

**NOTICE OF PUBLIC MEETING**  
**Posted January 28, 2021**

A public meeting of the Denham Springs Planning and Zoning Commission will be held as follows:

**DATE:** February 8, 2021  
**TIME:** 6:00 p.m.  
**PLACE:** Council Chambers  
116 N. Range Ave  
Denham Springs, LA 70726

**AGENDA:**  
**\*\*Pursuant to La. R.S. 42:14(D) public comment or input shall be allowed at any time prior to a vote on any agenda item**

**PLANNING COMMISSION**

#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of January 11, 2021 as sent to each member.	
2.	Hold a Public Hearing to consider the Resubdivision of Lots 6 & 7 Highpoint West and Lots P-1-A & P-1-B into Lot 7-A located in Sec 1, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-785). Requested by Plantation Management Company (301 Veterans Blvd)	
3.	Hold a Public Hearing to consider the Resubdivision of a 5.613 acre Tract and Lot B into Lots LPSB-1 and Lot B-1, located in Sec 44, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-786). Requested by Livingston Parish School Board and Robert Benton [306 N. Range Ave at 405 Cedar St]	

**ZONING COMMISSION**

#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of January 11, 2021, as sent to each member.	
2.	Hold a Public Hearing on a variance request for an Accessory Building Height variance from 16 ft. to 28 ft. Sec 36, T6S-R2E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (V-1005). Requested by Lesby Santos [1263 N. Woodcrest Ave]	
3.	Hold a Public Hearing on a front yard fence setback variance from 20 ft. to 10 ft. Sec 67, T6S-R2E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (V-1006). Requested by Virginia Ford [2202 Jerlyn Dr]	
4.	Hold a Public Hearing on a variance request for a rear yard setback variance from 20 ft. to 10 ft. located in Sec 45, T6S-R2E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (V-1008). Requested by Ilgen Construction, LLC [440 Eugene St]	
4.	Authorize a Public Hearing on a Rezoning request from C-3 Commercial to R-1 Residential located in Section 31, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RZ-435). Requested by Silverio Ozuna. [312 Edgewood Dr]	

City of Denham Springs  
P.O. Box 1629  
Denham Springs, LA 70727-1629

In accordance with the Americans with Disabilities Act, if you need special assistance, please contact the City of Denham Springs 665-8121 describing the assistance that is necessary.

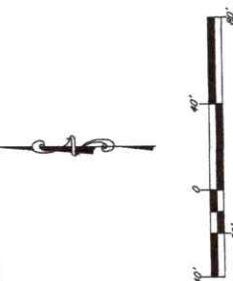
PLANNING  
ITEM  
#2

LEGEND:  
• PD 3/4" I.P. OR AS SHOWN  
○ PD 1/2" I.R. OR AS SHOWN  
○ SET 1/2" I.R. OR AS SHOWN



VICINITY MAP  
1"=500'

STARTING POINT & D.O.B.E.  
The intersection of the  
Southern Right-of-way of  
Breach Street with the  
Southern Right-of-way of  
Veterans Avenue



Curve Table			
Curve #	Radius	Chord Direction	Chord Length
C1	1139.65'	S41°33'20"W	194.99'

MAP SHOWING COMBINATION OF LOTS BEING  
LOTS 6 & 7  
HICHPPOINT WEST  
AND  
LOTS P-1-A & P-1-B  
INTO  
LOT 7-A

LOCATED IN SECTION 1, T7S-R2E, G.L.D.,  
CITY OF DENHAM SPRINGS  
LIVINGSTON PARISH, LOUISIANA  
FOR  
PLANTATION MANAGEMENT  
COMPANY  
301 VETERANS BLVD.  
DENHAM SPRINGS, LA 70726  
285-664-6697

ALVIN FAIRBURN & ASSOCIATES, LLC  
CONSULTING ENGINEERS ~ LAND SURVEYORS  
LAND DEVELOPMENT CONSULTANTS ~  
PROJECT DESIGNERS  
1269 DEL ESTE AVE.  
DENHAM SPRINGS, LOUISIANA 70726 (225) 665-1515  
JOB NO. S200402-24



28-1	FB	PGS	44	DB	CB	TJC	AFJR
							CAD

SITE DATA  
TOTAL AREA BEING RESUBDIVIDED: .191 ACRES  
TOTAL NO. LOTS: 1  
STREETS: CITY ROADS  
SEWER: CITY

This is to certify that the undersigned is the owner, or legal officer, of the land shown herein.

SEWERAGE:  
No person shall provide or install a method of sewage disposal other than connection to the public sewer system until the method of sewage treatment and disposal has been approved by the Health Unit of Livingston Parish.

PUBLIC DEDICATION:  
The Services and Rights-of-Way shown herein if not previously dedicated are hereby dedicated to the public for use of streets, sidewalks, drainage, sewerage removal or other proper purposes for the general use of the public. No building, structure, or other improvement shall be constructed or maintained on the land so dedicated, and no person shall use the land so dedicated in a manner that would interfere with or unreasonably interfere with the service to which the dedication is granted.

OWNER OR REPRESENTATIVE  
  
1/27/21  
DATE

GENERAL NOTES:  
1. The original drawing of this work is the property of Alvin Fairburn & Associates, LLC. Reproduction of this plan is prohibited without the written consent of the Surveyor. The Surveyor is not responsible for any errors or omissions in this plan, and the user assumes all liability for the use of this plan. The Surveyor is not responsible for any errors or omissions in this plan, and the user assumes all liability for the use of this plan.  
2. This survey was based on information supplied by the client. No abstract was shown on the property. The Surveyor is not responsible for any errors or omissions in this plan, and the user assumes all liability for the use of this plan.  
3. Property restrictions, improvements, easements, and/or rights-of-way other than those shown may exist on this property and owners or parties interested in the property are advised to conduct their own investigation of the same.  
4. Bearings shown are based on reference to the North arrow.  
5. The Surveyor is not responsible for any errors or omissions in this plan, and the user assumes all liability for the use of this plan.  
6. Wetland determination was not requested, and was not included in this survey.  
7. (REC) indicates taken from reference, not field measured this survey.  
8. (C) indicates information taken from a previous survey.  
9. (C) indicates information taken from a previous survey.  
10. Setbacks: [50' Front, 3' Side, 20' Rear]

LOCAL CERTIFICATION:  
Community Parcel  
No. 220116 & Map No. 220600205 E.  
effective date 4-3-11, this property  
was in flood zone "A".

