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Scale 1 : 8,800



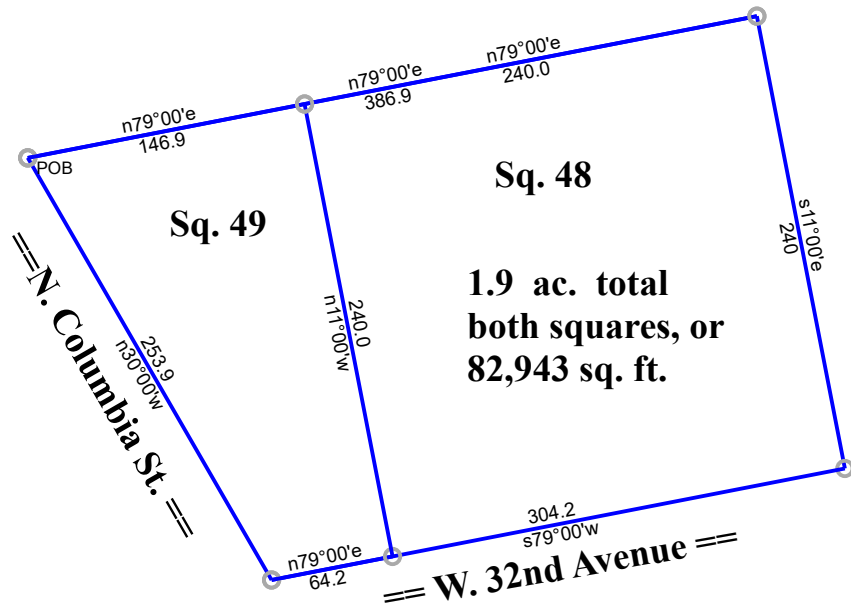
1" = 733.3 ft

Data Zoom 14-5

Per Quitclaim Deed, June 2022, legal is good. JT



30.4886  
90.0991



**Squares 48 and 49 in the Second Connolly Add. of the Town of Covington,  
St. Tammany Parish, LA.**

**N. Columbia St. and W 32nd Ave. Cov. by GB mod1**

12/29/2022

Scale: 1 inch= 100 feet

File: N. Columbia St. and W 32nd Ave. Cov. by GB mod1.ndp

Tract 1: 1.9041 Acres (82943 Sq. Feet), Closure: s18.3928w 0.08 ft. (1/15331), Perimeter=1185 ft.

Tract 2: 0.0000 Acres (0 Sq. Feet), Closure: s40.4341w 387.48 ft. (1/1), Perimeter=544 ft.

Tract 3: 0.0000 Acres (0 Sq. Feet), Closure: s79.0000w 146.90 ft. (1/1), Perimeter=147 ft.

01 n79.00e 386.9  
 02 s11.00e 240  
 03 s79.00w 304.2  
 04 n30.00w 253.9  
 05 @4  
 06 n79.00e 64.2  
 07 n11.00w 240.0  
 08 n79.00e 240.0

09 @0  
 10 n79.00e 146.9

Per Quitclaim Deed, June 2022, legal is good. JT



Squares 48 and 49 in the Second Connolly Add. of the Town of Covington, St. Tammany Parish, LA.

N. Columbia St. and W 32nd Ave. Cov. by GB mod1 | 12/29/2022

Scale: 1 inch= 99 feet | File: N. Columbia St. and W 32nd Ave. Cov. by GB mod1.ndp

Tract 1: 1.9041 Acres (82943 Sq. Feet), Closure: s18.3928w 0.08 ft. (1/15331), Perimeter=1185 ft.  
Tract 2: 0.0000 Acres (0 Sq. Feet), Closure: s40.4341w 387.48 ft. (1/1), Perimeter=544 ft.

- 01 e10248.838m n9879.859m
- 02 n79.00e 386.9
- 03 s11.00e 240
- 04 s79.00w 304.2
- 05 n30.00w 253.9
- 06 @5
- 07 n79.00e 64.2
- 08 n11.00w 240.0
- 09 n79.00e 240.0

Circa 2022



Layers

### Parcels

21725



Assessment Number: 21725  
 Property Address: 1218 N COLUMBIA ST  
 Owner Name: MAGEE FINANCIAL LLC  
 Mailing Address: 1001 WASHINGTON ST  
 FRANKLINTON LA 70438  
 Old Assessment Number: 1061273205  
 Property Description: SECOND  
 CONNOLLY ADDITION SQ 48 49

Assessed Value:	12111
Homestead Savings:	0.00
Improvement Value:	3611
Parish Tax:	1191.13
City Tax:	242.35
Land Market Value:	85000
Improvement Market Value:	36110
Exempt:	

[Print Info](#) | [Tax Details](#) | [Feedback](#)

[Close](#) [Export](#) [Print Labels](#)



23602  
23636  
23634  
20104  
195276  
135278  
135279  
21297  
22011  
20292  
20097  
18151  
20508  
23547  
23546  
12

