

● DENOTES 1/2" IRON ROD FND
UNLESS OTHERWISE NOTED

REFERENCE 1:

Survey By Ned Wilson, PLS
Map File No.: 903A
Date Filed: 12-27-1985

REFERENCE 2:

Resub. By J.V. Burkes & Assoc., INC.
Map File No.: 5909C
Date Filed: 01-27-2020

REFERENCE 3:

Survey By Randall W. Brown & Assoc., INC.
Survey No.: 22144
Dated: 3-10-2022

Note: I have consulted the Federal Insurance Administration
Flood Hazard Boundary Maps and found the property
described IS NOT located in a special flood hazard area,
it is located in Flood Zone C.

FIRM Panel# 2252050360C Rev. 4-2-1991


LEGAL DESCRIPTION

COMMENCING FROM THE INTERSECTION OF THE WESTERN RIGHT
OF WAY LINE OF COURS CARSON STREET RIGHT OF WAY AND
THE NORTHERN RIGHT OF WAY LINE OF PREVAL STREET RIGHT
OF WAY, ALSO THE POINT OF BEGINNING.
FROM THE POINT OF BEGINNING GO NORTH 29 DEGREES 22
MINUTES 59 SECONDS EAST A DISTANCE OF 90.00 FEET;
THENCE GO SOUTH 60 DEGREES 39 MINUTES 29 SECONDS
EAST A DISTANCE OF 79.99 FEET; THENCE GO SOUTH 29
DEGREES 22 MINUTES 46 SECONDS WEST A DISTANCE OF
90.00 FEET; THENCE GO NORTH 60 DEGREES 39 MINUTES 29
SECONDS WEST A DISTANCE OF 80.00 FEET BACK TO THE
POINT OF BEGINNING.

Revocation of
A PORTION OF COURS CARSON RIGHT OF WAY
SQUARE 311A SIDE A & B
TOWN OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA
FOR
NANCY LANDERS

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE,
ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS,
WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER
THAN THOSE FURNISHED BY THE CLIENT.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE
STANDARDS FOR PROPERTY BOUNDARY SURVEYS"
FOR A CLASS C SURVEY.


Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04586

Randall W. Brown
& Associates, Inc.
Professional Land Surveyors
228 W. Causeway Approach, Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309
info@brownsurveys.com

Date: APRIL 1, 2022
Survey No. 22181
Project No. (CR5)
Scale: 1"= 30'±
Drawn By: J.E.D.
Revised:

Administrative Comments

CASE NO.: REV22-05-006

NAME OF STREET OR ROAD: Unopened portion of Cours Carson Street

NAME OF SUBDIVISION: Town of Mandeville Subdivision

WARD: 4 PARISH COUNCIL DISTRICT: 7

PROPERTY LOCATION: The property is located north of Preval Street, south of Joans Street in Square 311A of the Town of Mandeville Subdivision (as delineated on Map #208A), Ward 4, District 7.

SURROUNDING ZONING: A-4 Single Family Residential

PETITIONER/REPRESENTATIVE: Nancy Landers

STAFF COMMENTARY:

Department of Planning & Development Comments:

The applicant is requesting to revoke an unopened portion of Cours Carson Street, in order to assimilate the property into the adjacent residential property that she has purchased. However, this section of Cours Carson is subject to existing water and sewer lines that service the homes being constructed on the Cours Carson Extension.

Recommendation:

Staff is not opposed to the revocation of this unopened portion of Cours Carson. However, if the Planning Commission wishes to recommend approval, it should be made with the following stipulations:

- The applicant assimilating the portion of the right-of-way into their adjacent properties through the parish's resubdivision process.
- A formal dedication or establishment of the existing servitudes prior to approval.