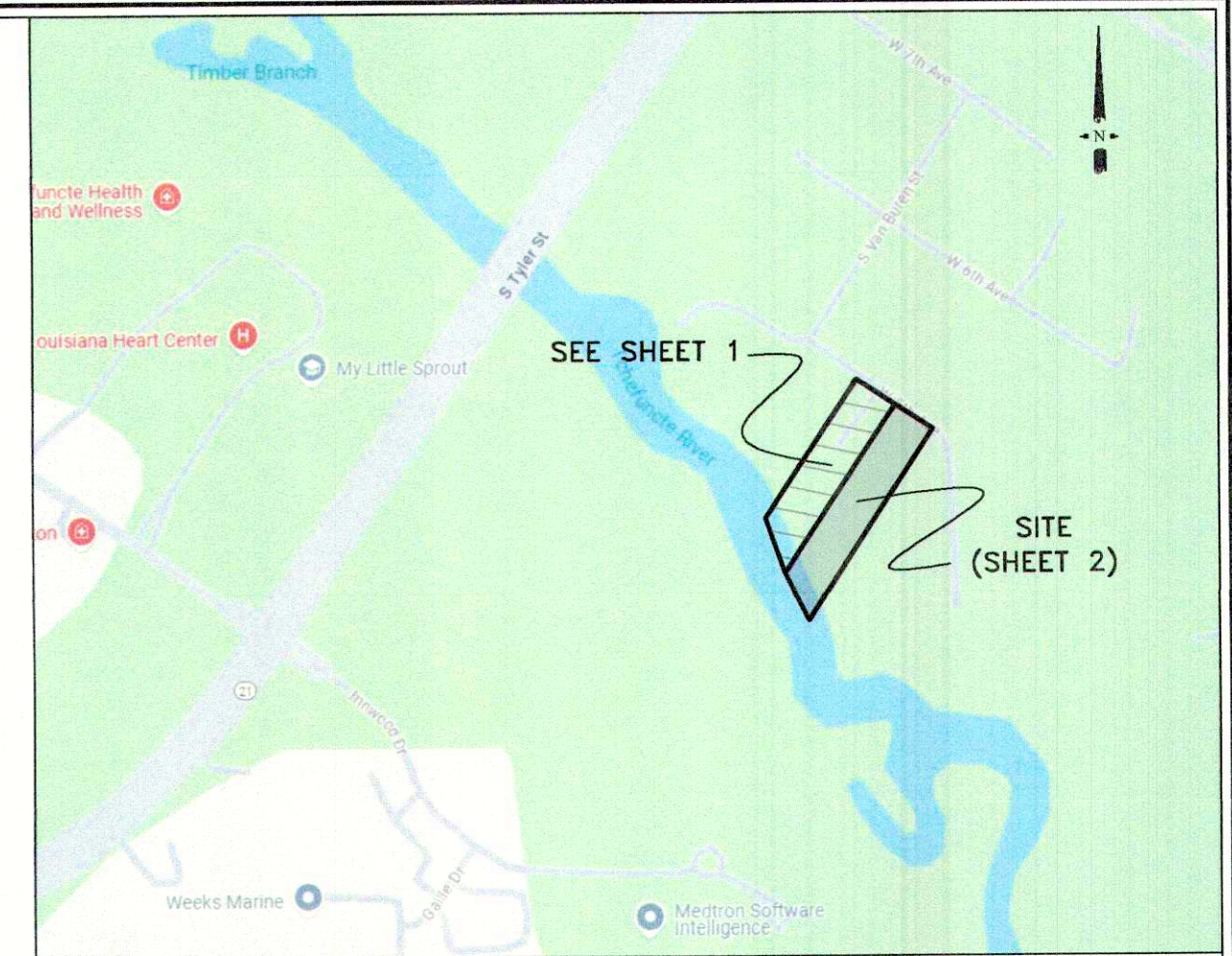
- LEGAL DESCRIPTION.
- A RESUBDIVISION OF A PORTION OF NEW COVINGTON, (INCLUDING SQUARES 310, 410, & 411) BY KELLY McHUGH, R.L.S., DATED JULY 26, 1998.
- SURVEY OF LOT 2, SQUARE 411, DIVISION OF NEW COVINGTON BY JOHN E. BONNEAU & ASSOCIATES, INC., PROFESSIONAL LAND SURVEYORS, PLANNERS AND CONSULTANTS, DATED DECEMBER 16, 1998.

