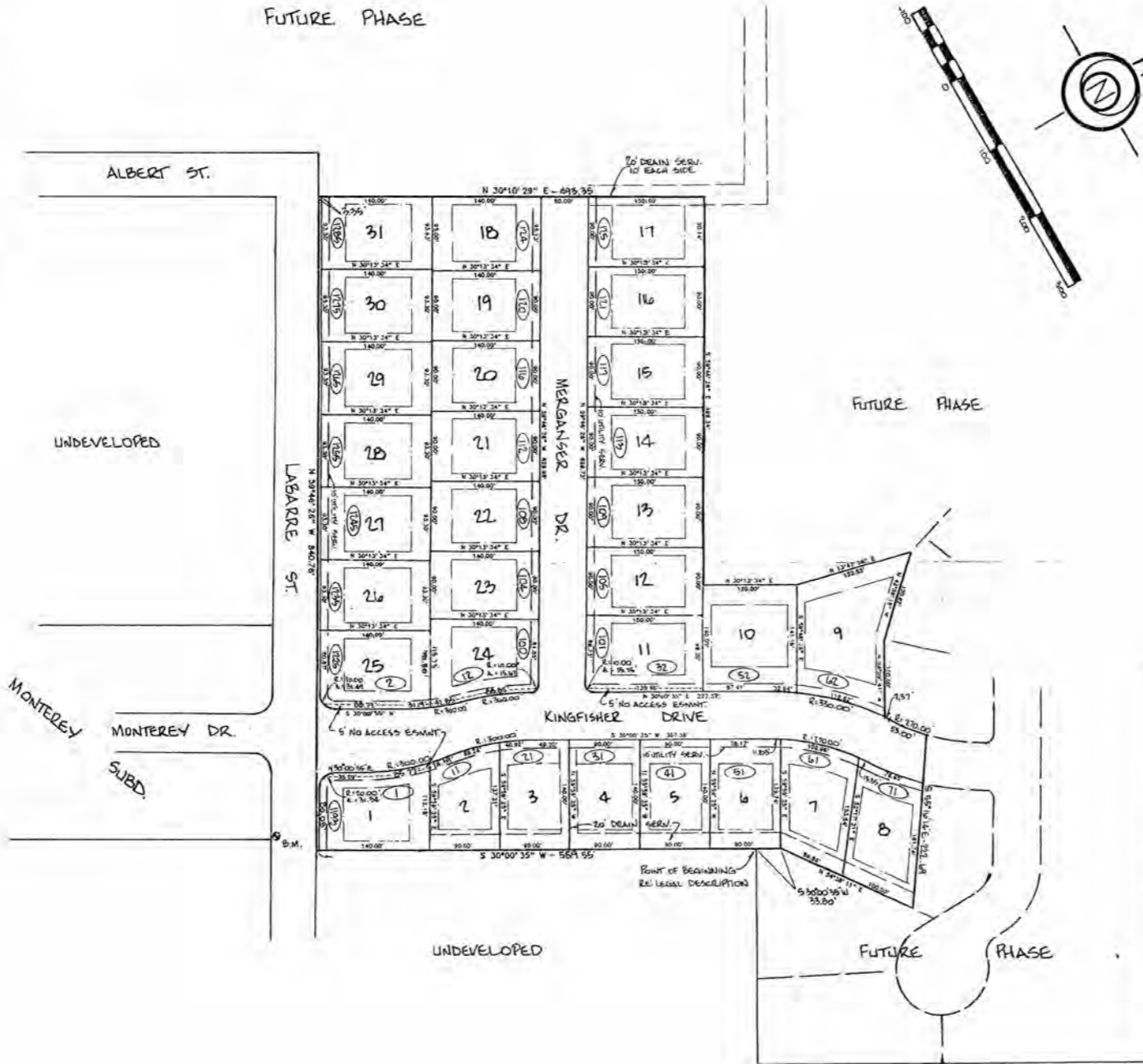


MARIGNY TRACE, PHASE I



VICINITY MAP

FUTURE PHASE

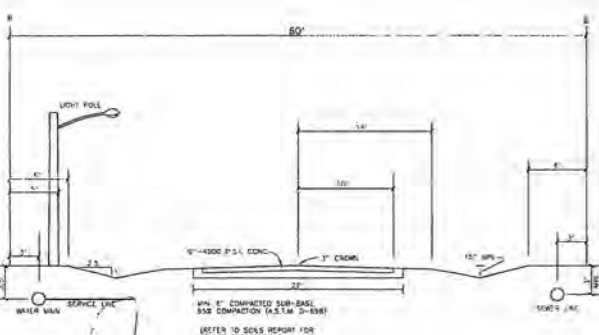


LEGAL DESCRIPTION

A certain parcel of land located in Section 38, Township 8 South, Range 11 East, and Section 45, Township 8 South, Range 12 East, more particularly described as follows: to-wit:

Commence at the Section corner common to Sections 1 and 55, T-8-S, R-11-E, and Sections 6 and 44, T-8-S, R-12-E, and measure: North 89 degrees 14 minutes 02 seconds East, 621.09 feet; thence South 29 degrees 55 minutes 17 seconds West, 915.76 feet; thence South 60 degrees 02 minutes 08 seconds East, 586.20 feet; thence South 29 degrees 55 minutes 17 seconds West, 1119.00 feet; thence South 59 degrees 59 minutes 41 seconds East, 586.20 feet; thence South 30 degrees 00 minutes 35 seconds West, 559.55 feet; thence North 59 degrees 46 minutes 26 seconds West, 846.76 feet; thence North 30 degrees 10 minutes 29 seconds East, 499.34 feet; thence South 59 degrees 46 minutes 26 seconds East, 499.34 feet; thence North 30 degrees 13 minutes 34 seconds East, 120.00 feet; thence North 13 degrees 47 minutes 36 seconds East, 132.53 feet; thence South 42 degrees 56 minutes 18 seconds East, 120.62 feet; thence South 59 degrees 59 minutes 41 seconds West, 100.00 feet; thence along the arc of a curve to the