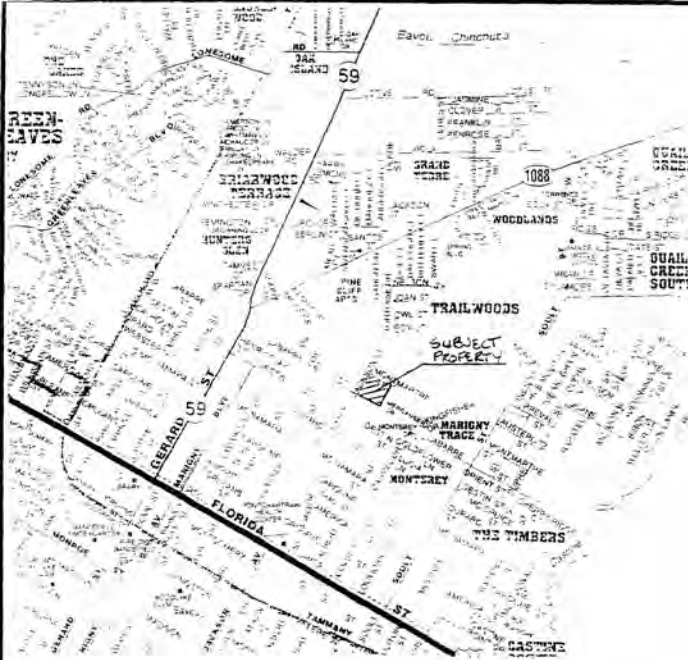
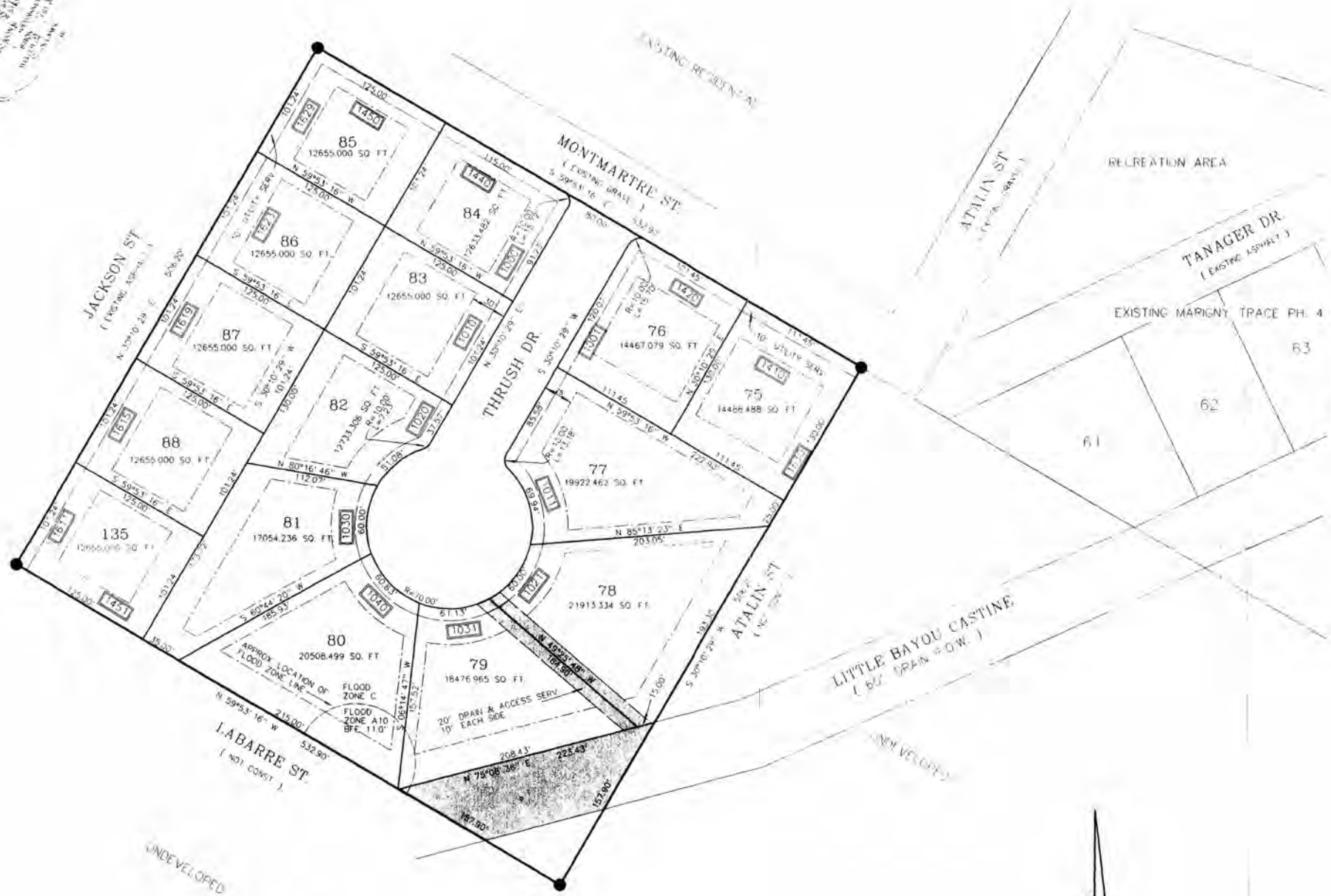


MARIGNY TRACE PHASE 5

FORMERLY SQ. 258, MANDEVILLE
SECTION 38, T-8-S, R-11-E,



VICINITY MAP



- RESTRICTIVE COVENANTS
- EACH LOT WILL 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 ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. 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 - 25' & 5' (SEE 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 DRIVES 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 PLANNING COMMISSION.
 - EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER AND SEWERAGE AND SERVICES PROVIDED BY NORTH LAKE ENVIRONMENTAL ENGINEERING SERVICES, INC. (NEES). 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 RIGHTS-OF-WAY INTERSECT.
 - THE AFORESAID RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR FEET ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT (AMENDED BY ORD. 84-2142, 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.