**BEARING BASIS**

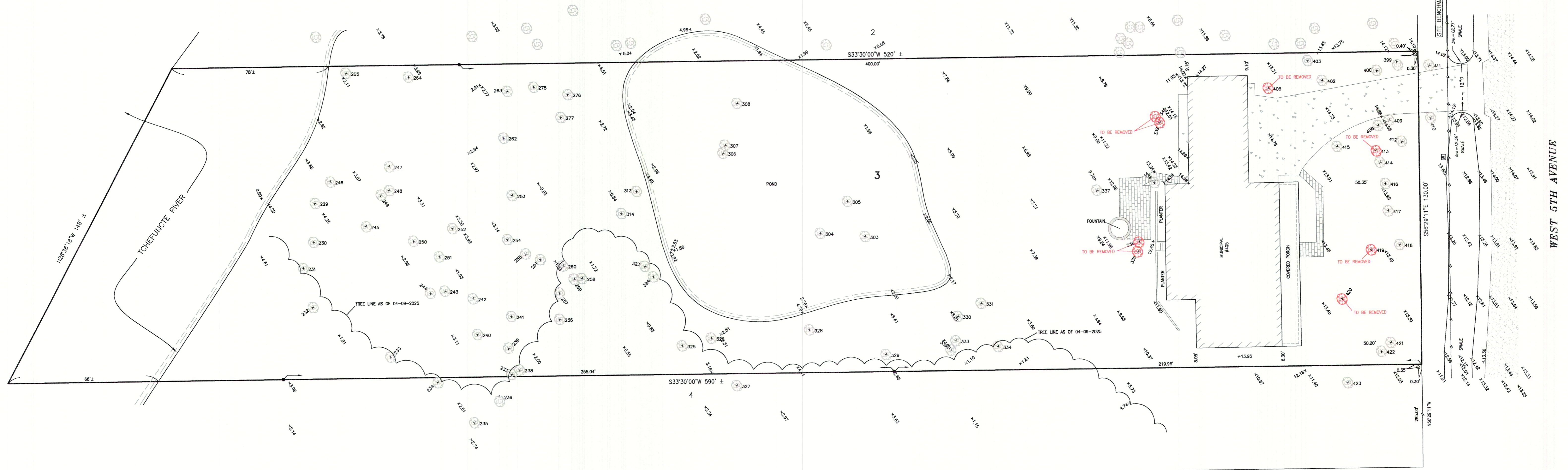
TAKEN FROM REFERENCED SURVEY PLAT NO. 2.

**GENERAL SURVEY NOTES**

IMPROVEMENTS MAY NOT BE TO SCALE FOR CLARITY. THE DIMENSIONS SHOWN PREVAIL OVER SCALE.



S. TYLER STREET - U.S. HIGHWAY 21 (SIDE)



MONROE STREET  
(NOT CONSTRUCTED)

**TREE CHART**

CALL	SIZE	TYPE	DRIP LINE
+ 264	24"	WATER OAK	25'
○	12"	CYPRESS	8'
○	12"	CYPRESS	12'
○	15"	WATER OAK	16'
○	30"	WATER OAK	30'
○	18"	WATER OAK	16'
○	10"	WATER OAK	12'
○	20"	PINE	18'
○	6"	WATER OAK	8'
○	8"	SWEET GUM	6'
○	6"	TREE	8'
○	6"	SWEET GUM	6'
○	10"	WATER OAK	12'
○	15"	WATER OAK	16'

