

City of Slidell, Louisiana
Planning Commission
Agenda

July 21, 2025 at 7:00pm

Council Chambers, 2045 2nd St, Slidell, LA

Agenda packet available at myslidell.com/planning/boards/pz

For questions or to provide public comment before the meeting,
email PZ@cityofslidell.org or call (985) 646-4320 (M-F 8am to 4:30pm)



SCAN ME
for the
PC website

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Minutes.** Approve minutes from June 16, 2025
4. **Consent Agenda**
 - a. **DEXCP 2025-0001** –386 Robert Blvd - A request for a Design Exception from Commercial Design Standards, and from Appendix B Part 3 Section 3.201.B. regarding orientation of structure and placement of primary access.
5. **Public Hearing**
 - a. **Case No. S2025-0001**- A request for resubdivision of a 0.762 Acre Parcel into Tract 1 and Tract 2, Square 2, Salmen Addition No. 1, in Section 44, Township 9 South, Range 14 East, City of Slidell, St Tammany Parish Louisiana.
 - b. **Case No. S2025-0002** A request for resubdivision of Lots C6 through C11 in Phase 1, Lots C12 through C16 and C18, Phase 2, into Lots C6-1 and C8-1, Northshore Business Park, Sec. 14, Township 9 South, Range 14 East, City of Slidell
6. **Other Business**
7. **General and Public Comments**
8. **Adjournment**

The next Planning Commission meeting will be August 18, 2025.



City of Slidell, Louisiana
Planning Commission
Minutes

June 16, 2025 @ 7:00 p.m.

Council Chambers, 2045 2nd Street, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chair Reardon at 7:00 p.m.

Commissioners Present

Richard Reardon, Chair
Landon Washington, Vice Chair
Chad Duffaut, Jr.
Sandy Hicks
Michael Newton

Commissioners Not Present

Gayle Green
Eric Shives

Staff Present

Daniel McElmurray, Planning Director
Erica Smith, Planning Secretary
Evelyn Campo, Desire Line

2. **Pledge of Allegiance**

3. **Minutes.** Motion by Commissioner Duffaut to approve minutes of May 19, 2025 as written; Vice Chair Washington seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

4. **Public Hearing**

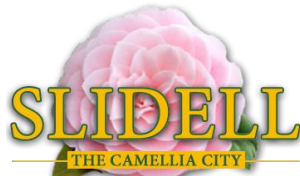
There were no public hearings for this meeting.

5. **Other Business**

There was no other business.

6. **General and Public Comments.** There were none.

7. **Adjournment.** Meeting adjourned at 7:02 p.m. on motion by Commissioner Duffaut, seconded by Commissioner Newton, and a vote of 5 YAYS, 0 NAYS, 0 ABSTAIN.



Planning Department

Staff Report

Case No. S2025-0001

Subdivision of a 0.782 acre parcel into 2 Tracts of Land at
2767, 2777 William Tell and 2766 Front Streets

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | planningdept@cityofslidell.org | myslidell.com

Location: 2767, 2777 William Tell and 2766 Front Streets (**Figure 1**)

Owner(s): Randi Annaloro

Applicant: Tony Salvagio

Zoning: C-4 Highway Commercial/Olde Towne Preservation District

Future Land Use: Commercial (**Figure 2**)

Request: A resubdivision of a 0.762 Acre Parcel into Tract 1 and Tract 2, Square 2, Salmen Addition No. 1, in Section 44, Township 9 South, Range 14 East, City of Slidell, St Tammany Parish Louisiana.

Planning Commission: July 21, 2025

STAFF RECOMMENDATION

APPROVAL

FINDINGS

1. The petitioned property is one parcel of developed land with existing buildings facing both Front Street and William Tell Street (**Figure 3**). It is zoned C-4.
2. Subject property is currently zoned C-4. (**Figure 1**).
3. The property is located within a special flood hazard area, in flood zone AE. The land has an elevation of approximately 5.5 feet. (**Figure 4**)
4. The applicant proposes buying the property at 2766 Front Street, currently developed with a tire and rims retail store. This property will be identified as Tract 1 containing 0.381 acres. The owner will maintain the remaining parcel which has two buildings associated with an active business. This property will be identified as Tract 2 containing 0.381 acres. (**Figure 5**)
5. The C-4 zoning district does not require minimum lot sizes unless the property is used for a dwelling. If this property were used for a dwelling, it would meet the minimum lot area and width.
6. Currently, the two proposed properties have access from both Front Street and William Tell Street through an internal shared driveway. With this resubdivision, Tract 1 will have direct access from Front Street with Tract 2 having direct access to William Tell Street. (**Figure 5**)
7. The proposed lot layout will not impact zoning requirements for each building, with all setbacks being met. (**Figure 5**).

