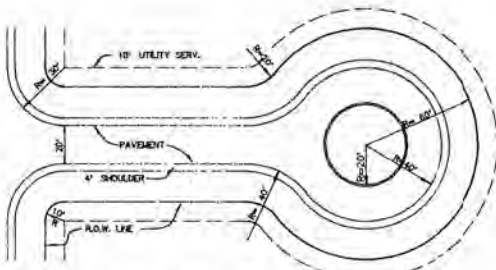
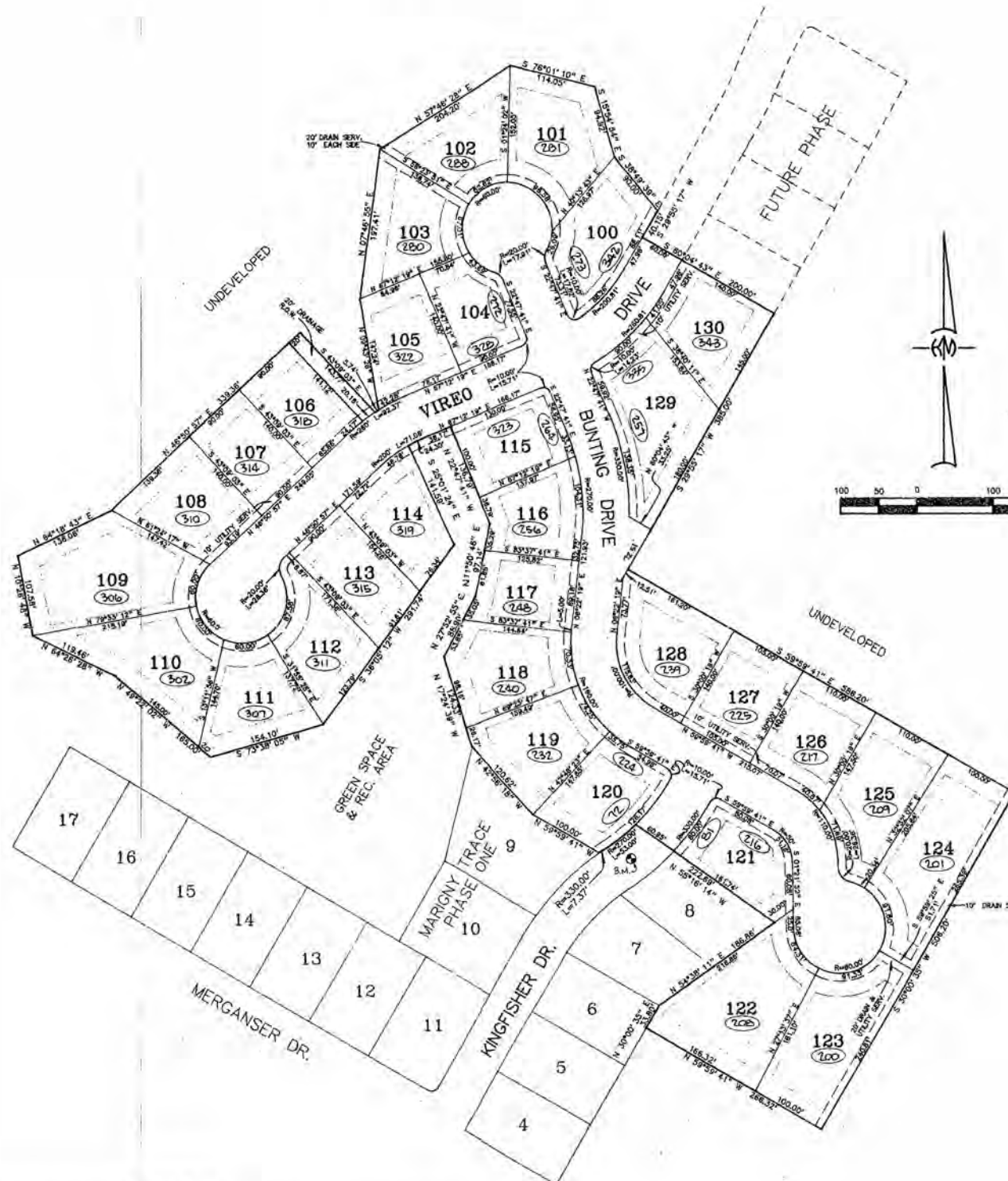


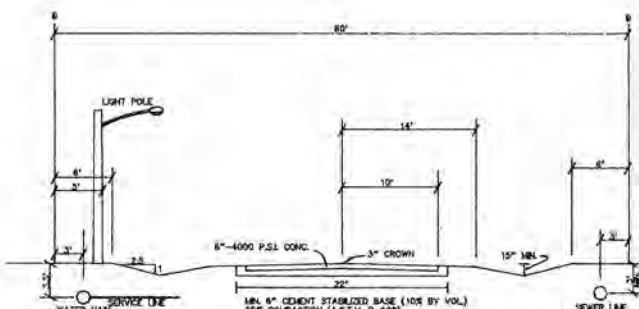
# MARIGNY TRACE PHASE 2



VICINITY MAP  
SCALE 1"=2000'