REFERENCE:  
1. Denham Springs Resolution of Lot P-1, dated 6-12-2012, by Melin & Associates, Inc.  
2. Tract Plat of Hicpoint West, dated 5-1-1984, by Alvin Fairburn & Associates.

Recommended for Approval: City of Denham Springs Planning Commission		
Fred Banks Chairman	_____	Date _____
Acting City Engineer	_____	Date _____
Approved: City of Denham Springs	_____	Date _____
Gerard Landry Mayor	_____	Date _____

This is to certify that this plan is made in accordance with Louisiana Revised Statutes 48:251 et. seq. and conforms to all Parish requirements governing the subdivision of land. This plan is the property of the Surveyor and it is the intent to submit this surveyed tract into the public record. This certification is specifically restricted to the use of the land for the purposes stated on this plan and the Surveyor is not responsible for any errors or omissions in this plan, and the user assumes all liability for the use of this plan.

ALVIN FAIRBURN, JR. P.L.S.  
DATE: JANUARY 27, 2021  
FILE: PLANTATION MANAGEMENT COMPANY

[illegible]

THE BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1702), NAD 1983/2011, EPOCH 2010.00) AS DETERMINED BY GPS OBSERVATIONS.

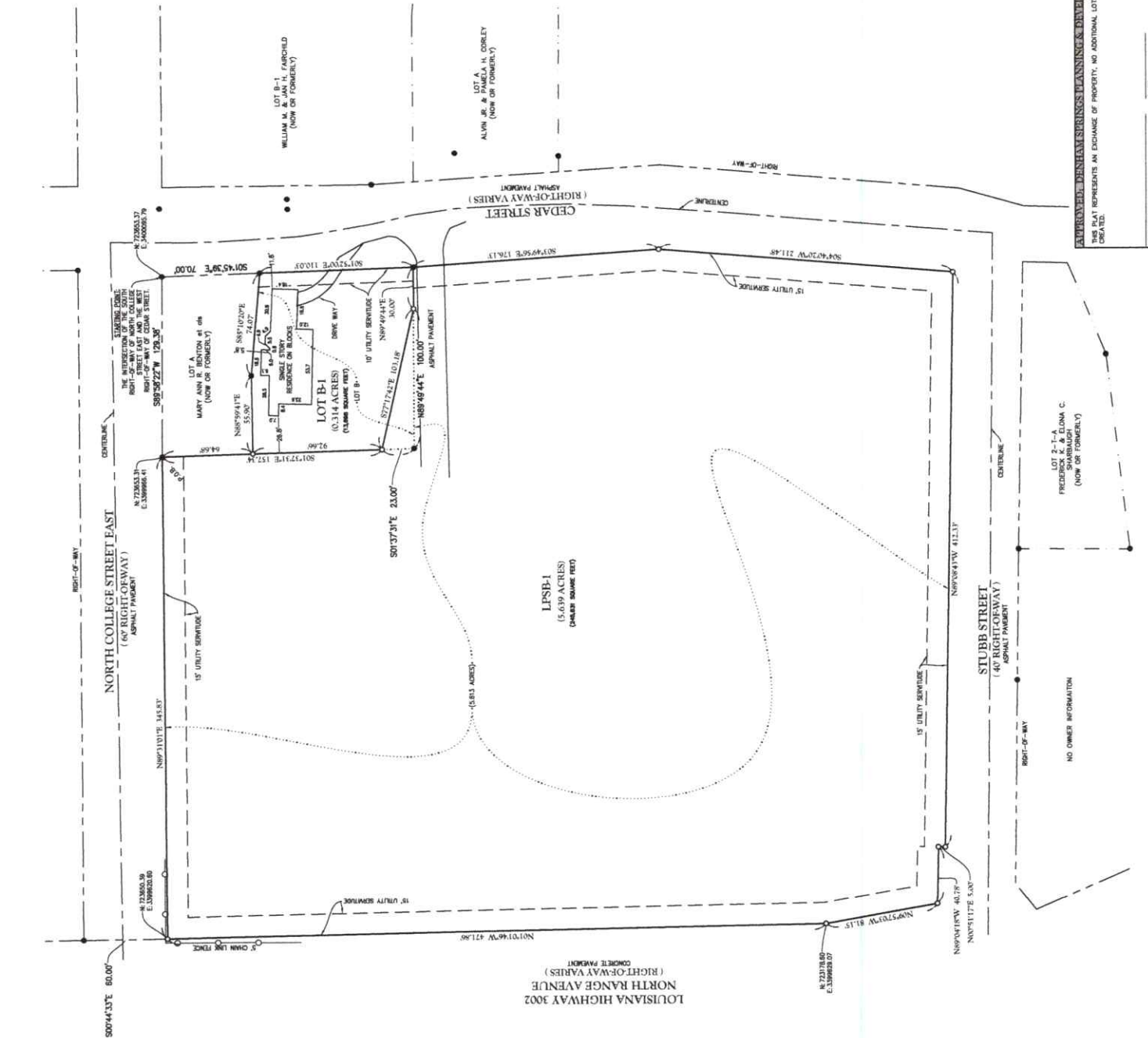
\*"AS OF THE FLOOD INSURANCE RATE MAP, THIS PROPERTY IS IN ZONE X-1. THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP OF 04/25/2012, NO FLOOD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE, AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAIN ADMINISTRATOR BEFORE ANY DESIGN OR CONSTRUCTION.