FIGURES

Figure 1. Location and Zoning Aerial



Figure 2. Future Land Use Map (Comp Plan 2040)

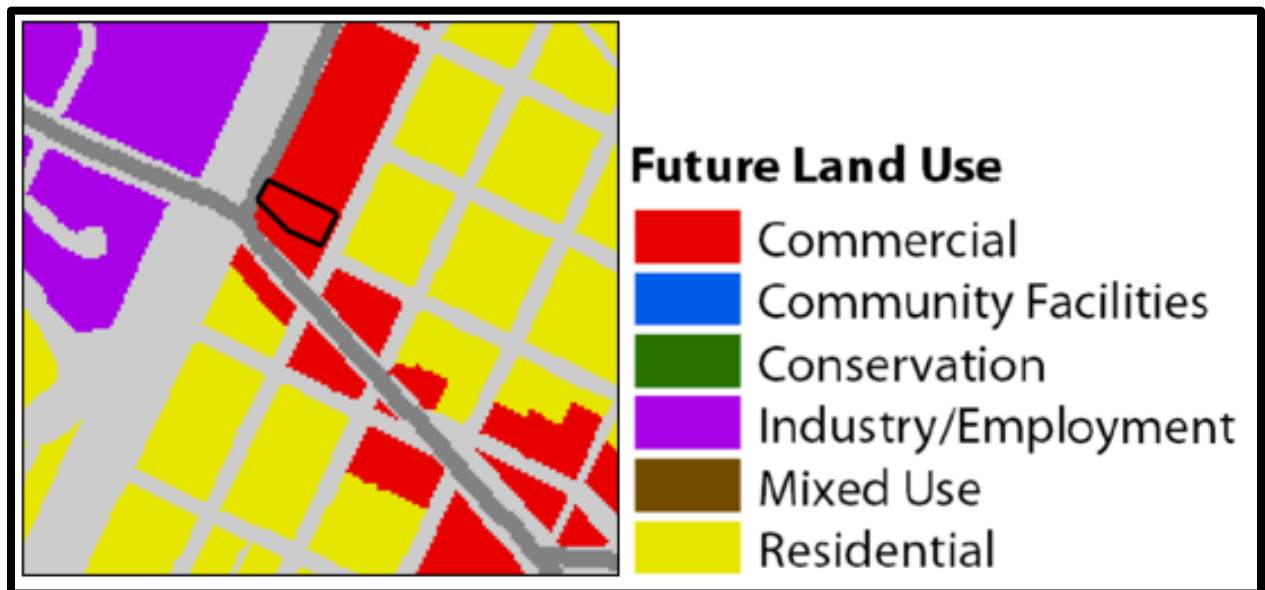


Figure 3. Street Views (Google 2022/2023)



FIRM
FLOOD INSURANCE RATE MAP

CITY OF
 SLIDELL,
 LOUISIANA
 ST. TAMMANY PARISH

COMMUNITY-PANEL NUMBER
 220204 0010 C

MAP REVISED:
 APRIL 21, 1999

PC
Distributed July 14, 2025

Page 4 of 5

SUBD2025-0001
Prepared by T Alexander

GENERAL NOTES

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED 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 IN A SPECIAL FLOOD HAZARD AREA.
F.I.R.M. COMMUNITY MAP NO. 220204-0010-C, DATED: 09/23/1999
FLOOD ZONE: AE; BASE FLOOD ELEVATION: 9.0'

ZONING: C-4 HIGHWAY COMMERCIAL

YARD:

Front yard, 25 feet;
Side yard, Rear yard—No requirement except where a lot is used for a dwelling or in part for a dwelling and it shall be the same as for the A-8 residential district. See (b) below. When a side yard is provided, said side yard shall not be less than three feet.

(b) Whenever a C-4 commercial district abuts on a residential district which requires front, side and rear yards, these requirements shall apply for the C-4 district for the side on which the abutment occurs only or 150 feet if no block exists and requirements of section 2.201(2)(b) and (2)(c) shall apply

LOT SIZE:

Where a lot is used for a dwelling or in part for a dwelling, it shall be same as district A-8 residential.

SECTION:

2.2207 shall apply.

See section 1.4.

OWNERS ADDRESS:

Tony Salvaggio
534 North Caleb
Slidell, LA 70461

Legal Description — 0.381 acres being comprised of
Tract 1, Square 2,
Salmen Addition No.1,
in Section 44 — Township 9 South — Range 14 East,
Greensburg Land District,
City of Slidell,
Saint Tammany Parish, Louisiana
For: Tony Salvaggio

A certain parcel of land, lying and situated in Salmen Addition, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana and being more fully described as follows:

Commence from the Northwest corner of Square No.1, of the Salmen Addition No.1, run along the Easterly side of U.S. Highway 90 North 26 Degrees 37 Minutes 00 Seconds East a distance of 24.00 feet to the Point of Beginning and a 1/2" iron rod set on the Easterly right of way line of U.S. Highway 11; Thence, run along Easterly right of way line of U.S. Highway 11 North 26 Degrees 17 Minutes 52 Seconds East a distance of 81.00 feet to a 1/2" iron rod found on the easterly right of way line of U.S. Highway 11; Thence leaving said Easterly right of way line of U.S. Highway 11 run South 63 Degrees 42 Minutes 08 Seconds East a distance of 152.06 feet to a 1/2" iron rod set; Thence run South 26 Degrees 10 Minutes 34 Seconds West a distance of 135.78 feet to a 1/2" iron rod set; Thence run North 63 Degrees 58 Minutes 57 Seconds West a distance of 122.43 feet to a 1/2" iron rod set; Thence run North 63 Degrees 58 Minutes 13 Seconds West a distance of 3.41 feet to a 1/2" iron rod set; Thence run North 43 Degrees 30 Minutes 12 Seconds West a distance of 158.70 feet to a 1/2" iron rod set and back to the Point of Beginning.

