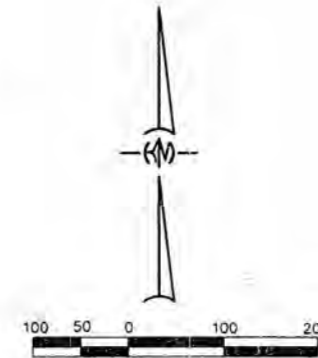




VICINITY MAP

MARIGNY TRACE PHASE 4 SECTION 38 & 55, T-8-S, R-11-E



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. HOWEVER, 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).
- CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENTS.
- NO NOISIOUS 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 GARAGES 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.
- NO DRIVEWAY CULVERTS ARE REQUIRED.
- NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
- NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH 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 NORTHEAST 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 SAID PROPERTY CLOSEST TO THE SAID TWO STREET RIGHT-OF-WAYS INTERSECT.
- THE AFFORMENTIONED 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.

Thomas J. Coate, Jr. July 10, 2000
OWNER DATE

THIS PLAN IS CERTIFIED TO CONFORM TO THE STATE OF LOUISIANA RS-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 UNDER THE SUPERVISION OF THE UNDERSIGNED.



Kelly McHugh 7-26-00
LOUISIANA REGISTERED LAND SURVEYOR NO. 4443
LOUISIANA REGISTERED CIVIL ENGINEER NO. 18940

12.575 ACRES	25	1500' +/-	CENTRAL
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
90' 150'	VARES	50'	CENTRAL
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
ASPHALT	VARES	A-4	1200' +/-
ROAD SURFACE	LOT DEPTH	ZONING	MAX. BLK. LENGTH

LITTLE BAYOU CASTINE TO LAKE PONTCHARTRAIN
ULTIMATE SURFACE WATER DISPOSAL

FOR: MARIGNY TRACE DEVELOPMENT CO., INC. CORPORATION
JAMES G. COATE, JR. OFFICER
505 MARINERS PLAZA MANDEVILLE, LA. 70448
ADDRESS

APPROVAL: *Emilio Lombard* ST. TAMMANY PARISH PLANNING COMMISSION
John Hill SECRETARY - PARISH PLANNING COMMISSION
John H. Shiro PARISH ENGINEER

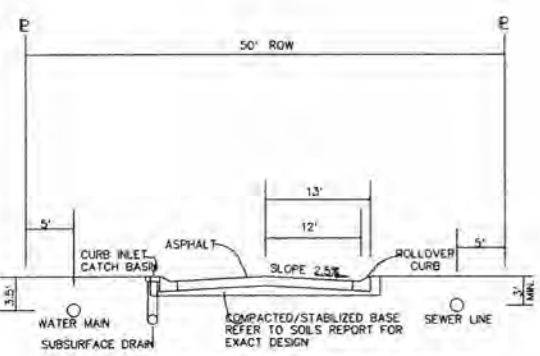
9-6-2000 1846
DATE FILED FILE NO.

Jane C. Murphy
CLERK OF COURT

- NOTES:
- ALL LOT CORNERS SET WITH 1/2" IRON RODS.
 - ALL LOTS SUBJECT TO A 10' UTILITY SERVICE ALONG STREET RIGHT-OF-WAYS.
 - THIS PROPERTY IS LOCATED IN FLOOD ZONE C, REV. 4-2-91.
 - 60' HAIL W/ 18" HARDWOOD TREE, ELEV. 19.82

-- LEGEND --
● = 1/2" IRON ROD FOUND
■ = 3/4" IRON PIPE FOUND

LEGAL DESCRIPTION
A certain parcel of ground situated Sections 38 and 55, Township 8 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows:
Commence at the intersection of the Easterly right of way of Atalin Street and the Southerly right of way of Montmarie Street, said point being the POINT OF BEGINNING, and run North 30 degrees 12 minutes 28 seconds East a distance of 362.29 feet; thence South 72 degrees 18 minutes 15 seconds East a distance of 180.76 feet; thence North 01 degrees 10 minutes 31 seconds West a distance of 319.61 feet; thence North 01 degrees 39 minutes 59 seconds a distance of 410.40 feet; thence North 88 degrees 49 minutes 29 seconds East a distance of 203.52 feet; thence South 01 degrees 10 minutes 31 seconds East a distance of 20.11 feet; thence North 88 degrees 49 minutes 29 seconds East a distance of 314.39 feet; thence South 00 degrees 09 minutes 52 seconds East a distance of 650.58 feet; thence South 46 degrees 50 minutes 57 seconds West a distance of 435.48 feet; thence South 54 degrees 18 minutes 43 seconds West a distance of 357.83 feet; thence North 59 degrees 53 minutes 46 seconds West a distance of 249.46 feet to the POINT OF BEGINNING, and containing 12.575 acres of land, more or less.



50' R.O.W. STREET SECTION

MARIGNY TRACE, PHASE 4 SECTION 38 & 55, T-8-S, R-11-E ST. TAMMANY PARISH, LA.

REVISIONS	DATE	BY	DATE
MARK	5-9-00		
	6-29-00		

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST. - MANDEVILLE, LA.
828-5811

SCALE: 1" = 100'	DATE: 5-12-99
DRAWN: R.F.D.	JOB NO: 93-128
CHECKED: K.J.M.	DATE: 1/17