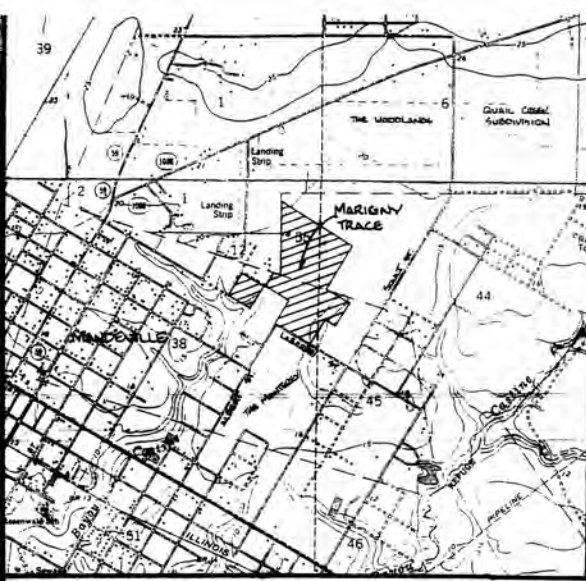


MARIGNY TRACE PHASE 3

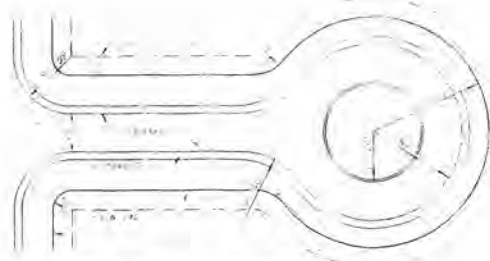


VICINITY MAP

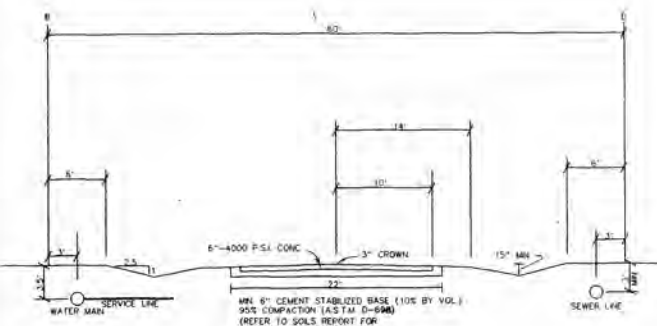


60' DRAIN R.O.W.
30' EACH SIDE

FUTURE PHASE



CORNER & CUL-DE-SAC DETAIL



TYPICAL STREET SECTION
SCALE 1"=10'

1. Legal Description
Marigny Trace, Phase 3

A certain parcel of ground situated in Section 55, Township 8 South, Range 11 East and Section 44, Township 8 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:
From the Section corner common to Sections 11 and 55, Township 8 South, Range 11 East and Sections 44 and 44, Township 8 South, Range 11 East, run North 89 degrees 14 minutes 02 seconds East a distance of 621.03 feet, thence South 29 degrees 55 minutes 17 seconds West a distance of 919.76 feet, thence South 60 degrees 02 minutes 08 seconds East a distance of 586.20 feet, thence South 29 degrees 55 minutes 17 seconds West a distance of 734.00 feet to the POINT OF BEGINNING;
From the POINT OF BEGINNING, run North 60 degrees 04 minutes 43 seconds West a distance of 200.00 feet; thence North 29 degrees 55 minutes 17 seconds East a distance of 40.15 feet; thence North 38 degrees 48 minutes 59 seconds West a distance of 90.00 feet; thence North 15 degrees 54 minutes 54 seconds West a distance of 94.92 feet; thence North 76 degrees 01 minutes 10 seconds West a distance of 114.05 feet; thence South 57 degrees 46 minutes 28 seconds West a distance of 204.20 feet; thence South 07 degrees 46 minutes 55 seconds West a distance of 162.63 feet; thence North 56 degrees 39 minutes 28 seconds West a distance of 32.71 feet; thence North 00 degrees 09 minutes 52 seconds West a distance of 1,173.61 feet; thence South 60 degrees 02 minutes 08 seconds East a distance of 1,116.57 feet; thence South 29 degrees 55 minutes 17 seconds West a distance of 787.30 feet to the POINT OF BEGINNING, and containing 15.742 acres of land, more or less.

CULVERT SCHEDULE

Culvert Size	Lot Number
15"	Lots 32-36, 38-47, 94 @ Front Street, 95-98, and 132-134
18"	Lots 37, 48, 49, 90-93, 94 @ Side Street, 99, and 131
24"	Lot 89

NOTE: Corner lots with only one culvert size noted above, require that culvert size on both streets.

- EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLLED 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 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 NOXIOUS 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 AND SEWERAGE AND SERVICES PROVIDED BY NORTHLAKE 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-WAYS INTERSECT.
- THE AFOREMENTIONED RESTRICTIONS SHALL BE RECYCLED 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. NO DESTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE.

[Signature]
OWNER
1-15-97
DATE

THIS PLAN IS CERTIFIED TO CONFORM TO THE STATE OF LOUISIANA PS-33-5051 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 HEREIN BY THE SURVEYOR OF THE UNDERSIGNED.



[Signature]
REGISTERED LAND SURVEYOR NO. 448
LOUISIANA REGISTERED CIVIL ENGINEER NO. 18140

15.742 AC.	33	16.30	CENTRAL
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
20' & 14' 4" AV. LOT SIZE	VARIABLE	80'	SEWERS
CONCRETE ROAD SURFACE	VARIABLE	4-4'	WATER SYSTEM
	LOT DEPTH	ZONING	MAY BLY. LENGTH

LITTLE BAYOU/CASTINE TO LAKE PONCHARTRAIN
ULTIMATE SURFACE WATER DISPOSAL

FOR APPROVAL:
MONTELEONE DEVELOPMENT CORP.
CORPORATION
DEAN SMITH
OFFICER
[Signature]
CHAIRMAN PARISH PLANNING COMMISSION
[Signature]
SECRETARY PARISH PLANNING COMMISSION
[Signature]
PARISH ENGINEER

75207 WHITE OAKS LN.
ARLITA SPRINGS, LA 70420
ADDRESS
4-21-97
DATE FILED
1532
FILE NO.

[Signature]
OFFICE OF CLERK

- NOTES:
- ALL LOT CORNERS TO BE MARKED WITH 1/2" IRON RODS.
 - ALL LOTS SUBJECT TO A 10' UTILITY SERVIDUCE ALONG STREET RIGHT-OF-WAYS.
 - ☉ - 8" M. 600 GAL. IN 15" DIAMETER PNE. ELEVATION = 19.00'
 - THIS PROPERTY IS LOCATED IN FLOOD ZONE C. REFERENCE FIRM PANEL NO. 225208 0360 C. REV. 4-2-91

MARIGNY TRACE, PHASE 3 SECTION 55, T-8-S, R-11-E & SECTION 44, T-8-S, R-12-E, ST. TAMMANY PARISH, LA.

REVISIONS	DATE
1	1-28-97
2	4-3-97

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

SCALE: 1" = 100'
DATE: 1/14/97
DRAWN: J.J.J. JOB NO.: 96-136
CHECKED: K.J.M. DWG. NO.: 96-136-SP