[illegible][illegible]

THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LOUISIANA REVENUE STATUTES AS SUGGESTED AND CONFIRMED TO PARISH EXORCISMES GENERALLY AND THE STATE OF LOUISIANA IN ADEQUATE ACCORDANCE WITH THE STANDARD OF PRACTICE FOR REVENUE SURVEYS OF THIS CLASS. C. B. CURTIS AND I WAS THE INTENT TO CERTIFICATE IS SURVIVED TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR HIS REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVERSED BY THE CERTIFIER TO REFLECT THE SAME.

PRELIMINARY DOCUMENT FOR REVIEW ONLY  
This document is not to be used for construction,  
bidding, recordation, conveyance, sales, or as the  
basis for the issuance of a permit.

SETH J. MORLEY DATE

[illegible]

● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)  
○ SET 1/2" IRON ROD  
P.O.B POINT OF BEGINNING

**APPROVED: CITY ENGINEER**

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**LANDOWNER/OFFICER CERTIFICATION**

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OR LEGAL OFFICER OF THE PROPERTY PLATTED HEREON, ON THE DATE SIGNED.

## SEWAGE DISPOSAL NOTE

**PUBLIC DEDICATION**

THIS IS TO CERTIFY THAT THE SERVICES AND RIGHTS OF WAY SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE PROPER USE OF THE PUBLIC FOR PROPER PURPOSES INCLUDING DRAINAGE, REMOVAL OF SEWAGE, UTILITIES, NO TREES, SHRUBS, OR PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR OTHER IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVICE OF RIGHT-OF-WAY, SO AS TO PREVENT OR IMPAIR THE SERVICE WITH ANY RIGHT-OF-WAY, AND NO SUCH IMPROVEMENTS MAY BE SITUATED

ROBERT BRUCE BENTON OWNER OF LOT B-1	DATE
DAVID "DOC" GRAHAM OWNER OF 1958-1	DATE

# TITLE PLAT SHOWING SURVEY & EXCHANGE OF PROPERTY BETWEEN

A CERTAIN 5.613 ACRES LOT BEING THE PROPERTY OF THE LIVINGSTON PARISH SCHOOL BOARD AND LOT B BEING THE PROPERTY OF ROBERT BRUCE BENTON, INTO

INFO  
LPSB-1 AND LOT B-1

<p>LOCATED IN SECTION 44, TOWNSHIP 6 SOUTH, RANGE 3 EAST, GREENSBORO LAND DISTRICT, CITY OF BONHAM SPRINGS, WINSTON PARISH, LOUISIANA</p>	<p>ROBERT BRUCE BENTON AND THE WINSTON PARISH SCHOOL BOARD</p>
<p>CL-17</p>	<p>CL-17</p>

LIVINGSTON PARISH SCHOOL BOARD

Q	20-3046
FITTED IN IN.	POIN.
670	30
FRAMING IN	CALC. IN
AR	5.8
ALIB. S&P IN	5.8
10021	



**QUALITY**  
Engineering & Surveying, LLC  
10350 Hwy 41, Port Victoria, LA 70758  
TEL: 214-966-1600 FAX: 214-966-1747  
www.qesurvey.com

**APPROVED: DENHAM SPRINGS PLANNING & DEVELOPMENT**

THIS PLAY REPRESENTS AN EXCHANGE OF PROPERTY. NO ADDITIONAL LOTS ARE BEING CREATED.