Said parcel contains 0.381 acres of land more or less, lying and situated in Salmen Addition No.1, in Section 44—Township 9 South—Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana.

Legal Description — 0.381 acres being comprised of
Tract 2, Square 2,
Salmen Addition No.1,
in Section 244 — Township 9 South — Range 14 East,
Greensburg Land District,
City of Slidell,
Saint Tammany Parish, Louisiana
For: Tony Salvaggio

A certain parcel of land, lying and situated in Salmen Addition, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana and being more fully described as follows:

Commence from the Northwest corner of Square No.1, of the Salmen Addition No.1, run along the Easterly side of U.S. Highway 90 North 26 Degrees 37 Minutes 00 Seconds East a distance of 24.00 feet to a 1/2" iron rod set on the Easterly right of way line of U.S. Highway 11; Thence, run along Easterly right of way line of U.S. Highway 11 North 26 Degrees 17 Minutes 52 Seconds East a distance of 81.00 feet to a 1/2" iron rod set; Thence leaving said Easterly right of way line of U.S. Highway 11 run South 63 Degrees 42 Minutes 08 Seconds East a distance of 152.06 feet to a 1/2" iron rod set and the Point of Beginning; Thence run South 63 Degrees 42 Minutes 08 Seconds East a distance of 122.94 feet to a 1/2" iron rod set on Westerly right of way of William Tell Street; Thence run along the Westerly right of way of William Tell Street South 26 Degrees 23 Minutes 30 Seconds West a distance of 135.19 feet to a 1/2" iron rod found; Thence leaving said Westerly right of way of William Tell Street run North 63 Degrees 58 Minutes 57 Seconds West a distance of 122.43 feet to a 1/2" iron rod set; Thence run North 26 Degrees 10 Minutes 34 Seconds East a distance of 135.78 feet to a 1/2" iron rod set and back to the Point of Beginning.

Said parcel contains 0.381 acres of land more or less, lying and situated in Salmen Addition No.1, in Section 44—Township 9 South—Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana.

NOTE: BEARINGS AND COORDINATES REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702 GEOD 18) BASED ON NAD83 WITH GPS RTN ACCESSED ON 03/27/2025.

PARCEL

SANTANA ENTERPRISES, LLC
2744 FRONT STREET
SLIDELL, LA 70448

C-3 CENTRAL BUSINESS DISTRICT

P.O.B. TRACT 2.

VICINITY MAP
NOT TO SCALE

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

SURVEYED BY:

SEAN M. BURKES
LA REG. No. 4785

A RESUBDIVISION PLAT OF
A 0.762 ACRE PARCEL INTO TRACT 1 & TRACT 2,
SQ. 2, SALMEN ADDITION NO. 1, IN SECTION 44,
T-9-S, R-14-E, GLD, IN THE CITY OF SLIDELL,
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.

TONY SALVAGGIO

SCALE:

1" = 20'

DATE:

03/27/2025

DRAWN BY:

CHECKED BY:

VLL/JN

JDL

DWG. NO.

20250105

SHEET

1 OF 1

APPROVED:

CHAIRMAN OF PLANNING COMMISSION DATE

MAYOR DATE

PRESIDENT OF CITY COUNCIL DATE

CLERK OF COURT DATE

MAP FILE NO. DATE FILED

OWNER/AGENT DATE

TOTAL AREA: 33,210 SQ. FT. OR 0.762 ACRES

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

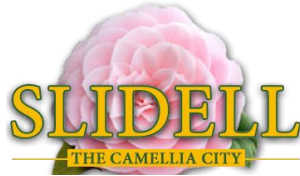
LEGEND

○ 1/2" Iron Rod Set
● 1/2" Iron Rod Found
✕ Fence
— Power Line
⊗ Power Pole
⊕ Cross

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.



Planning Department

Staff Report

Case No. S25-14

Subdivision of 12 Lots into 2 Lots in

Northshore Business Park, East I-10 Service Rd

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | planningdept@cityofslidell.org | myslidell.com

Location: East I-10 Service Road and Business Park Lane (**Figure 1**)

Owner: St Tammany Parish Hospital Service District No. 2

Applicant: Northshore Business Park Holdings, LLC

Zoning: C-4 Highway Commercial

Future Land Use: Commercial (**Figure 2**)

Request: Resubdivision of Lots C6 thru C11 in Phase 1, Lots C12 thru C16 and C18, Phase 2, into Lots C6-1 and C8-1, Northshore Business Park, Sec. 14, Township 9 South, Range 14 East, City of Slidell

