

ADMINISTRATIVE COMMENT

January 9, 2025

Department of Planning & Development

CASE NO.: REV24-11-005

NAME OF STREET OR ROAD: Unopened portion of Pine Street

NAME OF SUBDIVISION: Abita Springs Annex Subdivision

WARD: 4 PARISH COUNCIL DISTRICT: 11

PROPERTY LOCATION: The property is located north of Crain Street, south of Harrison Avenue between Square 38 and Square 39 in the Abita Springs Annex Subdivision (as delineated on Map #167A), Ward 4, District 11.

SURROUNDING ZONING: HC-2 Highway Commercial

PETITIONER/REPRESENTATIVE: Lonnie R. Fisher, Jr.

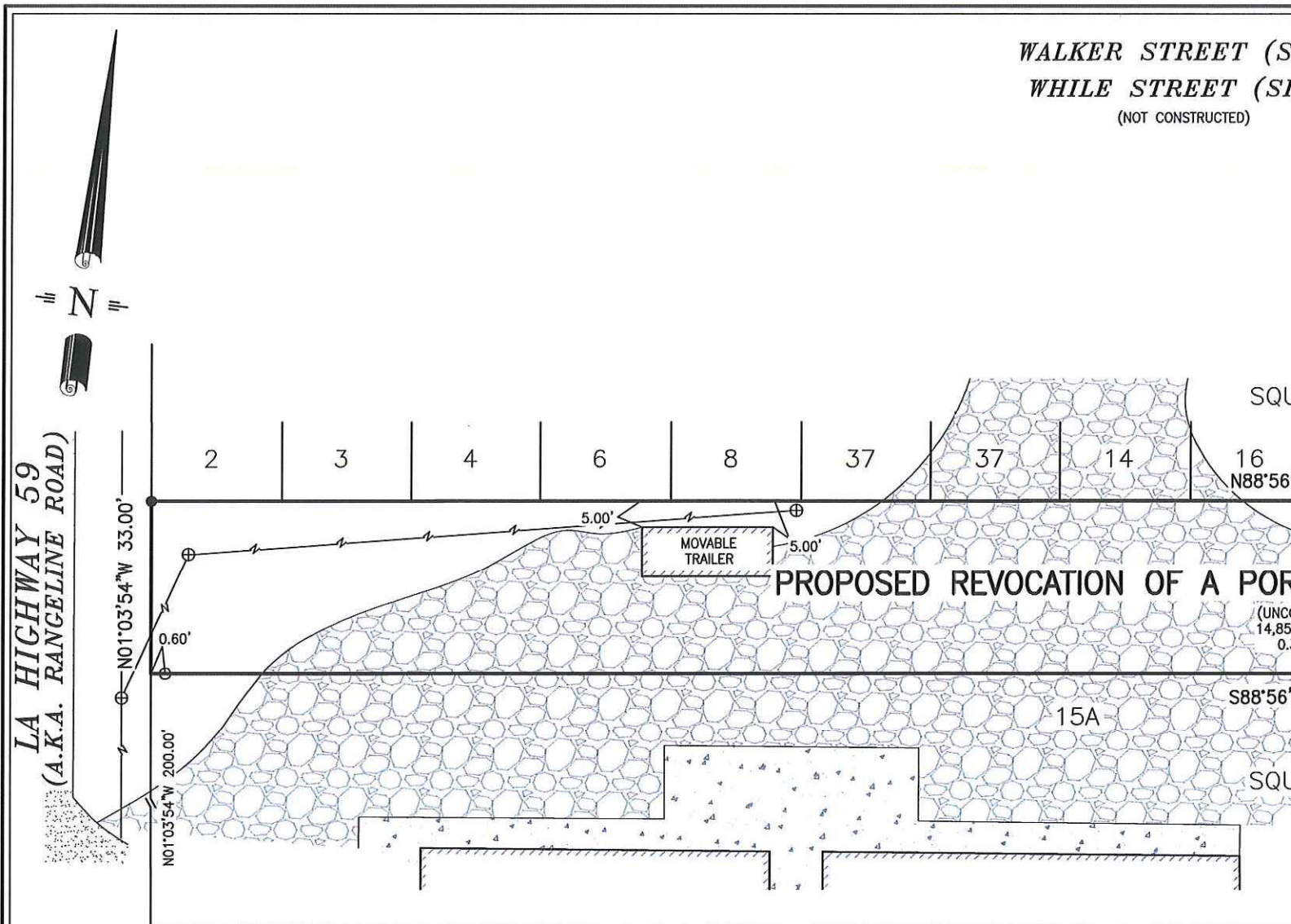
STAFF COMMENTARY:

Department of Planning & Development Comments:

The applicant is requesting to revoke an unopened portion of Pine Street, 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.



LEGAL DESCRIPTION

ONE CERTAIN PIECE OR PORTION OF GROUND SITUATED IN SECTION 7, TOWNSHIP-7-SOUTH, RANGE-12-EAST, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, IN THAT AREA KNOWN AS ABITA SPRINGS ANNEX, DESIGNATED AS A PORTION OF PINE STREET RIGHT OF WAY (NOT CONSTRUCTED) AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF EASTERLY RIGHT OF WAY LINE OF LA HIGHWAY 59 (A.K.A. RANGELINE ROAD) AND THE NORTHERLY RIGHT OF WAY LINE CRAIN STREET, THENCE PROCEED IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY RIGHT OF WAY LINE OF LA HIGHWAY 59 (A.K.A. RANGELINE ROAD), A BEARING OF N01°03'54"W, A DISTANCE OF 200.00 FEET TO A POINT, THE POINT OF BEGINNING; THENCE PROCEED IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY RIGHT OF WAY LINE OF LA HIGHWAY 59 (A.K.A. RANGELINE ROAD), A BEARING OF N01°03'54"W, A DISTANCE OF 33.00 FEET TO A POINT; THENCE PROCEED IN A NORTHEASTERLY DIRECTION, A BEARING OF N88°56'06"E, A DISTANCE OF 450.00 FEET TO A POINT; THENCE PROCEED IN A SOUTHEASTERLY DIRECTION, A BEARING OF S01°03'54"E, A DISTANCE OF 33.00 FEET TO A POINT; THENCE PROCEED IN A SOUTHWESTERLY DIRECTION, A BEARING OF S88°56'06"W, A DISTANCE OF 450.00 FEET TO A POINT, THE POINT OF BEGINNING.

ALL AS SHOWN ON A SURVEY OF A PROPOSED REVOCATION OF A PORTION OF PINE STREET RIGHT OF WAY LOCATED BETWEEN SQUARE 38 & 39, ABITA SPRINGS ANNEX, SITUATED IN SECTION 7, TOWNSHIP-7-SOUTH, RANGE-12-EAST, ST. TAMMANY PARISH, LOUISIANA BY DADING, MARQUES AND ASSOCIATES, DATED JULY 10, 2024.

SURVEY REFERENCE

PLAT OF ABITA SPRINGS ANNEX BY HAROLD BURNS, PARISH SURVEYOR, DATED MARCH 1914.

BEARING BASIS

BEARINGS HEREON ARE ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE USING LSU C4G NETWORK SOLUTION ON 07-08-2024 NAVD 88/NAD 83 GEOID 12A.

GENERAL SURVEY NOTES

IMPROVEMENTS MAY NOT BE TO SCALE FOR CLARITY.
THE DIMENSIONS SHOWN PREVAIL OVER SCALE.

LEGEND

- = 1/2" IRON ROD SET
- = 1/2" IRON ROD FOUND
- ⊕ = UTILITY POLE
- = OVERHEAD UTILITY LINE
- [Gravel Pattern] = GRAVEL
- [Asphalt Pattern] = ASPHALT
- [Concrete Pattern] = CONCRETE