20292  
20097  
18151  
20508  
19978  
20034  
130462

20511  
20511  
19805  
19758  
19759  
18941  
18942  
18215  
18900  
18262

22584  
21725  
19805  
20100  
18095

19779  
20100  
20390  
20105

18070  
18322  
20390  
20105

19476  
18079  
20580  
19677  
17911  
18616  
19670  
20432

22850  
235  
21  
19928



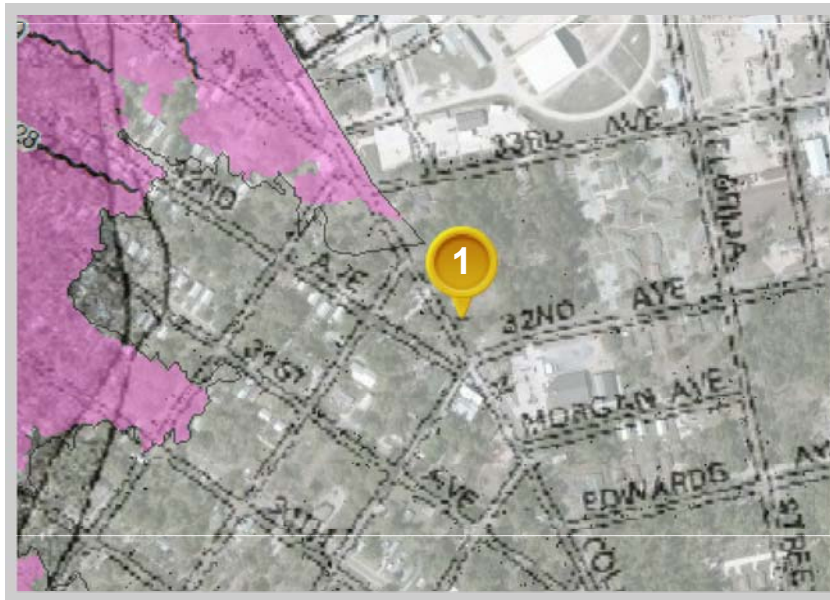
# North Columbia & 32nd Ave.

Email

Print

## Louisiana Flood Map

30.4886 -90.0991



### Visible Layers

<input checked="" type="checkbox"/>	Preliminary FIRM (04/30/2008)
<input type="checkbox"/>	Effective FIRM (1980-1999)
<input type="checkbox"/>	Bing Aerial

### Point Coordinates

Point #	Lat., Long.
1	30.4886, -90.0991

Flood information in this table is from the:  Preliminary FIRM (04/30/2008)

Point	Panel ID	Flood Zone	BFE	Ground Elevation	BWS('13)*
1	22103C0305F 04/30/2008	X	out	28.8	100-109 mph

Flood information in this table is from the:  Effective FIRM (1980-1999)

Point	Panel ID	Flood Zone	BFE	Ground Elevation	BWS('13)*
1		No digital data. <b>Zone C</b>		28.8	100-109 mph

1. **Ground Elevation** is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).
2. **BWS** is provided by the LSU AgCenter's basic wind speed web service developed for the 2012 IRC building codes.





**REFERENCE SURVEY:**  
 PLAT OF SURVEY BY THIS FIRM, DATED  
 7-20-94, PLAT FILE NO. 123-278.

**NOTE:**  
 ANY UTILITIES, DITCHES, AND/OR  
 SERVICES THAT MAY EXIST WITHIN THIS  
 PROPERTY, IF ANY, ARE NOT SHOWN HEREON.

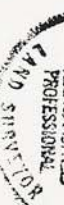
**LEGEND**  
 ● = IRON ROD FOUND  
 ○ = IRON ROD SET

THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE  
 ON THE UNDEVELOPED PROPERTY AND IS IN ACCORDANCE WITH  
 THE ADOPTED LOUISIANA MINIMUM STANDARDS OF  
 PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR  
 A CLASS "C" SURVEY.  
 DATED 11-19-90.

SURVEY OF SQUARES 48 & 49  
 SITUATED IN THE  
 SECOND CONOLLY ADDITION  
 TO THE TOWN OF COVINGTON  
 CITY OF COVINGTON  
 ST. TAMMANY PARISH, LA

STATE OF LOUISIANA  
 Thomas J. Fontcuberta  
 REG. NO. 4572  
 REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