DATE \_\_\_\_\_

RICK FOSTER \_\_\_\_\_

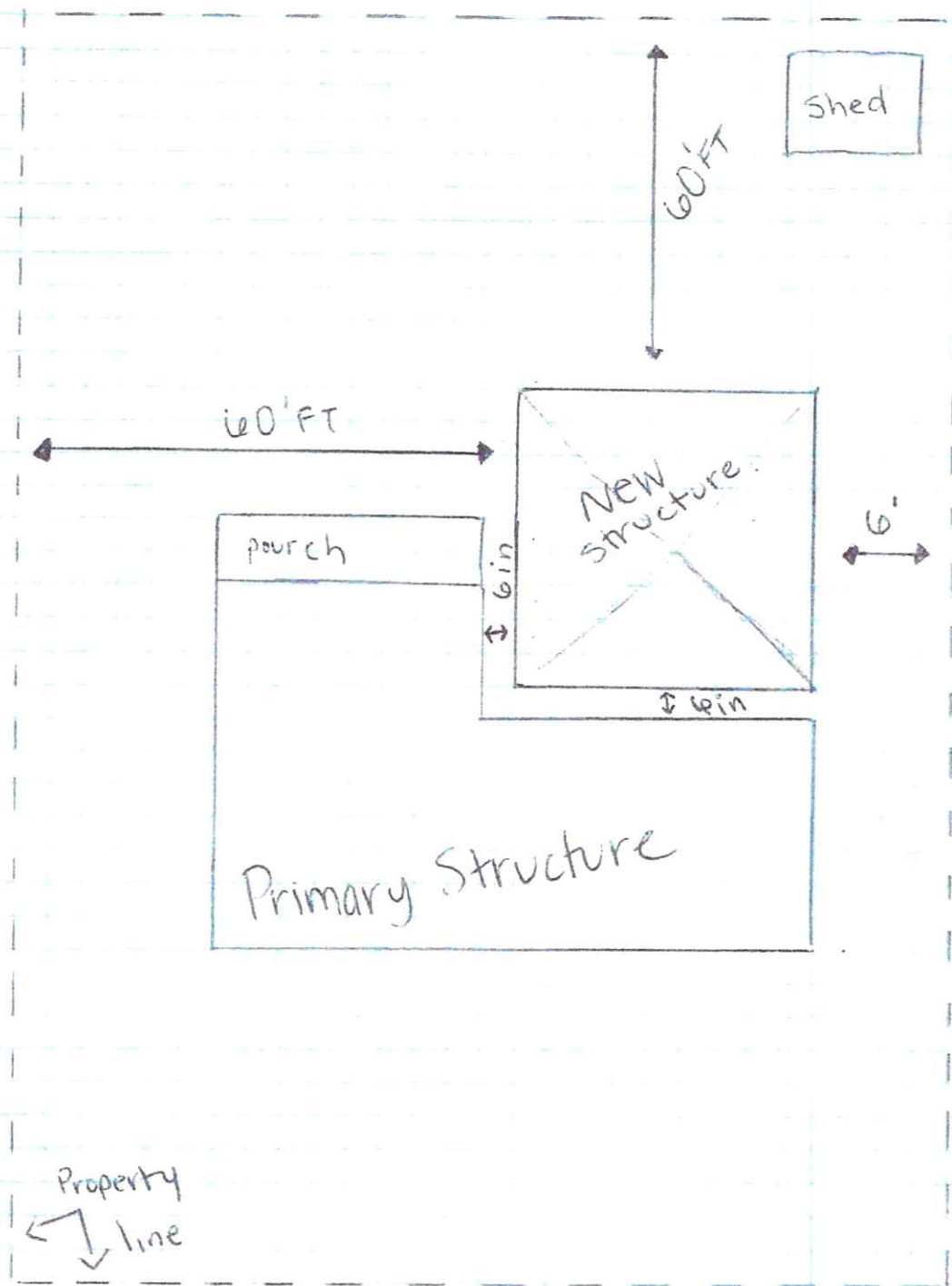


Figure 1. Site Plan

**ZONING  
ITEM  
# 2**

Fig. 2

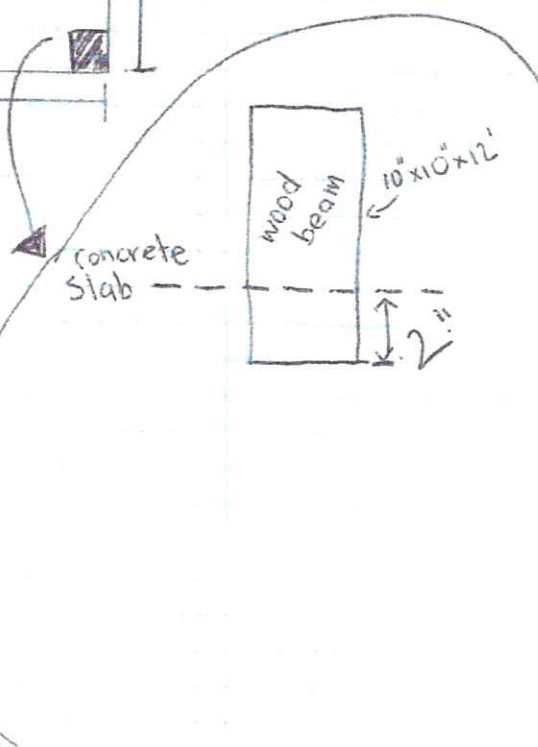
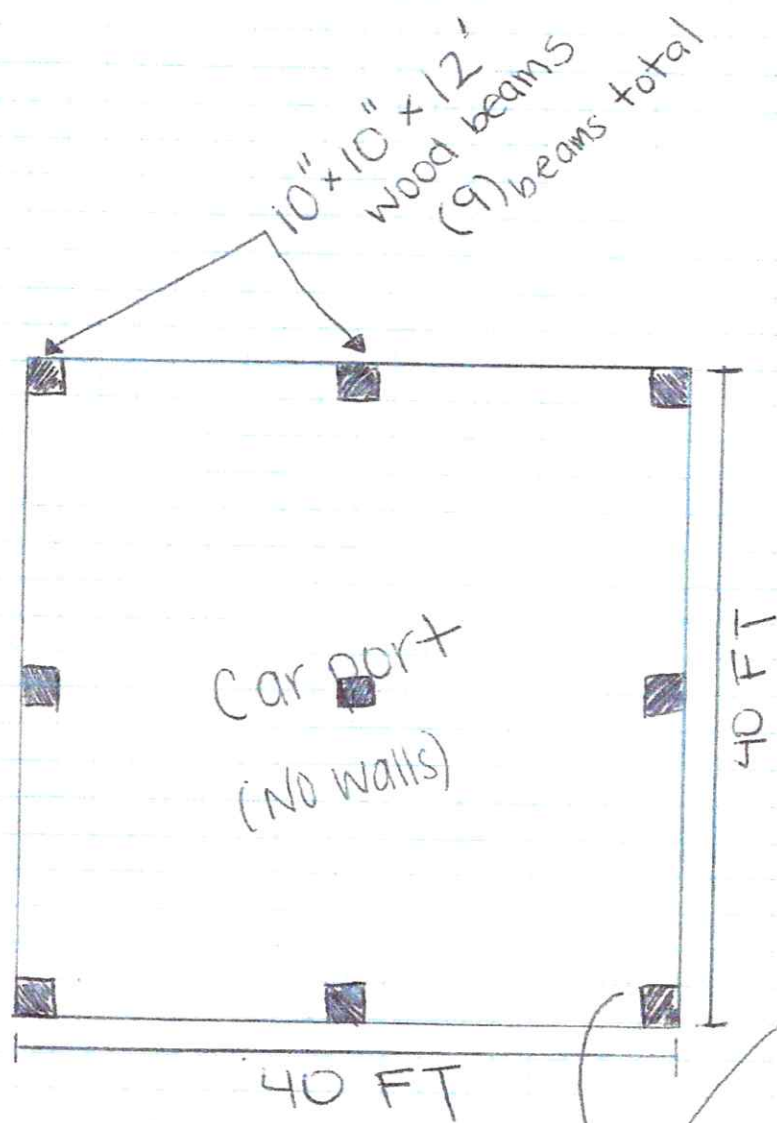
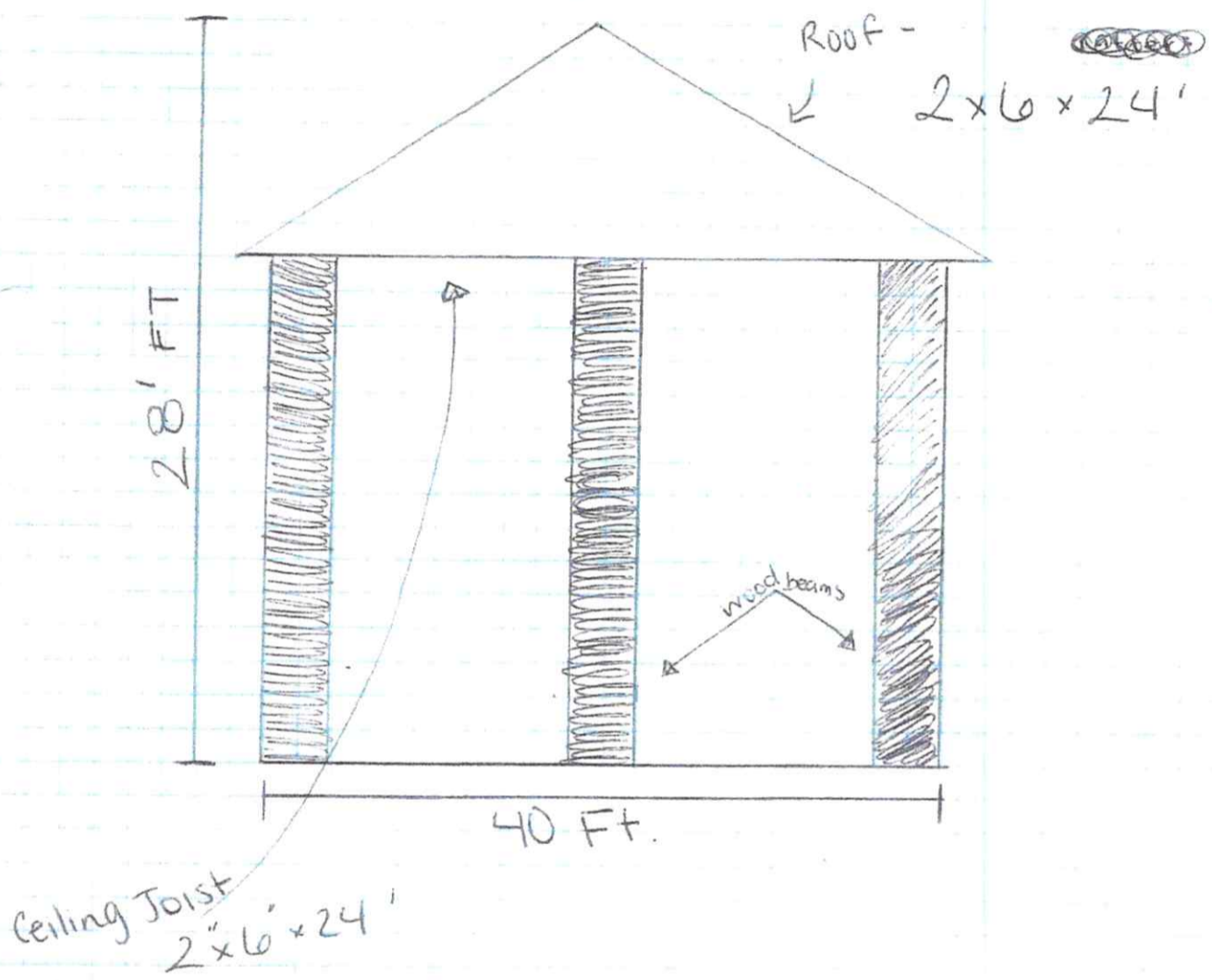


