

ADMINISTRATIVE COMMENT

May 7, 2026

Department of Planning & Development

CASE NO.: REV26-03-002

NAME OF STREET OR ROAD: Unopened portion of Vinson Road

NAME OF SUBDIVISION: Deer Run Subdivision

WARD: 6 PARISH COUNCIL DISTRICT: 9

PROPERTY LOCATION: The property is located north of Trinchard Road, south of Arc Road in the River Bend Estates Subdivision, Ward 1, District 3.

SURROUNDING ZONING: R-1 Rural Residential

PETITIONER/REPRESENTATIVE: Laura & Scott Combel

STAFF COMMENTARY:

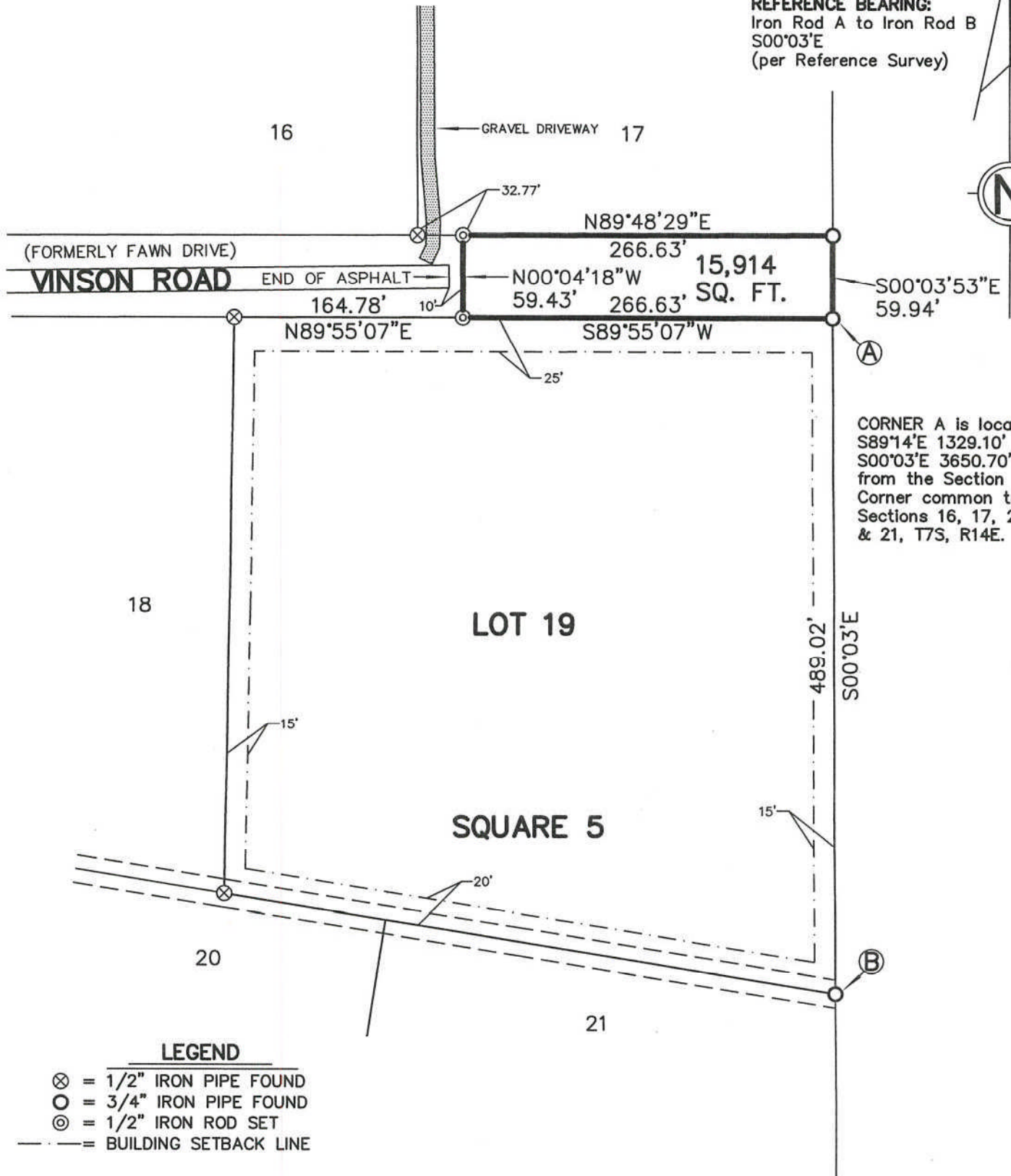
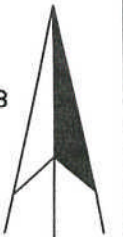
Department of Planning & Development Comments:

The applicant is requesting to revoke an unopened portion of an unopened portion of Vinson Road in the Deer Run Subdivision, in order to assimilate the property into the adjacent property.

Recommendation:

Staff believes that the proposal is consistent relative to the Louisiana Revised Statutes governing the revocation of immovable property since the right-of-way does not appear to serve any public use or benefit, other than to the applicant. Therefore, staff has no objections to the requested revocation request subject to the applicant assimilating the portion of the right-of-way into their adjacent properties through the parish's resubdivision process.

REFERENCE BEARING:
Iron Rod A to Iron Rod B
S00°03'E
(per Reference Survey)



CORNER A is located
S89°14'E 1329.10' &
S00°03'E 3650.70'
from the Section
Corner common to
Sections 16, 17, 20,
& 21, T7S, R14E.

LEGEND

- ⊗ = 1/2" IRON PIPE FOUND
- = 3/4" IRON PIPE FOUND
- ⊙ = 1/2" IRON ROD SET
- = BUILDING SETBACK LINE

NOTES:

1. Improvements not located.
2. This property is located in Flood Zone C
per F.E.M.A. Map No. 225205 0300 C,
dated October 17, 1989.

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.

REFERENCE SURVEY:

Plat of Deer Run Subdivision by Robert A. Berlin,
Surveyor, dated March 21, 1963, filed in the St.
Tammany Parish Clerk of Court Office Map File
No. 735.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

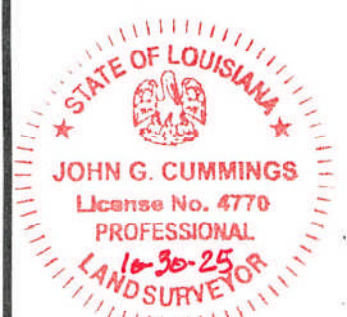
COVINGTON, LA 70433

PLAT PREPARED FOR: **LAURA & SCOTT COMBEL**

SHOWING A SURVEY OF: A PORTION OF VINSON ROAD (FORMERLY FAWN DRIVE)
DEER RUN SUBDIVISION, LOCATED IN SECTION 21,
TOWNSHIP 7 SOUTH, RANGE 14 EAST, 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.

John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'

JOB NO. 25232

DATE: 10/30/2025

REVISED: