

REFERENCE: A Survey Plat by Albert A. Lovell Dated 0/24/1985 Survey # 98340.

APPROVED:

	DATE
SECRETARY OF PLANNING COMMISSION	2/2/24
	DATE
DIRECTOR OF ENGINEERING	
	DATE
CLERK OF COURT	
02-14-2024	6290A
DATE FILED	FILE NO.

TOTAL AREA: 28,125 SQ. FT. OR 0.646 ACRES

Monique T Bringol, Deputy Clerk

COAST BOULEVARD

(60' R/W)

- RESTRICTIVE COVENANTS (R/C'S) BY OWNER:
- 1.) NO ACCESS (NEGATIVE) SERVITUDE ALONG BOSWORTH AVENUE.
 - 2.) IF LOT 24A IS ZONED I-1, THE ONLY PERMITTED USE THEREON SHALL BE OFFICE/WAREHOUSE (INCLUDING HVAC BUSINESS) WITH HEIGHT OF BUILDING NOT TO EXCEED 35'.
 - 3.) R/C'S CAN BE ENFORCED BY ALL ABUTTING PROPERTY OWNERS.
 - 4.) R/C'S CAN ONLY BE AMMENDED BY OWNER AND WITH THE APPROVAL OF ST. TAMMANY PARISH PLANNING COMMISSION.

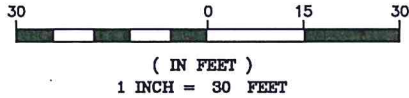
AIR COMFORT PRODUCTS, INC.

BY:

WILFRED E. LEWIS, JR.

DATED: 2-6-2024

GRAPHIC SCALE



BUILDING SETBACKS
(* Verify Prior to Construction)

Front Setback.....*

Side Setback.....*

Rear Setback.....*

ADDRESS: 38109 COAST BOULEVARD

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.

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.

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.

F.I.R.M. No. 225205 0420 E

F.I.R.M. Date 04/21/1999

ZN: A5 B.F.E. 9'

* Verify prior to construction with Local Governing Body.

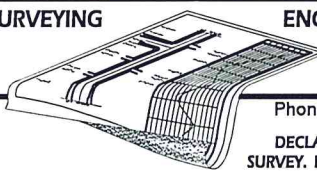
DRAWING NO. 20230549

DATE: 01/03/2024

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com



Phone: 985-649-0075 Fax: 985-649-0154

DRAWN BY: VLL CHECKED BY: JDL

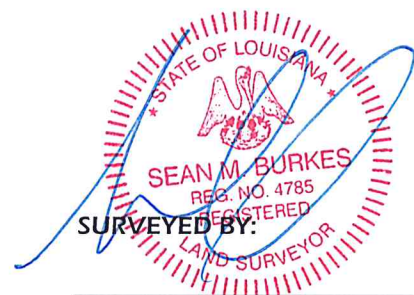
SCALE: 1" = 30'

REVISED: 1/16/24 LOT DIMENSIONS
1/18/24 PER PARISH

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.

**A RESUBDIVISION MAP OF
LOTS 22 THRU 28, INTO LOT 24A, SQ.6,
CENTRAL PARK S/D, SECTION A
IN SECTION 23, T-9-S, R-14-E
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: AIR COMFORTS PRODUCTS, INC.



SEAN M. BURKES
LA REG. No. 4785