Figure 2. Floor Plan & Figure 3. Foundation Details



Construction Details  
Figure 9. ~~Foundation details~~

Sec. 14.04. - Exceptions and modifications to accessory buildings and structures.

14.04.1 Except as hereinafter provided (for a corner lot see section 14.0, paragraph 3) any accessory building may be built in a required side yard if no part of such accessory building is less than five feet from any side and rear lot line and no portion of such building is located in the required front yard.

14.04.2 A carport, attached to or detached from the main building, may be constructed in a required side yard and may be attached to an enclosed accessory building provided that no wall of such accessory building is less than 40 feet from the front lot line nor less than five feet from the side lot line; that every part of the projection of such carport is at least three feet from the side lot line; that the combined length of such carport and accessory buildings does not exceed 40 feet; and that the height of such carport or accessory building does not exceed the height of the principal or main building or structure, but no more than 16 feet in height. A carport attached to the main building shall be unenclosed on the street side and on both sides approximately paralleling the side lot line. A carport allowed under this paragraph shall be maintained perpetually unenclosed as required, unless a variance is granted by the board of aldermen after a recommendation by the zoning commission.

14.04.3 No accessory structure shall be constructed by any lot prior to the time of construction of the principal structure to which it is accessory.

14.04.4 The combined gross area of all accessory buildings or portions thereof located in required side and rear yards shall not exceed 40 percent of the required rear yard area, nor shall more than one accessory building cover any part of a required side yard. The exception is that 100 percent of the required rear yard area may be used in a commercial district for a covered and enclosed off-street parking structure provided that accessory buildings are not built on the side or rear lot lines, and shall not be located closer than three feet from either side or rear lot line.

14.04.5 On corner lots where a side yard or a front yard on a side street is required, there shall be a minimum distance between any accessory building and the side street line not less than the requirements in section 14.03. Furthermore, where a lot adjoining the rear of a corner lot fronts on the side street, no part of any accessory building on the corner lot within 15 feet of the common lot line shall project beyond the prolongation of the front yard line of the lot in the rear, provided, however, that this limitation shall not reduce the length of the buildable area of the accessory building to less than 20 feet. In cases where the determination of the side yard can be established through other sections of this ordinance, the more restrictive criteria shall apply.

14.04.6 Filing station pumps and pump islands, without canopies or with canopies attached to a main building, may occupy the required yards; provided, however, that pumps, pump islands, and canopies are not less than 15 feet from street right-of-way lines.