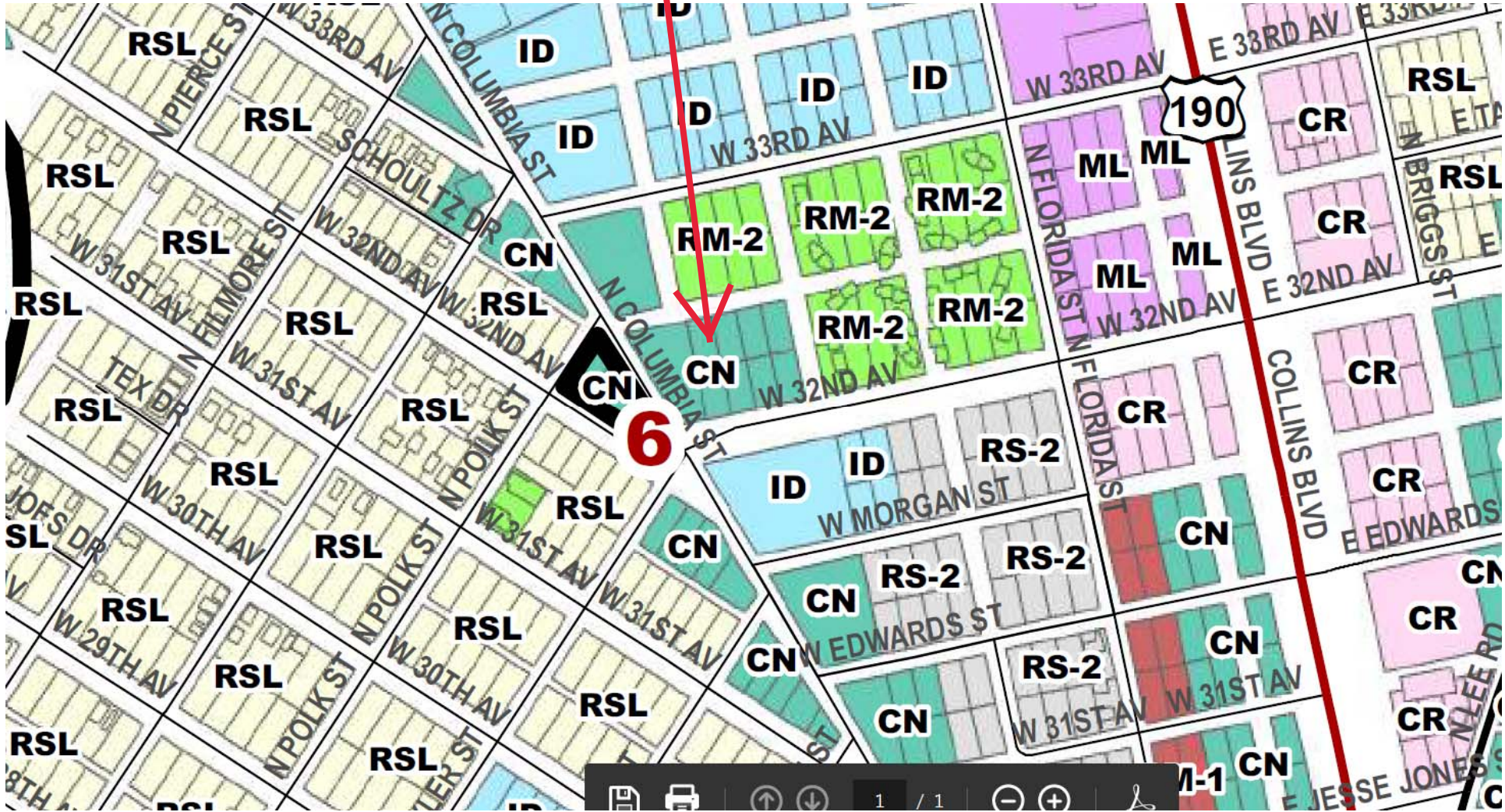
Fontcuberta  
 Incorporated  
 PROFESSIONAL  
 LAND SURVEYORS



PREPARED FOR:  
 CELTIC, LLC

DATE	SCALE	P.O. BOX 1792 COVINGTON, LA 70434 PHONE: (985) 893-7461	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
1-25-2007	1" = 60'		HAM	TJF	474856	130-582





**Legend**

- Interstate
- US Routes
- State Routes
- Street Centerline
- Rivers
- Zoning Overlay**
- RSL - Single Family - Existing Small Lots District
- RS-1 - Single Family Residential District
- RS-2 - Single Family Residential District
- RLL - Single Family Residential - Existing Large Lots District
- RS-3 - Two-Family Residential District
- RM-1 - Three/Four-Family Residential District
- RM-2 - Multi-Family Residential District
- CO - Commercial, Services and Professional Office District
- CN - Neighborhood Commercial District
- CR - Regional Commercial District
- CBD - Community Business District
- ID - Institutional District
- IH - Medical Service District
- OS - Open Space/Recreation
- ML - Light Industrial/Manufacturing
- PRD - Planned Residential District

[http://www.covla.com/planning\\_and\\_zoning/docs/City%20of%20Covington%20Zoning%20With%20Labels%2036x48.compressed.pdf](http://www.covla.com/planning_and_zoning/docs/City%20of%20Covington%20Zoning%20With%20Labels%2036x48.compressed.pdf)

11/30/2018 2:49 PM - Screen Clipping