right, having a radius of 330.00 feet and an arc length of 17.17 feet; thence along the arc of a curve to the left having a radius of 270.00 feet and an arc length of 53.00 feet; thence South 55 degrees 16 minutes 14 seconds East, 272.89 feet; thence South 54 degrees 38 minutes 11 seconds West, 196.86 feet; thence South 30 degrees 00 minutes 35 seconds West, 33.80 feet to the POINT OF BEGINNING.

South 30 degrees 00 minutes 35 seconds West, 559.55 feet; thence North 59 degrees 46 minutes 26 seconds West, 846.76 feet; thence North 30 degrees 10 minutes 29 seconds East, 499.34 feet; thence South 59 degrees 46 minutes 26 seconds East, 499.34 feet; thence North 30 degrees 13 minutes 34 seconds East, 120.00 feet; thence North 13 degrees 47 minutes 36 seconds East, 132.53 feet; thence South 42 degrees 56 minutes 18 seconds East, 120.62 feet; thence South 59 degrees 59 minutes 41 seconds West, 100.00 feet; thence along the arc of a curve to the right, having a radius of 330.00 feet and an arc length of 17.17 feet; thence along the arc of a curve to the left having a radius of 270.00 feet and an arc length of 53.00 feet; thence South 55 degrees 16 minutes 14 seconds East, 272.89 feet; thence South 54 degrees 38 minutes 11 seconds West, 196.86 feet; thence South 30 degrees 00 minutes 35 seconds West, 33.80 feet to the POINT OF BEGINNING.