Planning Commission: July 21, 2025

STAFF RECOMMENDATION

Approval

FINDINGS

1. The petitioned property is vacant land forming the northeast corner of East I-10 Service Road and Voters Road (**Figure 3**). It is zoned C-4.
2. Currently, there is City water and sewer services at this location making it necessary for a water well and septic system for each of the subject lots. (**Figure 4**)
3. Subject property is currently zoned C-4 (**Figure 1**).
4. The C-4 zoning district requires a minimum lot size when used for residential purposes following lot size and setbacks of the A-8 zoning district. The subject properties are to be developed with a commercial facility for sales and warehousing.
5. The applicant has a Purchase and Sale Agreement with current owners and proposes combining the properties into two lots. Construction of a commercial facility is proposed for Lot C8-1, with Lot C6-1 for future development.
6. The property is in Flood Zone X with an approximate ground elevation of 13 feet (**Figure 5**).
7. The subject lots will have direct access to at least two rights of way, with the proposed construction facing East I-10 Service Road and rear parking from Business Park Lane (Belle Sera Lane) providing sufficient code compliant parking for the proposed use. (**Figure 6**)

Table 1. Dimensions of Current and Proposed Lots, and Zoning District

Lots Zoning – C-4 Highway Commercial	Fronting Street	Width (ft.)	Area (sq. ft.)
Existing			
Lot C6	Business Park Lane	96.5	16,387
Lot C7	Business Park Lane	96.5	16,387
Lot C8	Business Park Lane	96.5	16,387
Lot C9	Business Park Lane	96.5	16,387
Lot C10	Business Park Lane	96.5	16,387
Lot C11	Business Park Lane	61.02	14,915
Lot C12	E. I-10 Service Road	80.41	8,284
Lot C13	E. I-10 Service Road	100	20,604
Lot C14	E. I-10 Service Road	100	20,604
Lot C15	E. I-10 Service Road	100	20,604
Lot C16	E. I-10 Service Road	100	20,604
Lot C18	E. I-10 Service Road	100	20,604
Subdivided			
Lot C6-1	E. I-10 Service Road	100	51,618
Lot C8-1	E. I-10 Service Road	464.37	148,932

RECOMMENDATION

The Planning Department recommends approval.

FIGURES

Figure 1. Location and Zoning Aerial



Figure 2. FLUM 2040

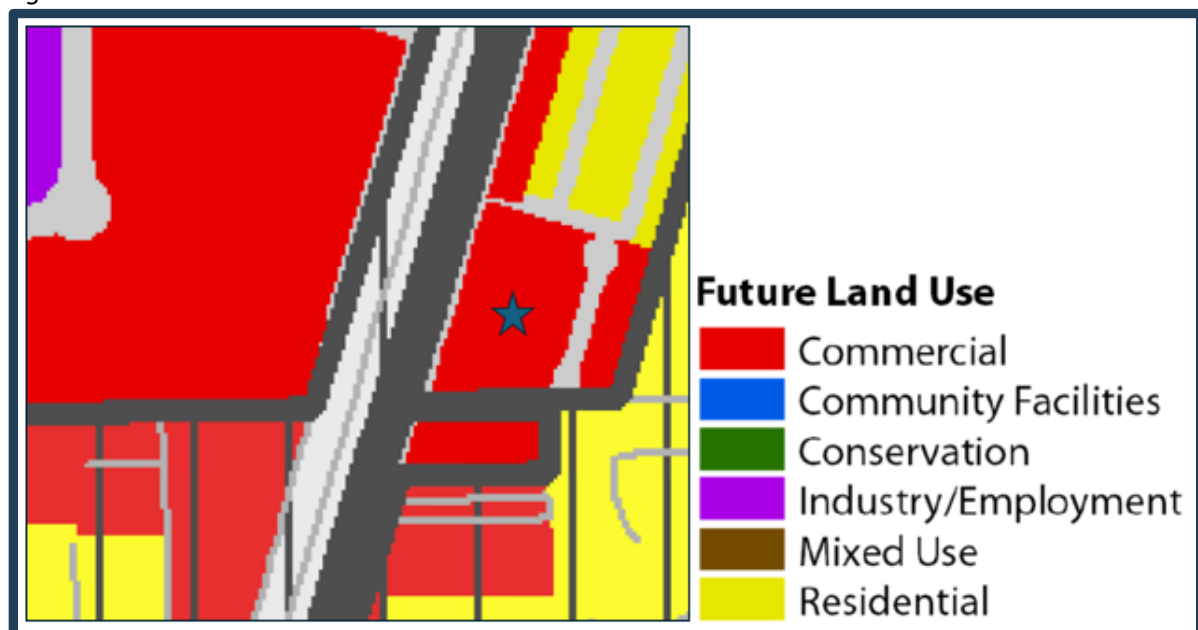


Figure 3. Street View



(Google 2021)



(Google 2023)

