

# ADVERTISE AS PUBLIC HEARING

## NOTICE OF PUBLIC HEARING

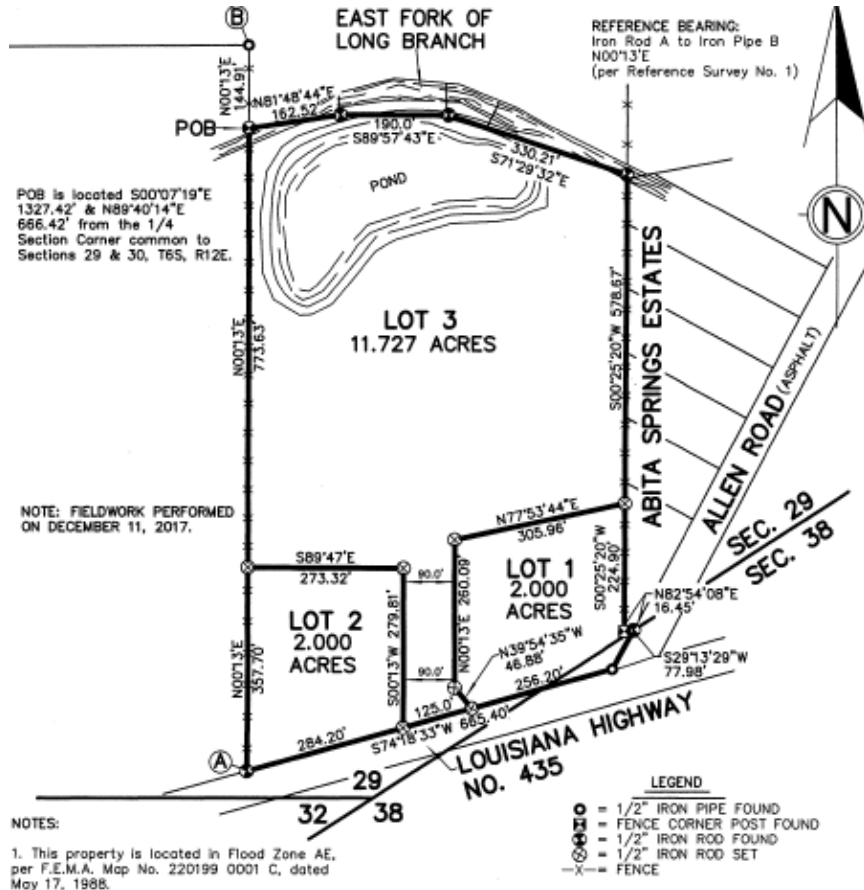
Public Hearing  
July 28, 2022, 6:00PM  
Abita Springs Town Hall

Notice is hereby given that a public hearing will be held by the Town of Abita Springs Planning & Zoning Department at 6:00 pm on July 28, 2022, at 22161 Level Street, Abita Springs. The public hearing will be held for the purpose of receiving public comments regarding the resubdivision of a 15.5-acre property into three (3) lots. Two (2) lots would be 2.0 acres in size each and the third lot would be 11.5 acres in size. The property is located at 23185 LA-435.

A map of the property will be available at [www.townofabitasprings.com/planningzoning](http://www.townofabitasprings.com/planningzoning)

All interested parties shall have the right and opportunity to appear and be heard on the subject.

Full Survey on  
next page





REQUEST FOR RE-SUBDIVISION

Planning and Zoning

Name: JOHN DHEMECOURT & J D MARKETING INC Phone Number: \_\_\_\_\_

Mailing Address: 23185 Highway 435 Abita Springs LA 70420

Property Address: 23185 Highway 435 Abita Springs LA 70420

Property Description: \_\_\_\_\_

Current Lot Configuration: 1 Lot 15.727 ACRES

Proposed Configuration: 2 Lots 2 ACRES, 1 Lot 11.727 ACRES

Signature: [Handwritten Signature]

Must include 6-8 copies of your survey. The Assessor's Office and Town of Abita will keep copies. Advertising cost will be charged with recording fee upon completion of recording at the Clerk of Court's Office.

Describe the proposed lot subdivision:
Divide 15.727 ACRES into 3 PACELS

Scheduled Planning & Zoning Meeting Date & Time: July 28, 2022 6:00 PM

Location: Town of Abita Springs Town Hall

Office Use Only

Notes from Planning & Zoning:

Decision: [ ] APPROVED [ ] REJECTED

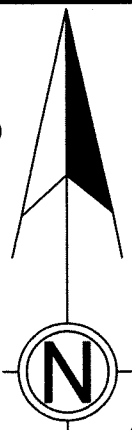
Motion: \_\_\_\_\_ Second: \_\_\_\_\_

Vote: \_\_\_\_\_ Signature: \_\_\_\_\_

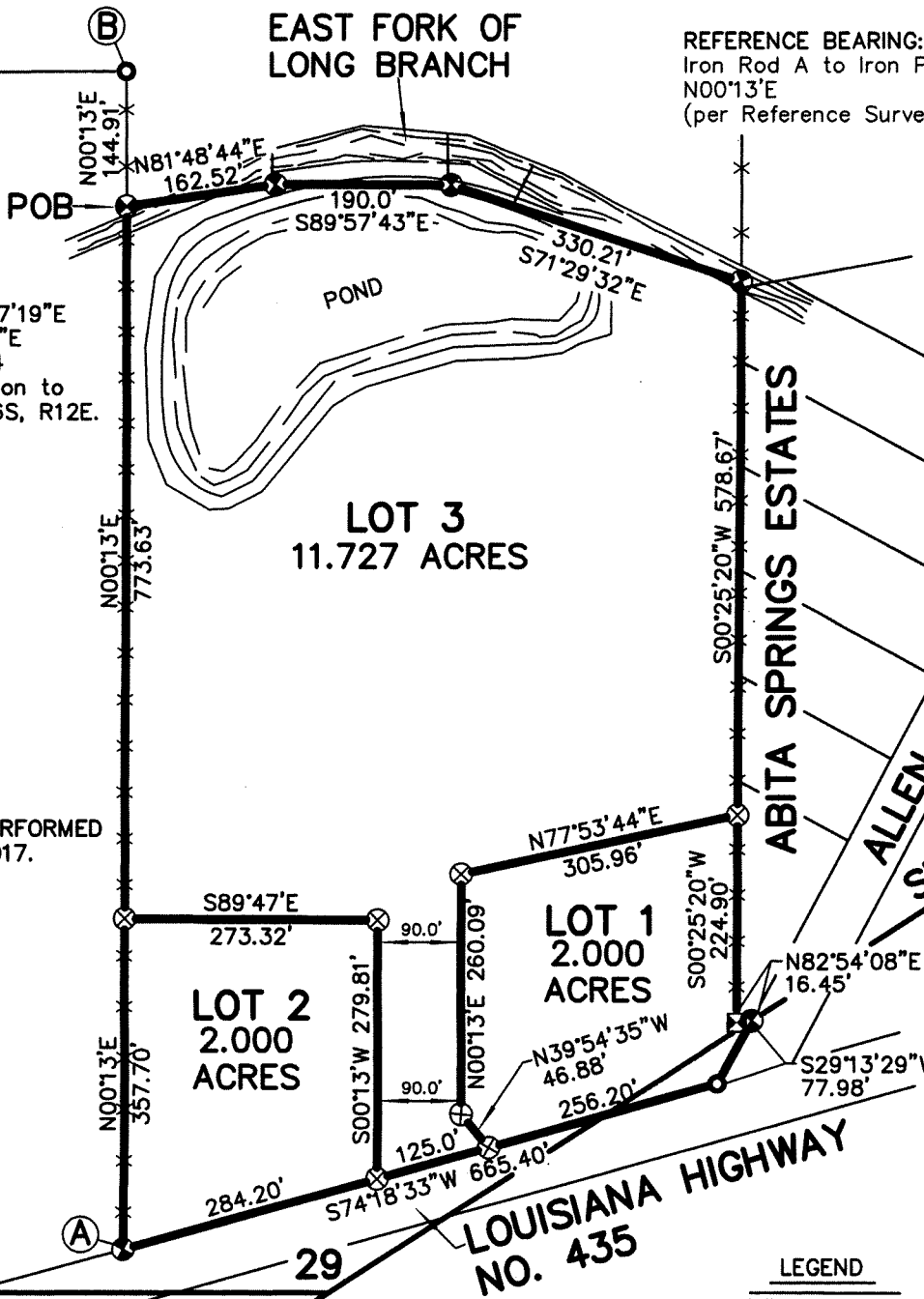
Planning & Zoning Chairman

**EAST FORK OF LONG BRANCH**

REFERENCE BEARING:  
Iron Rod A to Iron Pipe B  
N00°13'E  
(per Reference Survey No. 1)



POB is located S00°07'19"E  
1327.42' & N89°40'14"E  
666.42' from the 1/4  
Section Corner common to  
Sections 29 & 30, T6S, R12E.



NOTE: FIELDWORK PERFORMED  
ON DECEMBER 11, 2017.

**NOTES:**

1. This property is located in Flood Zone AE, per F.E.M.A. Map No. 220199 0001 C, dated May 17, 1988.
2. Building Setback Lines must be determined by Town of Abita Springs Planning Department.
3. IMPROVEMENTS NOT LOCATED.

**REFERENCE SURVEYS:**

1. Survey for Quail Farm Trace by John G. Cummings, Surveyor, dated December 18, 2017, Job No. 17319.
2. Plat of Long Branch Trace by John G. Cummings, Surveyor, dated March 16, 2020, latest revision May 20, 2020, filed in St. Tammany Parish Clerk of Court Map File No. 5943.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

- LEGEND**
- = 1/2" IRON PIPE FOUND
  - ⊗ = FENCE CORNER POST FOUND
  - ⊙ = 1/2" IRON ROD FOUND
  - ⊗ = 1/2" IRON ROD SET
  - X- = FENCE

**APPROVAL:**

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
PLANNING & ZONING COMMISSION

\_\_\_\_\_  
CLERK OF COURT

DATE FILED \_\_\_\_\_ FILE NO. \_\_\_\_\_

(985) 892-1549

**John G. Cummings and Associates**  
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: **John Dhemecourt & J D Marketing, Inc.**

SHOWING A SURVEY OF: A RESUBDIVISION OF 15.727 ACRES INTO LOTS 1, 2, & 3, LOCATED IN SECTIONS 29 & 38, TOWNSHIP 6 SOUTH, RANGE 12 EAST, TOWN OF ABITA SPRINGS, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

FOR REVIEW ONLY: THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, SALES, RECORDATION, CONVEYANCE, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 200'

JOB NO. 17319-SP

DATE: 7/5/2022

REVISED: