

MARIGNY TRACE, PH. 6-B

SECTION 55, T-8-S, R-11-E
ST. TAMMANY PARISH, LA.



VICINITY MAP



- 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 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' & SIDE STREET - 20'.
 - 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 OBSTACLE TO OR HINDERANCE TO THE NEIGHBORHOOD WATER TO ANY BUILDING OR 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. THIS PROPERTY LOCATED IN FLOOD ZONE C, RE: FIRM PANEL NO. 229205 0360 G, REV. 4-2-91.
 - NO DRIVEWAY CULVERTS ARE REQUIRED.
 - NO MISLE HOURS 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 HORTHAKME ENVIRONMENTAL ENGINEERING SERVICES, INC. (H.E.S., 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 RIGHTS-OF-WAY INTERSECT.
 - IF ANYMENTIONED 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, ADDED 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.

B. Kelly McHugh 9-30-04
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 FOR A CLASS 'C' SURVEY.



Kelly McHugh 10-11-2004
LOUISIANA REGISTERED LAND SURVEYOR NO. 4443
LOUISIANA REGISTERED CIVIL ENGINEER NO. 16940

8.131 ACRES AREA	13	500' +/-	CENTRAL SEWER SYSTEM
17,110 SQ.FT. AVG. LOT SIZE	VARES	30' ROW	CENTRAL WATER SYSTEM
ASPHALT ROAD SURFACE	LOT FRONTAGE	STREET WIDTH	400' +/- ZONING
	LOT DEPTH		MAX. BLK. LENGTH

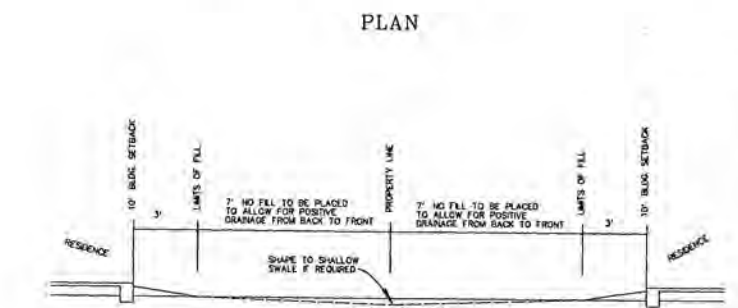
LITTLE BAYOU CASTNE
ULTIMATE SURFACE WATER DISPOSAL

FOR: MARGINY TRACE DEVELOPMENT CORPORATION
BLODDY COATE OFFICER
APPROVAL: *Ernie J. Leland* CHAIRMAN PARISH PLANNING COMMISSION
Ron Keller SECRETARY PARISH PLANNING COMMISSION
Jan Hildebrand PARISH ENGINEER

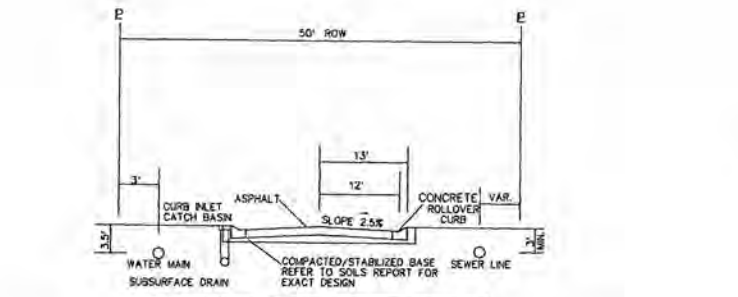
6007 WALDEN PL. MANDEVILLE, LA. 70148 ADDRESS
10-11-2004 DATE FILED
3587 FILE NO.

Jane A. Murphy
CLERK OF COURT

- NOTES:
- ALL LOT CORNERS SET WITH 1/2" IRON RODS.
 - ALL LOTS SUBJECT TO A 10' UTILITY SERVICITUDE ALONG STREET RIGHTS-OF-WAY.
 - THIS PROPERTY LOCATED IN FLOOD ZONE C RE: FIRM PANEL NO. 229205 0360 G, REV. 4-2-91.
 - ALL ELEVATIONS ARE REFERENCED TO M.S.L.
 - 0.18 ACRES IN SERVICITUDES DEDICATED TO ST. TAMMANY PARISH.
 - INDICATES MUNICIPAL ADDRESS.
 - DM = 604 NAL IN 20' FIRE AS SHOWN ELEV. 20.98' M.S.L.



SECTION A-A SIDE YARD DRAINAGE



TYPICAL STREET SECTION N.T.S.

Legal Description:
A certain parcel of land situated in Section 55, Township 8 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows:
Commence at the Section corner common to Sections 1, 12 and 55, Township 8 South, Range 11 East and measure North 02 degrees 28 minutes 52 seconds West a distance of 364.21 feet to the POINT OF BEGINNING.
From the POINT OF BEGINNING continue North 02 degrees 28 minutes 52 seconds West a distance of 291.29 feet; thence South 60 degrees 04 minutes 43 seconds East a distance of 46.33 feet; thence North 29 degrees 55 minutes 17 seconds East a distance of 207.79 feet; thence North 89 degrees 41 minutes 36 seconds East a distance of 591.98 feet; thence South 60 degrees 02 minutes 08 seconds East a distance of 21.41 feet; thence South 29 degrees 55 minutes 17 seconds West a distance of 506.20 feet; thence South 60 degrees 02 minutes 08 seconds East a distance of 21.14 feet; thence South 00 degrees 09 minutes 52 seconds East a distance of 0.88 feet; thence South 88 degrees 49 minutes 29 seconds West a distance of 224.09 feet to a point on a curve, thence along a curve to the right having a radius of 275.00 feet, a delta of 02 degrees 08 minutes 44 seconds, an arc length of 10.30 feet, and a chord which bears North 12 degrees 38 minutes 24 seconds East having a chord distance of 10.30 feet to a point on a line; thence North 79 degrees 31 minutes 48 seconds West a distance of 50.07 feet; thence South 88 degrees 49 minutes 29 seconds West a distance of 236.57 feet to the POINT OF BEGINNING, and containing 6.131 acres of land, more or less.

CULVERT SCHEDULE
NO CULVERTS ARE REQUIRED

MARIGNY TRACE, PH. 6-B SECTION 55, T-8-S, R-11-E ST. TAMMANY PARISH, LA.

REVISIONS		KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST. - MANDEVILLE, LA. 828-3811	
MARK	DATE	SCALE: 1" = 60'	DATE: 7-12-03
	08-27-03		
	09-01-04		
	9-23-04		
DRAWN	R.F.D.	JOB NO.:	03-089
CHECKED	EJ	DWG. NO.:	