Figure 4. City Utilities

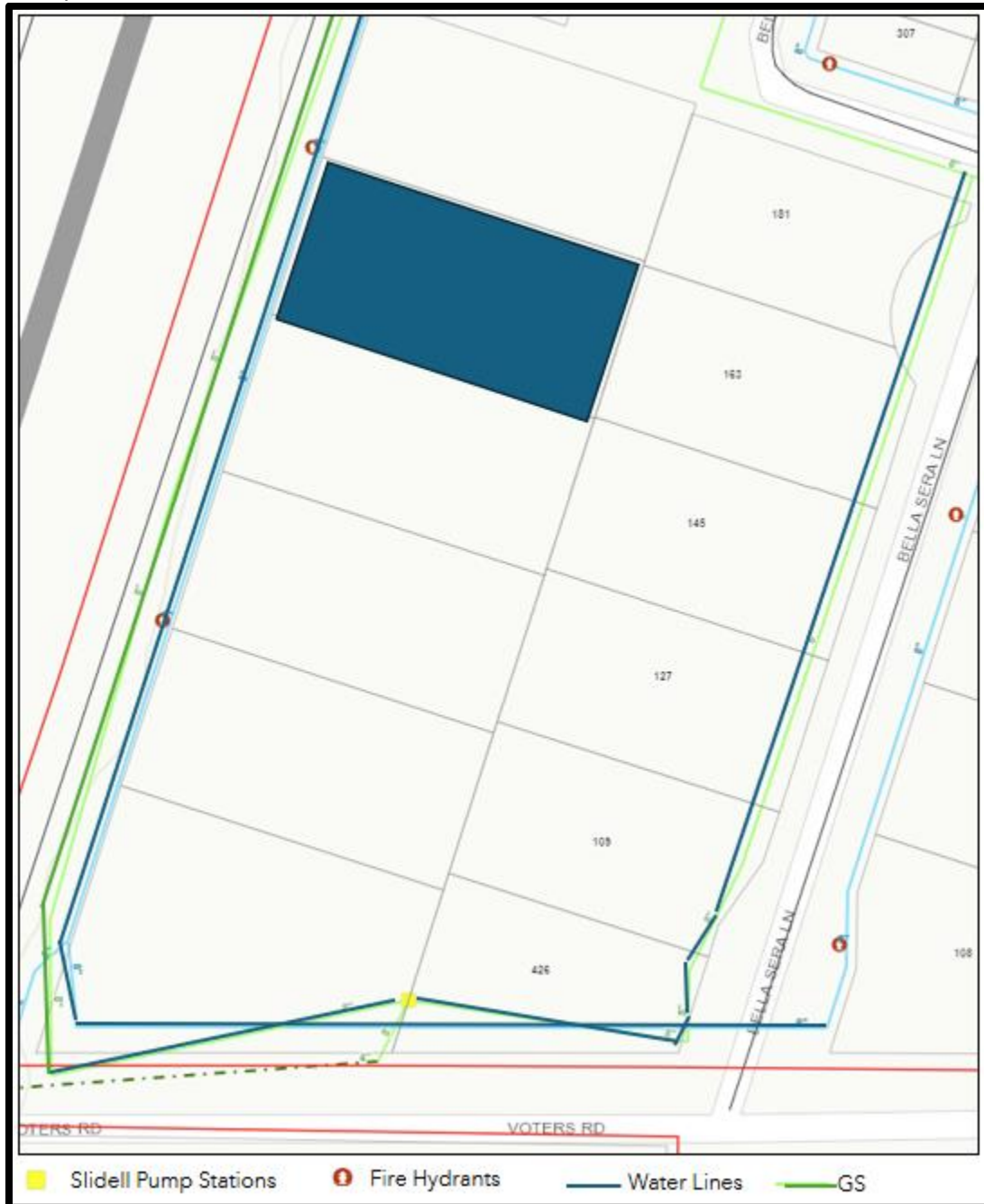


Figure 5. Effective FIRM Map

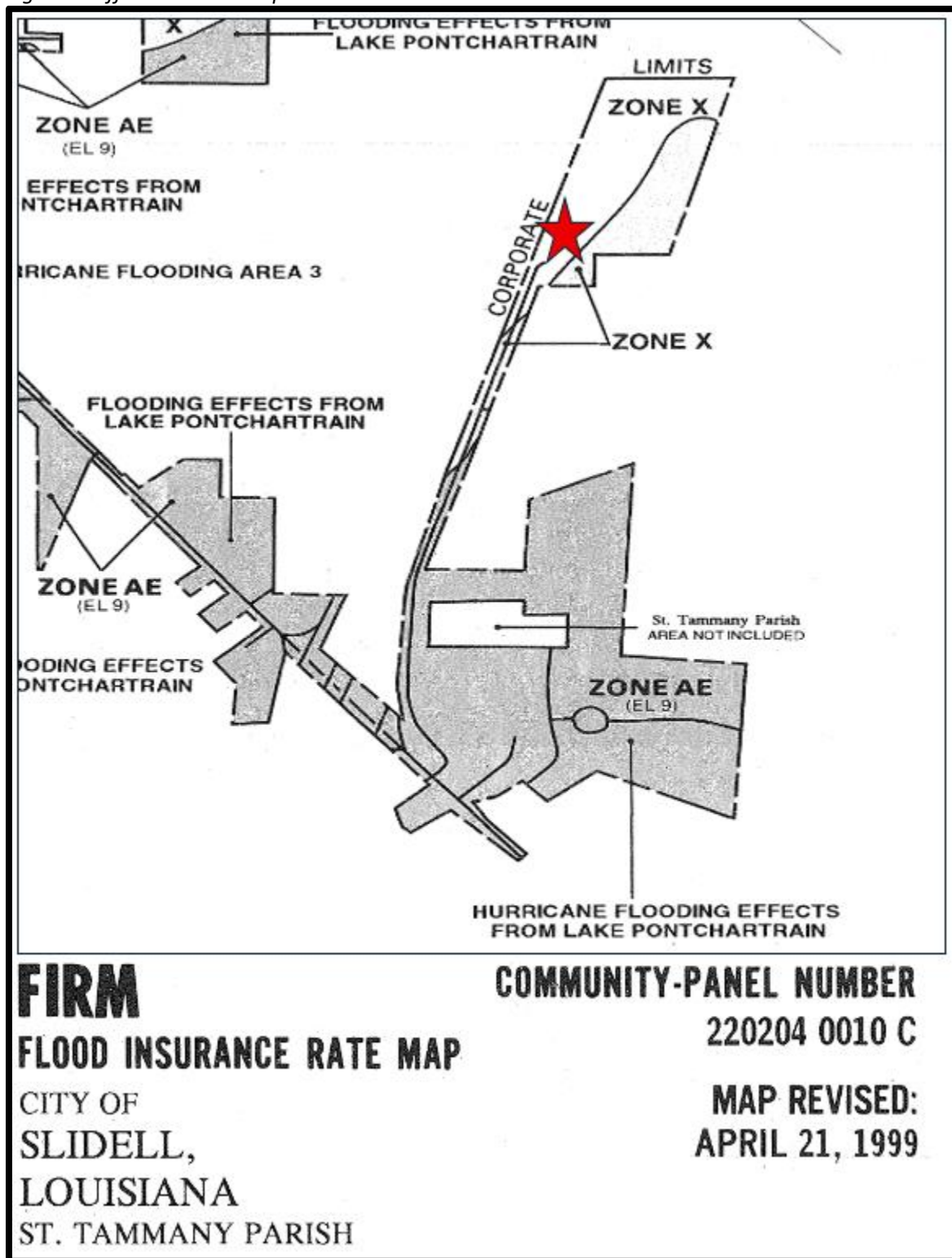


FIGURE 6. PROPOSED RESUBDIVISION (next page)

GENERAL NOTES

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED 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.
F.I.R.M. COMMUNITY MAP NO. 220204 0010 C;
DATED: 04/21/1999
FLOOD ZONE: X; BASE FLOOD ELEVATION: EL. N/A

N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM (1929); B.M. = BENCHMARK

B.M. = #1 "X" CUT INTO THE BUSINESS PARK LANE WEST EOA CULDESAC
EL. 9.29'

T.B.M. = #2 MAG NAIL
EL. 8.92'

PROPERTY OWNER: DUSTIN BENNETT
1356 RIVER CLUB DRIVE
COVINGTON, LA 70433

PROPERTY ADDRESS: NORTHSORE BUSINESS PARK

PROPERTY IS ZONED C-4 HIGHWAY COMMERCIAL

BUILDING SETBACKS:

Yards:

(a) Front yard, 25 feet; side yard, rear yard—None is required except where a lot is used for a dwelling or in part for a dwelling and it shall be the same as for the A-8 residential district. See (b) below. When a side yard is provided, said side yard shall not be less than three feet.

(b) Whenever a C-4 commercial district abuts on a residential district which requires front, side and rear yards, these requirements shall apply for the C-4 district for the side on which the abutment occurs only or 150 feet if no block exists and requirements of section 2.201(2)(b) and (2)(c) shall apply.