CORNER & CUL-DE-SAC DETAIL  
SCALE 1"=30'



TYPICAL STREET SECTION  
SCALE 1"=10'

**LEGAL DESCRIPTION**

A certain parcel of ground situated in Sections 38 and 55, Township 8 South, Range 11 East and Sections 44 and 45 Township 8 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows:

1. and 55, T-8-S, R-11-E and sections 6 and 14, T-8-S, R-11-E, and measure, North 89 degrees 46 minutes 02 seconds East a distance of 621.09 feet, thence South 29 degrees 55 minutes 17 seconds West a distance of 419.76 feet, thence South 70 degrees 02 minutes 02 seconds East a distance of 586.20 feet, thence South 29 degrees 55 minutes 17 seconds West a distance of 754.00 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING corner thence South 29 degrees 55 minutes 17 seconds West a distance of 385.00 feet, thence South 70 degrees 02 minutes 02 seconds East a distance of 586.20 feet, thence South 29 degrees 55 minutes 17 seconds West a distance of 754.00 feet, thence South 70 degrees 02 minutes 02 seconds East a distance of 586.20 feet, thence South 29 degrees 55 minutes 17 seconds West a distance of 754.00 feet to a point on a curve, thence North 55 degrees 14 minutes 14 seconds West a distance of 222.69 feet to a point on a curve, thence along a curve to the right having a radius of 270.00 feet a delta of 11 degrees 14 minutes 49 seconds, an arc length 53.00 feet and a chord which bears South 43 degrees 14 minutes 10 seconds West a chord distance of 92.91 feet to a point of reverse curve, thence along a curve to the left having a radius of 270.00 feet a delta of 61 degrees 47 minutes 47 seconds, an arc length 73.37 feet and a chord which bears South 56 degrees 33 minutes 47 seconds West having a chord distance of 117.57 feet to a point on a line, thence North 59 degrees 59 minutes 41 seconds West a distance of 100.00 feet, thence North 42 degrees 30 minutes 18 seconds West a distance of 120.62 feet, thence North 17 degrees 24 minutes 30 seconds West a distance of 124.13 feet, thence North 27 degrees 52 minutes 55 seconds East a distance of 88.00 feet, thence North 11 degrees 50 minutes 18 seconds East a distance of 97.14 feet, thence North 22 degrees 47 minutes 41 seconds West a distance of 116.74 feet, thence South 11 degrees 12 minutes 19 seconds West a distance of 36.33 feet, thence North 38 degrees 00 minutes 35 seconds East a distance of 33.80 feet, thence North 54 degrees 58 minutes 35 seconds East a distance of 186.86 feet, thence North 55 degrees 14 minutes 14 seconds West a distance of 222.69 feet to a point on a curve, thence along a curve to the right having a radius of 270.00 feet a delta of 11 degrees 14 minutes 49 seconds, an arc length 53.00 feet and a chord which bears South 43 degrees 14 minutes 10 seconds West a chord distance of 92.91 feet to a point of reverse curve, thence along a curve to the left having a radius of 270.00 feet a delta of 61 degrees 47 minutes 47 seconds, an arc length 73.37 feet and a chord which bears South 56 degrees 33 minutes 47 seconds West having a chord distance of 117.57 feet to a point on a line, thence North 59 degrees 59 minutes 41 seconds West a distance of 100.00 feet, thence North 42 degrees 30 minutes 18 seconds West a distance of 120.62 feet, thence North 17 degrees 24 minutes 30 seconds West a distance of 124.13 feet, thence North 27 degrees 52 minutes 55 seconds East a distance of 88.00 feet, thence North 11 degrees 50 minutes 18 seconds East a distance of 97.14 feet, thence North 22 degrees 47 minutes 41 seconds West a distance of 116.74 feet, thence South 11 degrees 12 minutes 19 seconds West a distance of 36.33 feet, thence North 38 degrees 00 minutes 35 seconds East a distance of 33.80 feet, thence North 54 degrees 58 minutes 35 seconds East a distance of 186.86 feet, thence North 55 degrees 14 minutes 14 seconds West a distance of 222.69 feet to a point on a curve, thence along a curve to the right having a radius of 270.00 feet a delta of 11 degrees 14 minutes 49 seconds, an arc length 53.00 feet and a chord which bears South 43 degrees 14 minutes 10 seconds West a chord distance of 92.91 feet to a point of reverse curve, thence along a curve to the left having a radius of 270.00 feet a delta of 61 degrees 47 minutes 47 seconds, an arc length 73.37 feet and a chord which bears South 56 degrees 33 minutes 47 seconds West having a chord distance of 117.57 feet to a point on a line, thence North 59 degrees 59 minutes 41 seconds West a distance of 100.00 feet, thence North 42 degrees 30 minutes 18 seconds West a distance of 120.62 feet, thence North 17 degrees 24 minutes 30 seconds West a distance of 124.13 feet, thence North 27 degrees 52 minutes 55 seconds East a distance of 88.00 feet, thence North 11 degrees 50 minutes 18 seconds East a distance of 97.14 feet, thence North 22 degrees 47 minutes 41 seconds West a distance of 116.74 feet, thence South 11 degrees 12 minutes 19 seconds West a distance of 36.33 feet, thence North 38 degrees 00 minutes 35 seconds East a distance of 33.80 feet, thence North 54 degrees 58 minutes 35 seconds East a distance of 186.86 feet, thence North 55 degrees 14 minutes 14 seconds West a distance of 222.69 feet to the POINT OF BEGINNING, and containing 15.38± acres of land.

