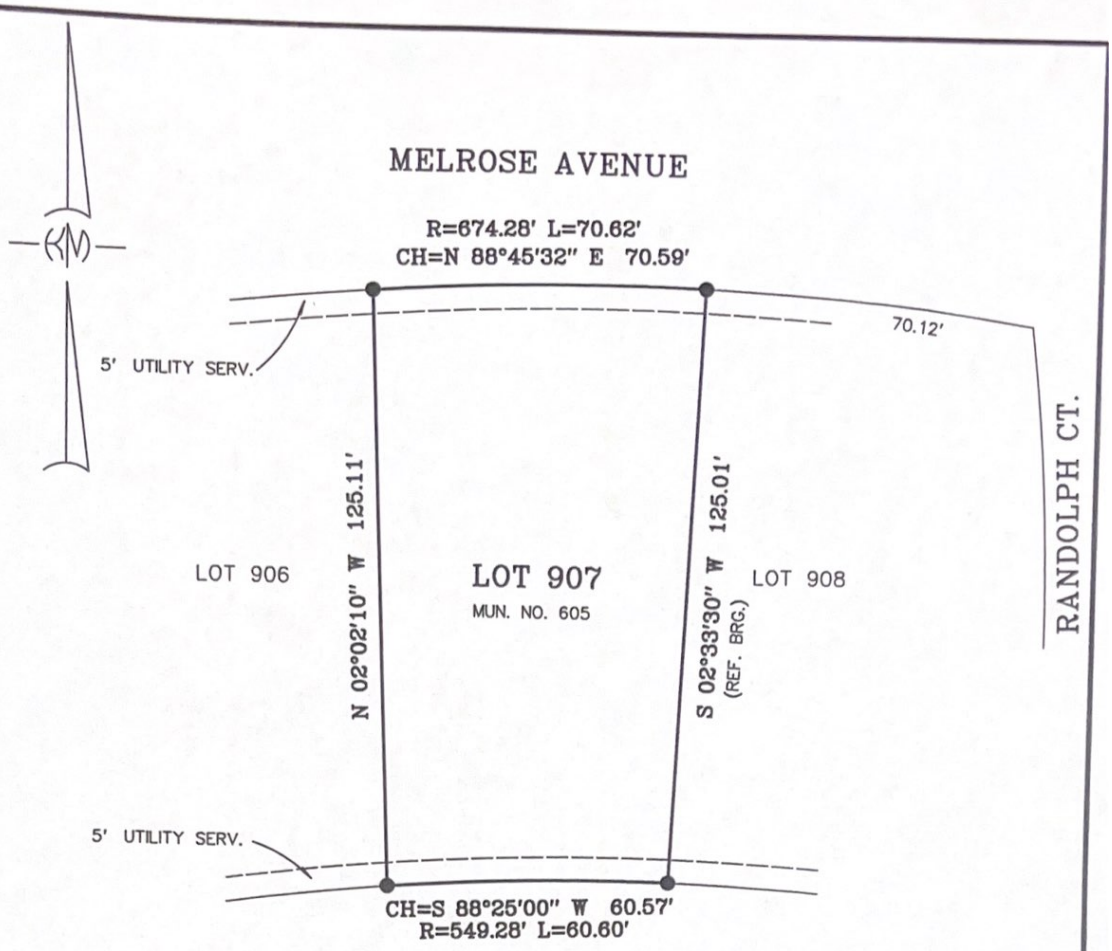

NOTE:
OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING BUILDING SETBACKS BEFORE CONSTRUCTION BEGINS.

BUILDING SETBACKS

LOTS 55–63, 71–77, 83–100, 904–908 (INCLUSIVE)
BUILDING SETBACKS (MRII)

FRONT	10' MANDATORY (BTL)
LEFT	5' MINIMUM
RIGHT	5' MINIMUM
REAR @ ALLEY @ BACKOUT PARKING (OPTION A)	5' OR 15'
REAR @ ALLEY @ BACKOUT PARKING (OPTION B)	20'
REAR @ ALLEY @ ALL OTHER STRUCTURES	5' MINIMUM
REAR @ NON ALLEY	10' MINIMUM

(NO SETBACKS DEPICTED HEREON.)

-- LEGEND --

● = 1/2" IRON ROD FOUND
○ = 1/2" IRON ROD SET

THIS PROPERTY IS LOCATED IN FLOOD ZONE B ; BASE FLOOD ELEV. UNDETERMINED ; F.I.R.M.PANEL NO. 225205 0210 C ; REV. 10/17/89

REFERENCE:
PLAT OF TERRA BELLA PHASE 1A–12, BY THIS FIRM FILED FOR RECORD 08–30–2023, MAP FILE NO. 6246, FROM WHICH SETBACKS AND SERVITUDES AND BASIS OF BEARINGS WERE TAKEN.

NOTE:
NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & 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.

STATE OF LOUISIANA
KELLY J. McHUGH
License No. 4443
PROFESSIONAL
LAND SURVEYOR

12-6-23

KELLY J. McHUGH REG. NO. 4443

CERTIFIED TO BE IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CERTIFIED PLAT.

BOUNDARY SURVEY OF:
LOT 907
TERRA BELLA PHASE 1A–12
SECTION 45, T–7–S, R–10–E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH LA.

PREPARED FOR:
HEARTHSTONE HOMES, LLC
RESOURCE BANK
WINTERS TITLE AGENCY
FIRST AMERICAN TITLE INSURANCE OF LA.

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626–5611

SCALE:	1" = 30'	DATE:	12–01–23
DRAWN:	MDM	JOB NO.:	23–247
REVISED:			