14.04.7 Accessory swimming pools, open and unenclosed, may occupy a required rear or side yard provided they are not located closer than six feet to a rear lot or ten feet to an interior side lot line. A walk space at least three feet wide shall be provided between pool walls. Every swimming pool shall be protected

by a safety fence which shall be no less than six feet high.

14.04.8 Permitted accessory storage of a boat or boat trailer shall not be conducted in a required front yard.

14.04.9 Power plants, heating or refrigerating plants or apparatus or machinery not a part of the main building and when accessory to be permitted in the buildable area or required side or rear yards only when so placed and operated as to cause the least inconvenience to owners and tenants of adjoining lots and buildings; and provided that all of the above-mentioned activities comply with existing ordinances and do not cause serious annoyance or injury to occupants of adjoining premises by reason of the emission of odors, fumes, or gases, dust, smoke, noise or vibration, light, glare, or other nuisances.

14.04.10 Temporary buildings, used in connection with construction work only, may be located in any district during the period of construction, but such temporary buildings shall be removed upon completion of such construction work.

(Ord. of 7-23-90; Ord. No. 13-01, art. I, 2-5-13)

## Sec. 14.05. - Exception and modifications to use regulations.

14.05.1 More than one main institutional, public, semi-public, commercial or industrial building may be located upon a lot or tract of record, provided that no such building or portion thereof is located outside the buildable area of the lot.

14.05.2 For the purpose of the side yard and lot frontage regulations, a two-family, three-family, or four-family dwelling, a group of town houses, a multiple-family dwelling, electric substation, telephone exchanges, or telephone repeater structures for public utility purposes shall be considered as one building occupying one lot.

14.05.3 *Fences.*

14.05.3.1 *Permit required.* Before commencing construction on any type of fence, whether residential, commercial or industrial, a permit issued under chapter 22 of this Code shall be obtained from the building official.

14.05.3.2 *Fence and height restrictions.* Notwithstanding any subdivision or development restrictions, a fence, wall or hedge not more than eight feet in height may project into or enclose any required front or side yard provided, however, that no fence, shrubbery, or obstruction of any type shall be permitted into required front yards less than 20 feet of any street right-of-way or property line. Furthermore, on corner lots, no fence, shrubbery, or obstruction shall be permitted into required front and side yards, with a triangular area as defined by Section 2.06. Fences, walls, or hedges may project into or enclose other required yards provided such fences, walls, or hedges do not exceed a height of eight feet.

14.05.3.3 *Fence construction materials.* Fences must be constructed with wood, chain link, masonry, wrought iron or other like materials. No barbed wire or other hazardous material shall be used in fence construction, except that commercial or industrial fences may be permitted to contain security wire on the top part of the fence. No electrified fences shall be permitted.

14.05.3.4 *Fence height defined.* Height shall be measured from the ground, at a point where the fence makes contact with the ground, to the highest part of the fence. But, a fence which is constructed with standard eight foot boards must be built so that three-fourths of the fence shall be no higher than a maximum of two inches off the ground.

14.05.3.5 *Exceptions.*

1. Notwithstanding section 14.05.3.2, fence heights greater than eight feet will be permitted in the following circumstances:
  - a. Decorative posts, post lights, columns, column decorations, gates and the like which are integral parts of an eight-foot fence may extend higher than eight feet but shall not exceed a height of ten feet.
  - b. Fence heights up to ten feet will be permitted along a boundary between a residential district and a commercial or industrial district. Permit applications for

fences ten feet in height must be accompanied by drawings signed and stamped by a professional of record.

- c. Fence heights up to ten feet will be permitted along a boundary between a residential property and a commercial property and along a boundary between commercial properties. The ten-foot height requirement between commercial properties may, in some cases, be extended by security wire pursuant to the commercial permit application. The allowance of an extension of a commercial property fence by security wire shall be determined by the building inspector on an individual basis. Permit applications for fences ten feet in height must be accompanied by drawings signed and stamped by a professional of record.
- d. A fence which has a height greater than eight feet which is already existing upon the effective date of this ordinance is exempt from these substantive amendments.
- e. Developers may apply for a blanket height variance to include an entire subdivision if desired.

14.05.3.6 *Variances.* For any other situation or circumstance not addressed by the planning and zoning or subdivision regulations nor itemized in this section, the property owner shall apply for a variance. Before being granted, variances must be considered on an individual basis and approved by the city council.

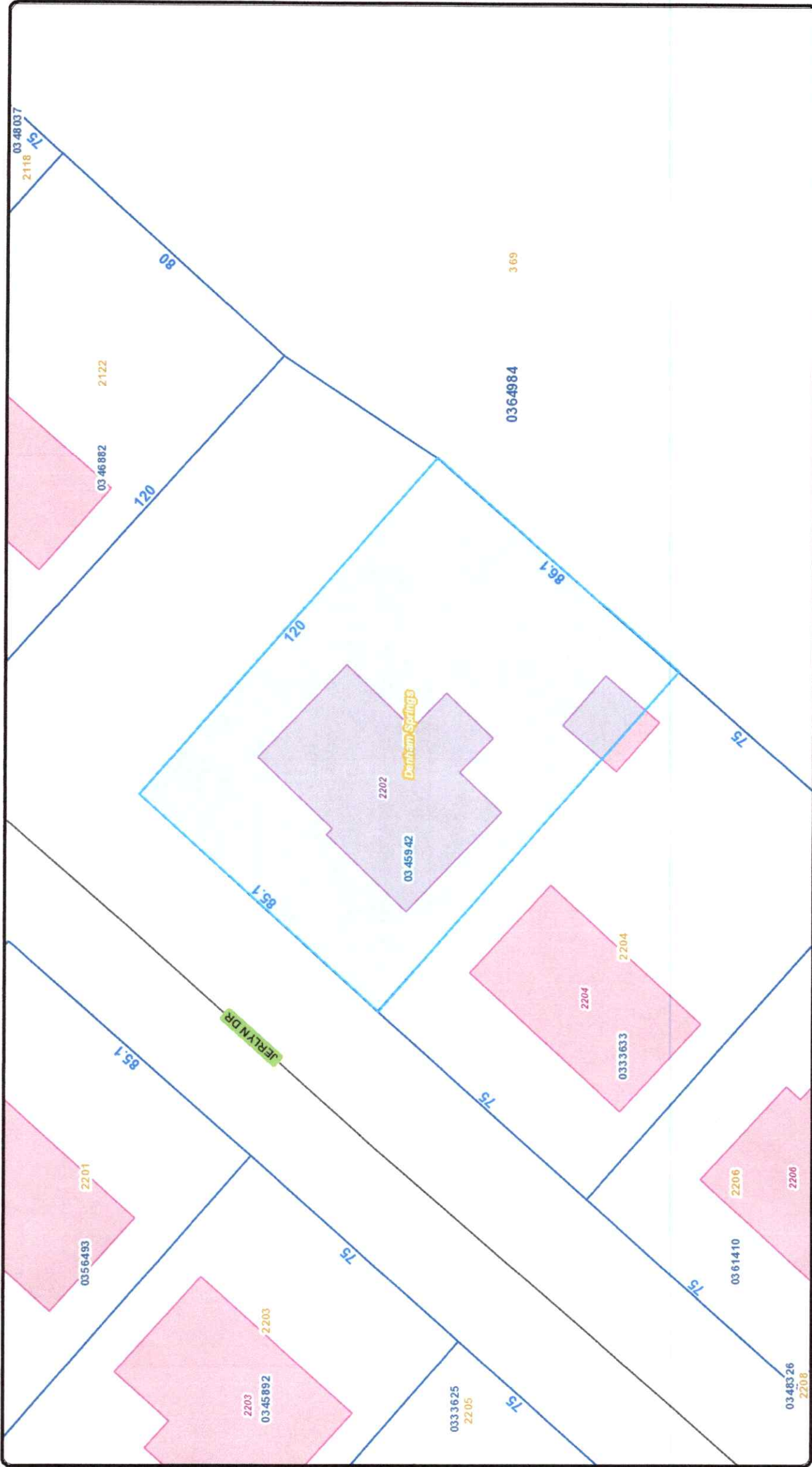
14.05.4 Existing railroads may continue to be operated and maintained irrespective of where located, but no new railroad line or their accessory structures may be erected in residential or commercial districts unless approved by the board of aldermen.

14.04.5 *Satellite disks.* Satellite disk antennas are accessory uses of a lot and thus may not interfere with the required side or front yards established by this ordinance. Disks shall be placed in a rear yard in residential districts and in residential uses of property. Front or rear yards may be used for disk placement in commercial and industrial zones.

(Ord. of 7-23-90; Ord. No. 04-34, art. I, 12-14-04; Ord. No. 18-08, 11-13-18)

ITEM #3

Geoportal Map



DISCLAIMER: Every reasonable effort has been made to assure the accuracy of the data presented. The Livingston Parish Assessor's Office makes no warranties, express or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the use or misuse of said data. The Assessor retains the right to make changes and update data on this site at anytime without notification. The parcel data on the base map is used to locate, identify and inventory parcels of land in the Parish of Livingston only, and is not to be used or interpreted as a legal survey or legal document. Additional data layers not originating in the Assessor's Offices are also presented for informational purposes only. Before proceeding in any legal matter, all data should be verified by contacting the appropriate parish or municipal office.

December 23, 2020



ZONING  
ITEM  
#4

SHEET C-2.0

DATE: 05/29/2020

CHECKED: S. BROCATO

DESIGNED: S. BROCATO

STATE: LA

CITY: DENHAM SPRINGS

REVISION DESCRIPTION

BY

NO.

