

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

APPROVED:

SECRETARY OF PLANNING COMMISSION DATE 2/2/24
 DIRECTOR OF ENGINEERING Monique J. Bingle DATE 6/29/24
 CLERK OF COURT DATE 6/29/24 FILE NO. 28-14-2024

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

Monique T. Bringol, Deputy Clerk

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.

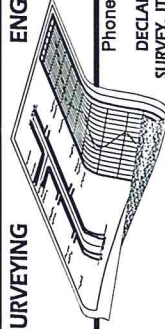
DRAWING NO. 20230549

DATE: 01/03/2024

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

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.

J.V. Burkes & Associates, Inc.
 SURVEYING ENGINEERING



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

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 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.

COAST BOULEVARD

(60' R/W)

- RESTRICTIVE COVENANTS (R/C'S) BY OWNER:
- 1.) NO ACCESS (NEGATIVE) SERVIDITUDE 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 AMENDED BY OWNER AND WITH THE APPROVAL OF ST. TAMMANY PARISH PLANNING COMMISSION.

AIR COMFORT PRODUCTS, INC.

BY: *[Signature]*
 WILFRED E. LEWIS, JR.
 DATED: 2-6-2024



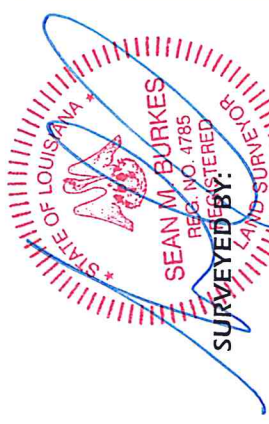
BUILDING SETBACKS
 (* Verify Prior to Construction)
 Front Setback.....*
 Side Setback.....*
 Rear Setback.....*

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.

DRAWN BY: VLL CHECKED BY: JDL

SCALE: 1" = 30'



SEAN M. BURKES
 LA REG. No. 4785