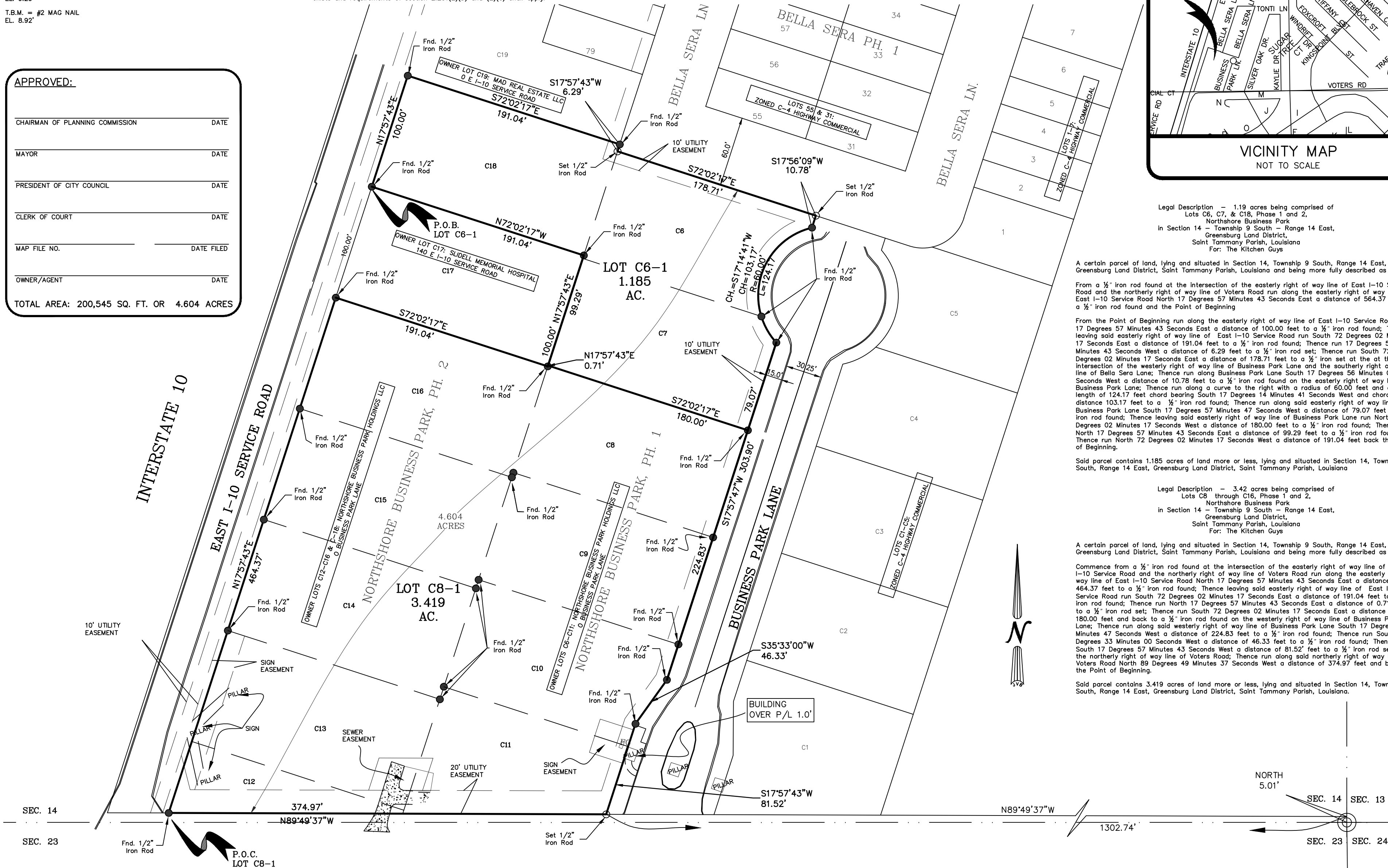
REFERENCE SURVEYS:

- 1.) A SUBDIVISION MAP OF BELLA SERA & NORTHSORE BUSINESS PARK, DATED 3/28/07, FILED FOR RECORD 5/4/07, MAP FILE NO. 4447.
- 2.) A SUBDIVISION MAP OF NORTHSORE BUSINESS PARK, PHASE 2, DATED 6/27/07, FILED FOR RECORD 7/27/07, MAP FILE NO. 4512.
- 3.) A SURVEY PLAT BY THIS FIRM DATE 08/10/2015 SURVEY #20150428.

APPROVED:

CHAIRMAN OF PLANNING COMMISSION	DATE
MAYOR	DATE
PRESIDENT OF CITY COUNCIL	DATE
CLERK OF COURT	DATE
MAP FILE NO.	DATE FILED
OWNER/AGENT	DATE

TOTAL AREA: 200,545 SQ. FT. OR 4.604 ACRES



REVISION: RESUBDIVISION OF A 4.604 AC LOT INTO C6-1 & C8-1 5/8/2025

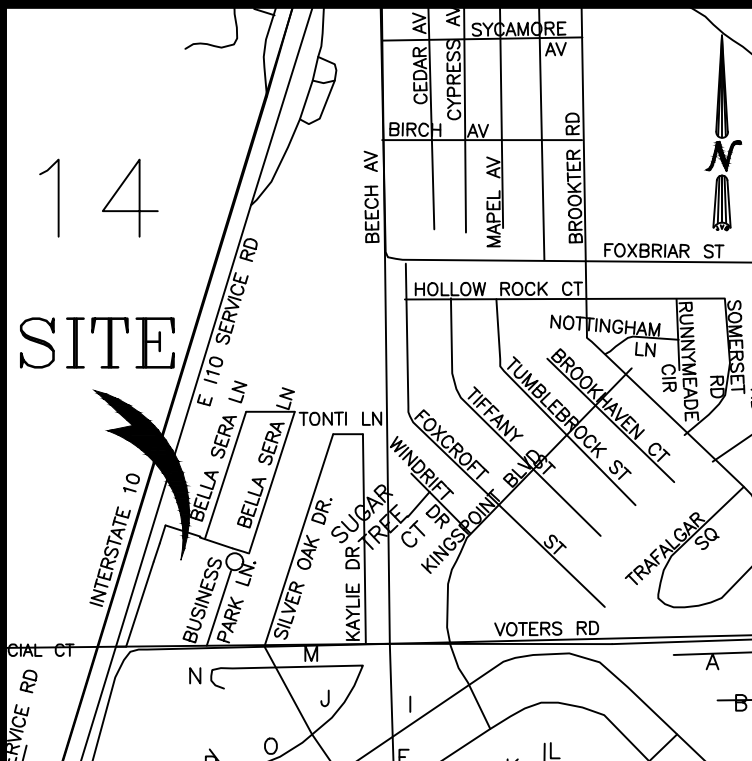
VOTERS ROAD

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

14
SITE



VICINITY MAP
NOT TO SCALE

Legal Description - 1.19 acres being comprised of Lots C6, C7, & C18, Phase 1 and 2, Northshore Business Park, Greensburg Land District, Saint Tammany Parish, Louisiana For: The Kitchen Guys