TYPICAL STREET SECTION

CULVERT SCHEDULE

SIZE	LOT NUMBER
15"	1-10, 11 @ KINGFISHER DR., 22-24, 25 @ KINGFISHER DR.
18"	25 @ LABARRE, 26-31, 10-21
21"	11 @ MERGANSER, 12, 13
24"	14-17

- MINIMUM RESTRICTIVE COVENANTS
- EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
 - NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS. ALL AS APPROVED BY THE ENVIRONMENTAL SERVICES COMMISSION OF ST. TAMMANY PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
 - BUILDING SETBACKS ARE: FRONT - 30', SIDE - 10', REAR - 75' & SIDE STREET - 20', OR AS SHOWN ON PLAN.
 - CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE OR STREET BASINMENTS.
 - NO NOISY OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
 - THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED FROM THE LATEST FEMA FLOOD INSURANCE RATE MAPS. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR IN AREA ZONE "A" SHALL BE OBTAINED FROM THE PARISH ENGINEERING DEPARTMENT.
 - THE MINIMUM CULVERT SIZE IS SHOWN ON THE ATTACHED CHART.
 - NO MORE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
 - NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH POLICE JURY, THE PLANNING COMMISSION, AND THE ENVIRONMENTAL SERVICES COMMISSION OF ST. TAMMANY PARISH.
 - THE MINIMUM RESTRICTIVE COVENANTS CITED ABOVE ARE AS PER SECTION 708 OF PARISH ORDINANCE NO. 409 (SUBDIVISION REGULATIONS). ADDITIONAL BUILDING RESTRICTIONS AND COVENANTS ARE RECORDED IN C O B FOLIO
 - EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER, SEWERAGE AND SANITATION (CARRIAGE AND REFUSE DISPOSAL) SERVICES PROVIDED BY THE ENVIRONMENTAL SERVICES COMMISSION OF ST. TAMMANY PARISH.

THIS PLAN IS CERTIFIED TO CONFORM TO THE STATE OF LOUISIANA AS 33:501 AND THE LAWS AND ORDINANCES OF ST. TAMMANY PARISH AND CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED



LOUISIANA REGISTERED LAND SURVEYOR NO. 4443
LOUISIANA REGISTERED CIVIL ENGINEER NO. 18940

11.741 AC.	31	150 L.F. +/-	CENTRAL
AXIS	NO OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
11,600'	20 ANS.	100'	CENTRAL
AVG LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
CONCRETE	140/150'	4'-4"	150' +/-
ROAD SURFACE	LOT DEPTH	ZONING	MAX B/LK LENGTH

BAYOU CASTINE
ULTIMATE SURFACE WATER DISPOSAL

DEDICATION:
ALL STREET RIGHTS-OF-WAY AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USE. EASEMENTS SHALL BE RESERVED FOR DRAINAGE & UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE.

Ed J. Dazet 12-25-94
OWNER DATE

FOR:
MONTEREY DEVELOPMENT CO.
E. J. DAZET
194 BOEET LN. COVINGTON, LA.

APPROVAL
Matthew Carabon
CHIEF ENGINEER
John Bell
SECRETARY PARISH PLANNING COMMISSION
Ala. Franconis
PARISH ENGINEER
1-24-95 1294
DATE FILED FILE NO.
Judy L. Hunt
CLERK OF COURT

- NOTES
- ALL LOT CORNERS SHALL BE MARKED W/ 1/2" IRON RODS
 - THIS PROPERTY IS LOCATED IN FLOOD ZONE C. RE: F.I.R.M. PANEL NO. 225205 0300 C, 4-2-91
 - BENCH MARK - 60' B.M. IN A POWER POLE ELEV. 10.51' M.S.L.
 - - INDICATES MUNICIPAL ADDRESS

MARIGNY TRACE
PHASE ONE
SECT. 38, T-8-S, R-11-E & SECT. 45, T-8-S, R-12-E
ST. TAMMANY PARISH, LOUISIANA

REVISIONS	DATE	KELLY McHUGH & ASSOCIATES CIVIL ENGINEERS & LAND SURVEYORS MANDEVILLE, LOUISIANA
MARK	DATE	
	DATE	
	1-12-95	SCALE 1"=100'
	1-15-95	DATE 12-29-94
		DRAWN DRJ
		CHECKED KJM
		JOB NO. 93-421
		DWG. NO. 93-421-PA.1