

LOT 7

LEWIS DRIVE  
60' R.O.W.

LOT 28

DIXIE RANCH ROAD  
60' R.O.W.



LOT 29

LOT 27

Fnd. 5/8" Iron Rod

200'

LOT 30

3.0'

Fnd. 1/2" Iron Rod

LOT 26

Fnd. 5/8" Iron Rod

200'

15" CMP  
INV. = 14.4'

N46°59'30"E  
200.00'

LOT 31  
\*15.2'

S43°50'00"E  
200.00'

Set 1/2" Iron Rod

24" CPP  
INV. = 14.3'

TBM MAG NAIL  
ELEV. = 16.41'

24" CPP  
INV. = 14.3'

15" CMP  
INV. = 14.3'

15" CMP  
TO BE REMOVED  
INV. = 14.3'

15" CMP  
INV. = 14.3'

CLABON DRIVE  
60' R.O.W.

N43°50'00"W  
200.00'

24" CPP  
INV. = 14.2'

24" CPP  
INV. = 14.2'

15" RCP  
INV. = 14.1'

Mag Nail Set  
Strong Signal  
Located Within  
6" Oak Root

LOT 32

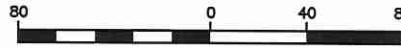
Fnd. 1/2" Iron Pipe  
● 10.44'

REFERENCE SURVEYS  
1. OAK RANCH ESTATES PHASE 1, BY J .V. BURKES & ASSOCIATES; DATED 07/05/1973;

LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊕ Cross
- Fence
- Power Line
- ⊗ Power Pole

GRAPHIC SCALE



( IN FEET )  
1 INCH = 80 FEET

BENCHMARK  
MAG NAIL (FND.)  
ELEV. = 16.41'

BUILDING SETBACKS  
(\* Verify Prior to Construction)  
Front Setback.....25'  
Side Setback.....10'  
Rear Setback.....10'

ADDRESS: CLABON DRIVE

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 0405 C  
F.I.R.M. Date 10/17/1989  
ZN: C B.F.E. N/A  
\* Verify prior to construction with Local Governing Body.

DRAWING NO.  
20210695

DATE:  
11/11/2021

J.V. Burkes & Associates, Inc.

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

DRAWN BY: BJA  
CHECKED BY: DJP

SCALE:  
1" = 80'

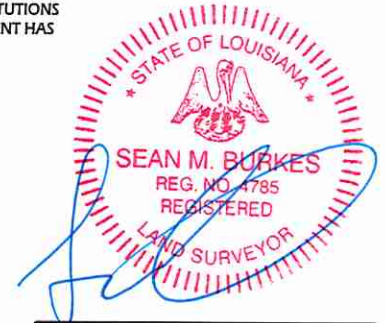
REVISED: ELEVATION SURVEY 02/21/2024  
REVISED: CULVERTS 02/21/2024

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

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 SURVEY PLAT OF  
LOT 31, OAK RANCH ESTATES, PH. 1,  
SITUATED IN SEC. 25, T-8-S, R-13-E  
GREENSBURG LAND DISTRICT  
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: CHARLETTE JOSEPH



SEAN M. BURKES  
LA REG. No. 27642