

GENERAL NOTES

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OVERGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED BY 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.
R.M. COMMUNITY MAP NO. 225205.0210.G DATED: 10/17/1989.
FLOOD ZONE: A & G BASE FLOOD ELEVATION: 61.11/1A

IS PROPERTY WITHIN THE CITY OF COVINGTON ZONING ZONE AREAS RSL OR AS FORMER LOT 302 IS IN A RSL ZONE AND FORMER LOTS 301 THRU 303 ARE WITHIN THE CR ZONE

PROPERTY OWNED BY MASINO REALTY-FLOWERS ESTATES (NOW OR FORMERLY)

APPROVED:

CHAIRPERSON OF PLANNING COMMISSION _____ DATE _____

VICE CHAIRPERSON OF PLANNING COMMISSION _____ DATE _____

CLERK OF COURT _____ DATE _____

MAP FILE NO. _____ DATE FILED _____

TOTAL AREA: 188,736 SQ. FT. OR 4.333 ACRES

LEGEND

○ 1/2" Iron Rod Set	--- Fence
● 1/2" Iron Rod Found	--- Power Line
⊗ Cross	⊗ Power Pole
⊙ S	SEWER MANHOLE, SEWER LINE
⊙ W	WATER MANHOLE, WATER LINE
⊙ G	GAS MANHOLE, GAS LINE
⊙ T	TELE. MANHOLE, TELE. LINE
⊙ D	DRAIN MANHOLE, DRAIN LINE
⊙ I	DRAIN INLET, DRAIN LINE
--- E T TV	POWER POLE / OVERHEAD LINES
--- E T TV	ELECTRIC, TELEPHONE, CABLE TV
--- E T TV	ELEC. TOWER / OVERHEAD LINES
⊙	CATCH BASIN
⊙	LIGHT STANDARD
⊙	TRAFFIC LIGHT
⊙	TELE., ELEC., CATV PEDESTAL
⊙	GAS, WATER, ELECTRIC METER
⊙	GAS, WATER VALVE
⊙	SEWER, DRAIN CLEANOUT
⊙	FIRE HYDRANT
⊙	GUY WIRE ANCHOR
⊙	SIGN
⊙	PYLON
⊙	MAILBOX
⊙	TREE
⊙	SHRUB
⊙	FENCE

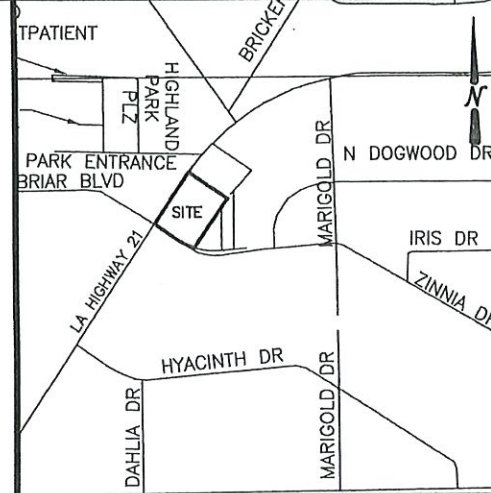
REFERENCE SURVEYS:

1. SURVEY BY JOHN BONNEAU DATED, MAY 14, 2007 SURVEY # 20061239 EAST - 002-006
2. SURVEY BY KELLY McHUGH DATED, JULY 15, 2013 SURVEY # 13-056. REVISED: JULY 31, 2013

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.



VICINITY MAP

1" = 500'

LEGAL DESCRIPTION FOR LOT 300A

A CERTAIN PARCEL OF LAND, LYING AND SITUATED IN SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, GREENSBURG LAND DISTRICT, CITY OF COVINGTON, SAINT TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE FROM A 1/2" IRON PIPE FOUND AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ZINNIA DRIVE AND THE EASTERLY RIGHT OF WAY LINE OF LOUISIANA HIGHWAY 21, RUN ALONG THE NORTHERLY RIGHT OF WAY LINE OF LOUISIANA HIGHWAY 21 NORTH 33 DEGREES 58 MINUTES 52 SECONDS EAST A DISTANCE OF 452.47 FEET TO A T POST FOUND; THENCE RUN ALONG A CURVE TO THE RIGHT (CLOCKWISE) HAVING A RADIUS OF 1740.00 AND AN ARC LENGTH OF 48.41 FEET WITH A CHORD BEARING AND DISTANCE OF NORTH 35 DEGREES 05 MINUTES 55 SECONDS EAST A DISTANCE OF 48.81 FEET TO A T POST FOUND; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE OF LOUISIANA HIGHWAY 21 RUN SOUTH 56 DEGREES 14 MINUTES 37 SECONDS EAST A DISTANCE OF 380.77 FEET TO A 1/2" IRON ROD FOUND; THENCE RUN SOUTH 38 DEGREES 03 MINUTES 33 SECONDS WEST A DISTANCE OF 37.33 FEET TO A 1/2" IRON ROD SET; THENCE RUN SOUTH 34 DEGREES 01 MINUTES 54 SECONDS WEST A DISTANCE OF 441.53 FEET TO A 1/2" IRON ROD FOUND ON THE NORTHERLY RIGHT OF WAY LINE OF ZINNIA DRIVE; THENCE RUN ALONG A NON-TANGENT CURVE TO THE RIGHT (CLOCKWISE) HAVING A RADIUS OF 542.98 AND AN ARC LENGTH OF 163.94 FEET WITH A CHORD BEARING AND DISTANCE OF NORTH 64 DEGREES 15 MINUTES 25 SECONDS WEST A DISTANCE OF 163.65 FEET TO A 1/2" IRON ROD FOUND; THENCE RUN ALONG THE NORTHERLY RIGHT OF WAY OF ZINNIA DRIVE NORTH 56 DEGREES 10 MINUTES 39 SECONDS WEST A DISTANCE OF 216.79 FEET AND BACK TO THE POINT OF COMMENCEMENT.

SAID PARCEL CONTAINS 4.332 ACRES OF LAND MORE OR LESS, LYING AND SITUATED IN SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, GREENSBURG LAND DISTRICT, CITY OF COVINGTON, SAINT TAMMANY PARISH, LOUISIANA.

OWNER OF PROPERTY (AS LISTED BY ST. TAMMANY PARISH ASSESSOR SITE):
MASINO REALTY-FLOWERS ESTATES, LLC.

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.

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL

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A RESUBDIVISION PLAT OF LOTS 298 THRU 302, INTO LOT 300A, FLOWERS ESTATES SUBDIVISION, IN SEC. 47, T-7-S, R-11-E GREENSBURG LAND DISTRICT CITY OF COVINGTON, 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.

MILLER BUILDING

SCALE: 1" = 80'

DATE: 08/03/2021

DRAWN BY: BJA CHECKED BY: JDL

DWG. NO. 20210428

SHEET 1 OF 1