A certain parcel of land, lying and situated in Section 14, Township 9 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

From a 1/2" iron rod found at the intersection of the easterly right of way line of East I-10 Service Road and the northerly right of way line of Voters Road run along the easterly right of way line of East I-10 Service Road North 17 Degrees 57 Minutes 43 Seconds East a distance of 564.37 feet to a 1/2" iron rod found and the Point of Beginning

From the Point of Beginning run along the easterly right of way line of East I-10 Service Road North 17 Degrees 57 Minutes 43 Seconds East a distance of 100.00 feet to a 1/2" iron rod found; Thence leaving said easterly right of way line of East I-10 Service Road run South 72 Degrees 02 Minutes 17 Seconds East a distance of 191.04 feet to a 1/2" iron rod found; Thence run North 17 Degrees 57 Minutes 43 Seconds West a distance of 6.29 feet to a 1/2" iron rod set; Thence run South 72 Degrees 02 Minutes 17 Seconds East a distance of 178.71 feet to a 1/2" iron set at the intersection of the westerly right of way line of Business Park Lane and the southerly right of way line of Bella Sera Lane; Thence run along Business Park Lane South 17 Degrees 56 Minutes 09 Seconds West a distance of 10.78 feet to a 1/2" iron rod found on the easterly right of way line of Business Park Lane; Thence run along a curve to the right with a radius of 60.00 feet and an arc length of 124.17 feet chord bearing South 17 Degrees 14 Minutes 41 Seconds West and chord distance 103.17 feet to a 1/2" iron rod found; Thence run along said easterly right of way line of Business Park Lane South 17 Degrees 57 Minutes 47 Seconds West a distance of 79.07 feet to a 1/2" iron rod found; Thence leaving said easterly right of way line of Business Park Lane run North 72 Degrees 02 Minutes 17 Seconds West a distance of 180.00 feet to a 1/2" iron rod found; Thence run North 17 Degrees 57 Minutes 43 Seconds East a distance of 99.29 feet to a 1/2" iron rod found; Thence run North 72 Degrees 02 Minutes 17 Seconds West a distance of 191.04 feet back the Point of Beginning.

Said parcel contains 1.185 acres of land more or less, lying and situated in Section 14, Township 9 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana

Legal Description - 3.42 acres being comprised of Lots C8 through C16, Phase 1 and 2, Northshore Business Park, Greensburg Land District, Saint Tammany Parish, Louisiana For: The Kitchen Guys

A certain parcel of land, lying and situated in Section 14, Township 9 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

Commence from a 1/2" iron rod found at the intersection of the easterly right of way line of East I-10 Service Road and the northerly right of way line of Voters Road run along the easterly right of way line of East I-10 Service Road North 17 Degrees 57 Minutes 43 Seconds East a distance of 464.37 feet to a 1/2" iron rod found; Thence leaving said easterly right of way line of East I-10 Service Road run South 72 Degrees 02 Minutes 17 Seconds East a distance of 191.04 feet to a 1/2" iron rod found; Thence run North 17 Degrees 57 Minutes 43 Seconds East a distance of 0.71 feet to a 1/2" iron rod set; Thence run South 72 Degrees 02 Minutes 17 Seconds East a distance of 180.00 feet and back to a 1/2" iron rod found on the westerly right of way line of Business Park Lane; Thence run along said westerly right of way line of Business Park Lane South 17 Degrees 57 Minutes 47 Seconds West a distance of 79.07 feet to a 1/2" iron rod found; Thence leaving said easterly right of way line of Business Park Lane run North 72 Degrees 02 Minutes 17 Seconds West a distance of 180.00 feet to a 1/2" iron rod found; Thence run North 17 Degrees 57 Minutes 43 Seconds East a distance of 99.29 feet to a 1/2" iron rod found; Thence run North 72 Degrees 02 Minutes 17 Seconds West a distance of 191.04 feet back the Point of Beginning.

Said parcel contains 3.419 acres of land more or less, lying and situated in Section 14, Township 9 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana

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

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

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

A RESUBDIVISION OF LOTS C6 THROUGH C11, PH.1,
LOTS C12 THROUGH C16 & LOT C18, PH.2,
INTO LOTS C6-1 & C8-1, NORTHSORE
BUSINESS PARK, SECTION 14, T-9-S, R-14-E, CITY OF
SLIDELL, GLD, 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.

THE KITCHEN GUYS

SCALE:

1" = 60'

DATE:

09/12/2024

DRAWN BY:

CHECKED BY:

JN/MAC

JLD

DWG. NO.

20240037

SHEET

1 OF 1