- NOTES**
- ALL LOT CORNERS SHALL BE MARKED WITH 1/2" IRON RODS
  - BENCHMARK - 'X' CHIPPED IN CONC. STREET @ APPROX. CENTER OF LOT B. ELEV. 19.70 M.A.L.
  - THIS PROPERTY IS LOCATED IN FLOOD ZONE C. SEE F.I.R.M. PANEL NO. 238105 C REV. 4-7-91
  - INDICATES MUNICIPAL ADDRESS

**CULVERT SCHEDULE**

SIZE	LOT NUMBER
15"	104, 105, 107 THRU 113, 121 THRU 126
18"	100 @ VIREO DR., 103, 106, 114, 127, 128, 129 @ VIREO DR.
21"	118 THRU 120
24"	100 @ BUNTING DR., 101, 102, 115 THRU 117, 129 @ BUNTING DR.

- 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 SYSTEM(S), 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 REGULATION, 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 - 25' & SIDE STREET - 20', OR AS SHOWN ON PLAT.
  - CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENTS.
  - 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 MOBILE 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.
  - EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER, SEWERAGE AND SANITATION (GARbage AND REFUSE DISPOSAL) SERVICES PROVIDED BY MORTHLAKE ENVIRONMENTAL ENGINEERING SERVICES, INC. (NEES, INC.)
  - DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60') FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHT-OF-WAY INTERSECT.
  - THE AFORESAID RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT. (AMENDED BY ORD. 94-2142, ADOPTED 12/15/94)

**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.

*[Signature]*  
OWNER  
DATE: 10-12-95

THIS PLAN IS CERTIFIED TO CONFORM TO THE STATE OF LOUISIANA RS33-5051 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.



*[Signature]*  
LOUISIANA REGISTERED LAND SURVEYOR NO. 4443  
LOUISIANA REGISTERED CIVIL ENGINEER NO. 12940

15.38± ACRES AREA	31 NO. OF LOTS	1800'± V. LENGTH OF STREETS	CENTRAL SEWER SYSTEM
13,000± S.F. AVG. LOT SIZE	30'± AVG. LOT FRONTAGE	80'± STREET WIDTH	CENTRAL WATER SYSTEM
CONCRETE ROAD SURFACE	145'± AVG. LOT DEPTH	A-1 ZONING	550± S.F. MAX. BLK. LENGTH

LAKE PONCHATRAN VIA BAYOU CASTRE  
ULTIMATE SURFACE WATER DISPOSAL

**FOR:** MONTEREY DEVELOPMENT CORPORATION  
**DEAN SMITH**  
OFFICER

**APPROVAL:**  
*[Signature]*  
CHAIRMAN PLANNING COMMISSION  
*[Signature]*  
SECRETARY PLANNING COMMISSION  
*[Signature]*  
PARISH ENGINEER

19A BODEY LN., COVINGTON, LA. ADDRESS  
12-6-95 DATE FILED  
1382 FILE NO.

*See Act of Correction of Subdivision Plat by Kelly McHugh filed 3-25-1998 at Parish Engineer's Office. Getcham, Sh. Kelly Deputy Clerk 4-30-2002*

**MARIGNY TRACE  
PHASE 2**  
SECTIONS 38 & 55, T-8-S, R-11-E, AND SECTIONS 44 & 45, T-8-S, R-12-E, ST. TAMMANY PARISH, LOUISIANA

REVISIONS	MARK	DATE
1	11-2-95	

**KELLY J. McHUGH & ASSOC., INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
845 GALVEZ ST. - MANDEVILLE, LA. 70481-5611  
626-5611

SCALE: 1" = 150'  
DATE: 7-21-95  
DRAWN: R.J.D.  
JOB NO.: 75-415  
CHECKED: K.J.M.  
DWG. NO.: 45-415-1