DATE

DESCRIPTION

CERTIFICATION

STATE OF LOUISIANA

SARAH BROCATO

License No. 4933

08/24/2020

17-5037 LA 3002 & EUGENE STREET

SITE PLAN

INCORPORATED

C-2.0

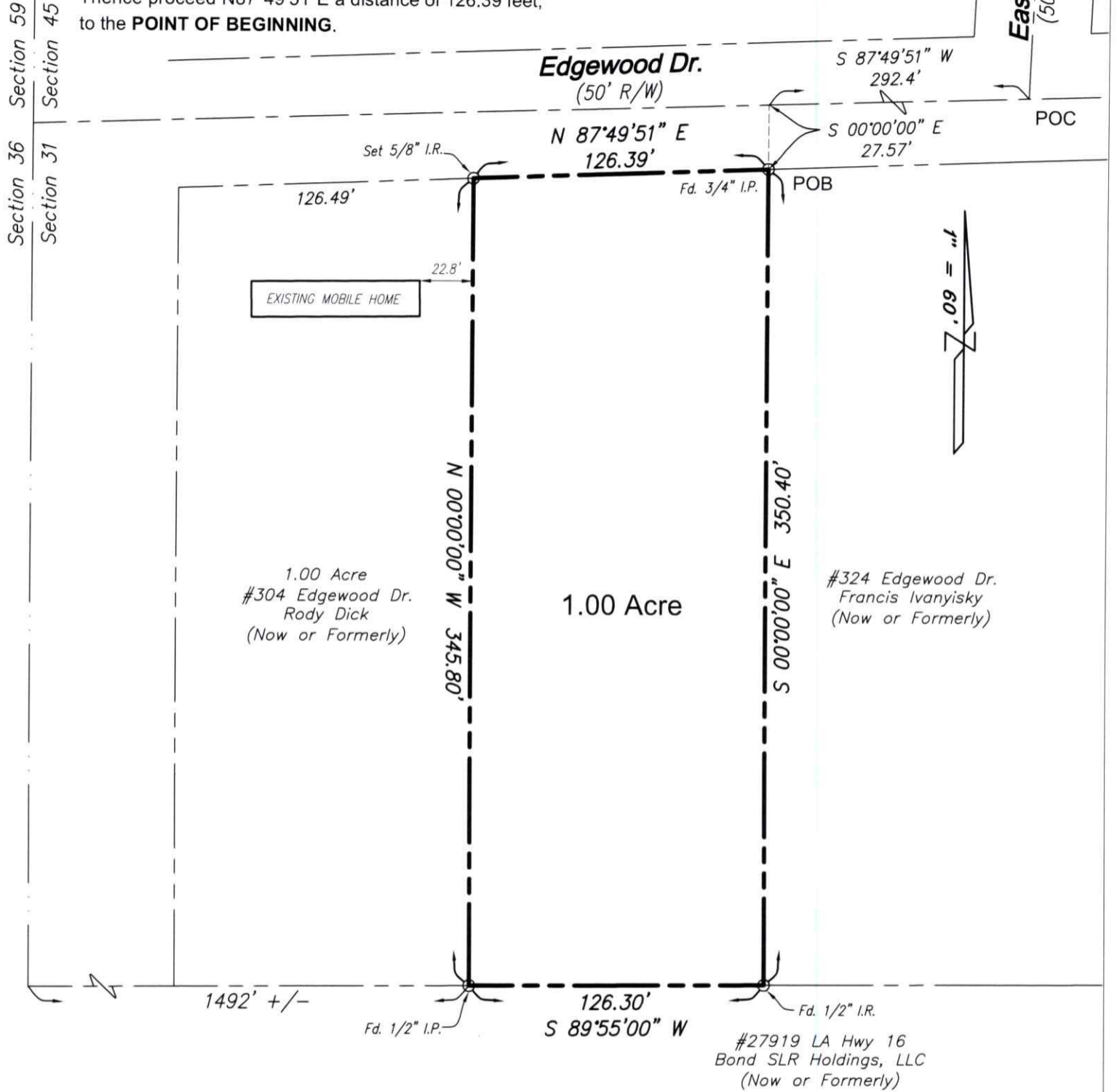
The site plan illustrates a proposed development on a rectangular lot. The lot is bounded by LA 3002 (Concrete Roadway) to the north, Eugene Street (Asphalt Roadway) to the west, and a common recreation area to the south. The building footprint is divided into eight units, each with a specific finished floor elevation (F.F.E.): Unit 1 (46.0), Unit 2 (46.0), Unit 3 (46.0), Unit 4 (46.0), Unit 5 (46.5), Unit 6 (46.5), Unit 7 (46.5), and Unit 8 (46.5). The building is oriented with its long side facing Eugene Street. A parking area is located to the west of the building, adjacent to Eugene Street. A concrete roadway (LA 3002) runs along the north boundary. A common recreation area is located to the south of the building. The plan also shows various setbacks, easements, and utility lines. A legend in the bottom right corner identifies symbols for concrete surfaces, concrete structures, and grass areas.

NOTES

1. AS PER FEMA FIRM MAP NO. 2206C0205E, DATED 04-03-2012, COMMUNITY NUMBER 2206C0205E, THE PROPOSED DEVELOPMENT IS LOCATED WITHIN FLOOD ZONE "AE" WITH A BASE FLOOD ELEVATION (BFE) = 45.5'.
2. TOTAL BUILDING SPACE SQUARE FOOTAGE = 11740 SQUARE FEET.
3. LOT AREA = 1.00 ACRES.
4. CURRENT ZONING: C-165-RS-E.
5. REQUIRED SETBACKS: FRONT = 30', REAR = 20', SIDE = 10'.

**LEGAL DESCRIPTION-1.00 Acre:**

Commence at the point formed by the intersection of the centerlines of Edgewood Dr. and East Street, said point being **Point of Commencement**, thence proceed along the centerline of Edgewood Dr. S87°49'51"W a distance of 292.4', thence S00°00'00"E a distance of 27.57 feet to the northeast corner of 1.00 Acre and the **POINT OF BEGINNING**;  
Thence proceed S00°00'00"E a distance of 350.40 feet;  
Thence proceed S89°55'00"W a distance of 126.30 feet;  
Thence proceed N00°00'00"W a distance of 345.80 feet;  
Thence proceed N87°49'51"E a distance of 126.39 feet;  
to the **POINT OF BEGINNING**.



**NOTE:** NO ATTEMPT HAS BEEN MADE BY LOUISIANA LAND SURVEYING, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

**REFERENCE MAP:**

SURVEY PLAT OF TWO (2) 1 ACRE TRACTS AS SHOWN IN SECTION 31, T-6-S, R-3-E, LIVINGSTON PARISH, LA, PREPARED BY J. C. KERSTENS, C.E., 1-23-69.

**BASIS OF BEARING:** AS SHOWN ON REFERENCE MAP NO. 1.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 22063C 0205E DATED 4-3-2012, THIS PROPERTY IS LOCATED IN FLOOD ZONE "AE".

**SURVEY OF  
1.00 ACRE TO BE REZONED**

Situated in  
Section 31, T-6-S, R-3-E  
Livingston Parish, Louisiana  
prepared for  
**Silverio Ozuna**



[CADFILE: 21-008\_REZONE]

**CERTIFICATION:** I HEREBY CERTIFY TO THE ENTITY NAMED ABOVE THAT THE SURVEY SHOWN HEREON WAS ACTUALLY MADE ON THE GROUND AND THAT THERE ARE NO VISIBLE ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, EXCEPT AS SHOWN. THE UNDERSIGNED FURTHER CERTIFIES THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "C" SURVEY.

*Curtis Chaney*

DATE: 1-11-21

CURTIS M. CHANEY, P.L.S. No. L-4829

Additions or deletions to this survey map are prohibited without the written consent of the signing party.

**LOUISIANA  
LAND SURVEYING**

9522 Brookline Ave., Suite 107  
Baton Rouge, Louisiana 70809

225-753-5263 (LAND)  
info@lalandsurvey.com