James G. Coate, Jr. 3/1/02
OWNER DATE

THIS PLAN IS CERTIFIED TO CONFORM TO THE STATE OF LOUISIANA PS 25-5051 AND THE LAWS AND ORDINANCES OF ST. TAMMANY PARISH, AND IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH THE PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.



Kelly McHugh 3-102
LOUISIANA REGISTERED LAND SURVEYOR NO. 4443
LOUISIANA REGISTERED CIVIL ENGINEER NO. 18940

6.193 ACRES	15	320'	CENTRAL
AS NOTED	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
AVG. LOT SIZE	VARIES	60'	CENTRAL
ASPHALT	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
ROAD SURFACE	VARIES	44	32"
	LOT DEPTH	ZONING	MAX. BLDG. LENGTH

LITTLE BAYOU CASTINE
ULTIMATE SURFACE WATER DISPOSAL

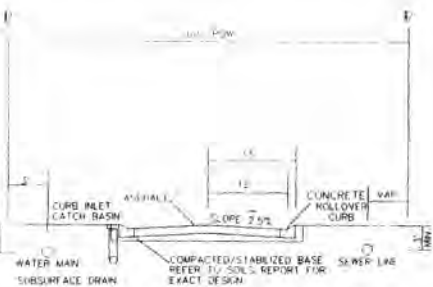
FOR: MARGNY TRACE DEV. CO., INC. CORPORATION
OFFICER: JAMES G. "BUDDY" COATE, JR.ADDRESS: 505 WARNERS PLAZA, MANDEVILLE, LA. 70448

APPROVAL: *Emilio Amador* CHAIRMAN PARISH PLANNING COMMISSION
Paul Kell SECRETARY PARISH PLANNING COMMISSION
James G. Coate, Jr. PARISH ENGINEER

DATE FILED: 3-11-2002 FILE NO: 2257

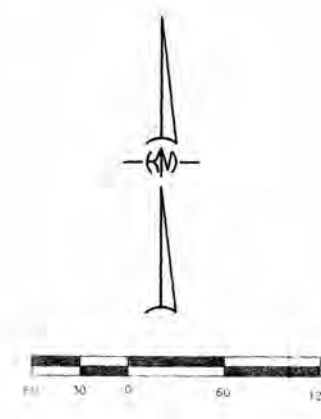
Jane C. Murphy CLERK OF COURT

- NOTES:
- ALL LOT CORNERS SET WITH 1/2" IRON RODS.
 - ALL LOTS SUBJECT TO 10' UTILITY SERVICED ALONG STREET RIGHTS-OF-WAY.
 - THIS PROPERTY IS LOCATED IN FLOOD ZONES A10 (BFE 110') & C. RE. FIRM PANEL NO. 225005 0300 C. REV. 4-2-91.
 - FRONT BUILDING SETBACK ON LOTS 77-82 SHALL BE 25'.
 - CENTRAL SEWER & WATER SERVICES TO BE PROVIDED BY NEES. EXISTING SYSTEM PERMIT NO. PWS 01103148, & WO 190073.
 - NO WETLANDS EXIST ON THIS PROPERTY.
 - INDICATES MUNICIPAL ADDRESS.
 - INDICATES PARISH SERVICED (0.30 ACRES).



TYPICAL STREET SECTION
NTS

LEGAL DESCRIPTION
A certain parcel of land situated in Section 38, Township 8 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows:
Commence at the intersection of the Southern right of way of Montmartre Street and the Western right of way of Atalin Street, said point being the POINT OF BEGINNING, and run South 30 degrees 10 minutes 29 seconds West a distance of 506.20 feet; thence North 59 degrees 53 minutes 16 seconds West a distance of 532.90 feet; thence North 30 degrees 10 minutes 29 seconds East a distance of 506.20 feet; thence South 59 degrees 53 minutes 16 seconds East a distance of 532.90 feet to the POINT OF BEGINNING, and containing 6.193 acres of land, more or less.



—LEGEND—
● = 1/2" IRON ROD FOUND

MARIGNY TRACE, PHASE 5
FORMERLY SQ. 258, MANDEVILLE
SECTION 38, T-8-S, R-11-E,
ST. TAMMANY PARISH, LOUISIANA

REVISIONS	DATE	SCALE	DATE
12-4-00	12-4-00	1" = 60'	11-7-00
1-21-02	1-21-02		00-162
3-25-02	3-25-02		00-182-1
2-28-02	2-28-02		

KELLY J. McHUGH & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST. - MANDEVILLE, LA.
626-5611 839-5315

DRAWN: DRJ
CHECKED: KJM