247	12"	WATER OAK	16'
248	18"	WATER OAK	4'
249	12"	TREE	6'
250	10"	TREE	8'
251	10"	TREE	10'
252	12"	MAGNOLIA	12'
253	8"	SOUR GUM	10'
254	18"	PINE	12'
255	12"	TREE	10'
256	15"	TREE	16'
257	12"	WATER OAK	16'
258	30"	TREE	12'
259	8"	LIVEOAK	6'
260	36"	TREE	20'
261	12"	WATER OAK	12'
262	15"	TREE	20'
263	20"	SOUR GUM	12'
264	18"	CYPRESS	6'
265	6"	TALLOW	12'
275	15"	TREE	12'

276	12"	CYPRESS	12'
277	6"	CYPRESS	6'
303	8"	WATER OAK	10'
304	12"	WATER OAK	8'
305	8"	WATER OAK	6'
306	8"	WATER OAK	8'
307	8"	WATER OAK	8'
308	15"	WATER OAK	10'
313	15"	WATER OAK	16'
314	8"	SOUR GUM	12'
323	15"	SOUR GUM	12'
324	24"	SOUR GUM	12'
325	15"	WATER OAK	12'
326	12"	WATER OAK	20'
327	12"	WATER OAK	16'
328	12"	WATER OAK	20'
329	6"	SYCAMORE	6'
330	12"	WATER OAK	10'
331	12"	CYPRESS	12'
332	6"	WATER OAK	8'

333	15"	WATER OAK	10'
334	12"	WATER OAK	4'
335	30"	WATER OAK	30'
336	12"	MAGNOLIA	16'
337	30"	WATER OAK	30'
338	18"	PINE	10'
339	12"	WATER OAK	20'
340	12"	WATER OAK	12'
399	8"	SOUR GUM	6'
400	8"	MAGNOLIA	12'
402	12"	BEECH	10'
403	8"	BEECH	16'
406	30"	PINE	16'
408	12"	PAW PAW TREE	16'
409	10"	PAW PAW TREE	16'
410		CRAPE MYRTLE CLUSTER	6'
412	10"	DORSTENIA	8'
413	6"	DORSTENIA	8'
414	10"	DORSTENIA	12'
415	12"	WATER OAK	16'

416	15"	DORSTENIA	12'
417	15"	WATER OAK	20'
418	15"	WATER OAK	20'
419	18"	PINE	12'
420	18"	PINE	16'
421	10"	PINE	12'
422	8"	PINE	8'
423	10"	TALLOW	6'

**LEGEND**

- + 264 = TREE CALL OUT
- = 1/2" IRON ROD SET
- = 1/2" IRON ROD FOUND
- (with X) = TREE (TO BE REMOVED)
- (with dot) = TREE
- - - = UNDERGROUND DRAIN LINE
- - - = WROUGHT IRON FENCE
- - - = BOARD FENCE
- - - = CONCRETE
- - - = ASPHALT
- - - = BRICK

SCALE: 1" = 20'

TOPOGRAPHIC SURVEY OF LOT 3  
SQUARE 411  
DIVISION OF NEW COVINGTON  
CITY OF COVINGTON  
SITUATED IN SECTION 45  
TOWNSHIP-7-SOUTH, RANGE-11-EAST  
ST. TAMMANY PARISH, LOUISIANA

I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION, MADE AT THE REQUEST OF:

JODY GRASS

**DADING, MARQUES & ASSOCIATES, LLC**  
PROFESSIONAL LAND SURVEYORS

P.O. BOX 790  
METAIRIE, LA. 70004  
(504) 834-0200

STATE OF LOUISIANA  
PROFESSIONAL LAND SURVEYOR  
**CODY A. DIMARCO**  
Lic. No. 5989

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

DATE:	SCALE:	DRAWN BY:	CHECKED BY:	JOB NO.:	SHEET:
07-21-2025	1" = 20'	J.R.	C.A.D.	64712_3	2 OF 2

10.07.2025: REVISED PER CLIENT COMMENTS.