

# MARIGNY TRACE, PHASE 6-A SECTION 55, T-8-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA.

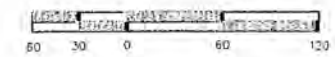
RESTRICTIVE COVENANTS

- 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 ORANGE OR STREET EASEMENTS.
- NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON 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 PROPERTY LOCATED IN FLOOD ZONE C, PER FIRM PANEL NO. 225205 0360 C, REV. 4-2-91.
- 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 AND 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 RIGHTS-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).



VICINITY MAP

FUTURE PHASE



DEDICATION: 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.

*Buddy Coate* Dec 16, 2004  
OWNER DATE

THIS PLAN IS CERTIFIED TO CONFORM TO THE STATE OF LOUISIANA RS53-5051 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* 12-16-03  
LOUISIANA REGISTERED PROFESSIONAL SURVEYOR NO. 4443  
LOUISIANA REGISTERED PROFESSIONAL ENGINEER NO. 18940

6.572 ACRES	13	570'	CENTRAL
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
AS NOTED	VARIABLES	50'	CENTRAL
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
ASPHALT	VARIABLES	44'	570'
ROAD SURFACE	LOT DEPTH	10' WIDE	MAY B/LA. LENGTH

LITTLE BAYOU CASTINE  
ULTIMATE SURFACE WATER DISPOSAL

FOR: MARIIGNY TRACE DEV. CO., INC. CORPORATION  
JAMES G. "BUDDY" COATE, JR. OFFICER

APPROVAL: *Emilio Semelant* CHAIRMAN PARISH PLANNING COMMISSION  
*Ron Kullen* SECRETARY PARISH PLANNING COMMISSION  
*Jan Stulodany* PARISH ENGINEER

P.O. BOX 9147, MANDEVILLE, LA. 70448  
ADDRESS DATE FILED: 1-2-2004 3337 FILE NO.

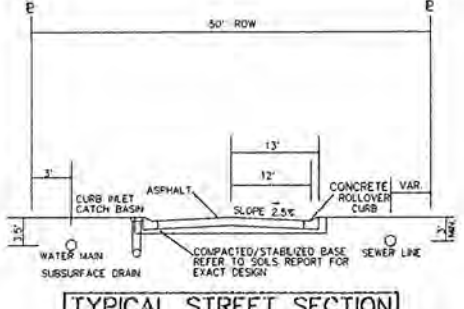
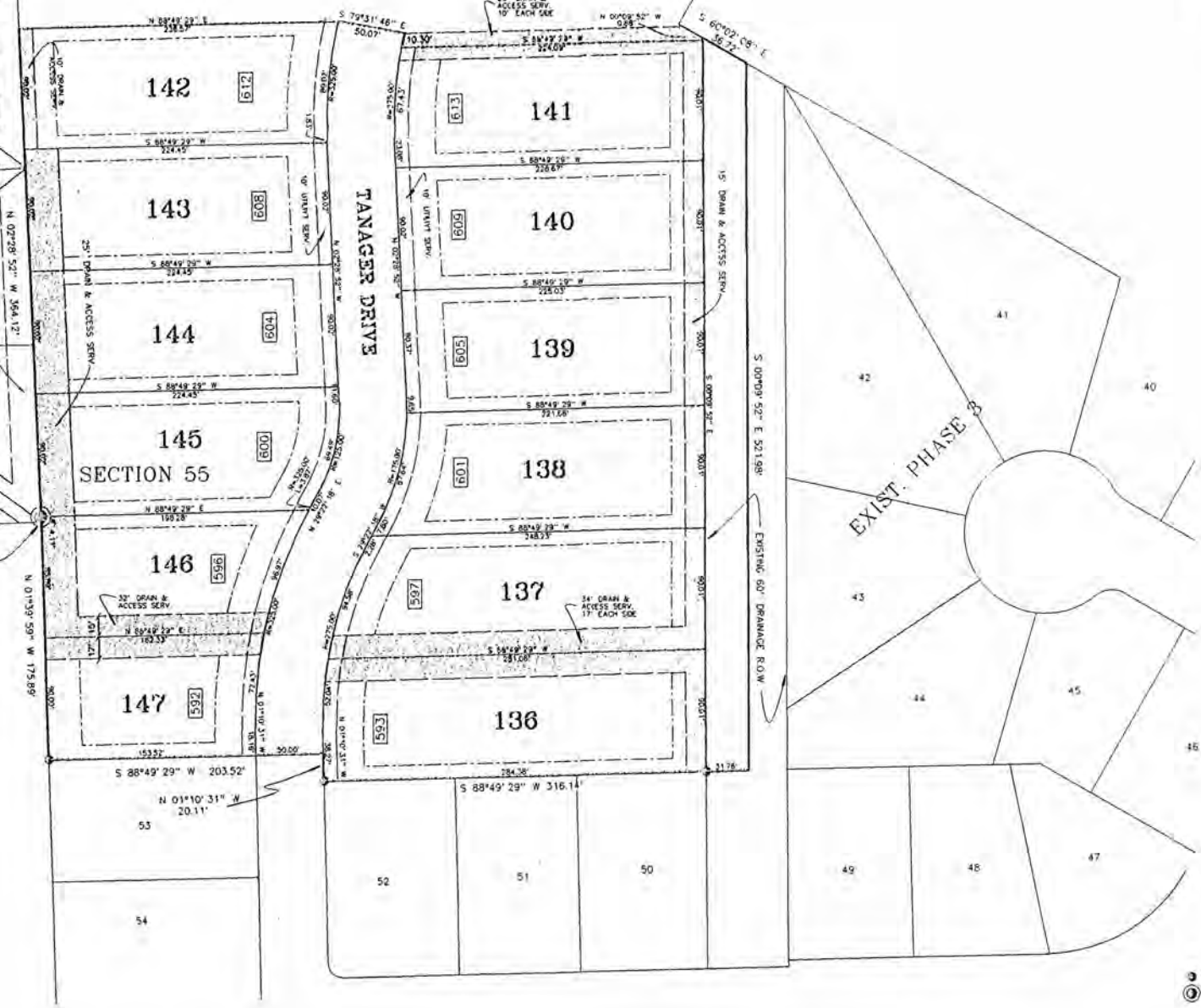
*James C. Murphy*  
CLERK OF COURT

- NOTES:
- ALL LOT CORNERS SET WITH 1/2" IRON ROD FOUND
  - ALL LOTS SUBJECT TO A 10' UTILITY SERVICED ALONG STREET RIGHTS-OF-WAY
  - PROPERTY IS LOCATED IN FLOOD ZONE C, PER FIRM PANEL NO. 225205 0360 C, REV. 4-2-91.
  - CENTRAL SEWER & WATER SERVICES TO BE PROVIDED BY NEES EXISTING SYSTEM PERMIT NO. PWS 01103148 & WG 090073
  - INDICATES MUNICIPAL ADDRESS
  - INDICATES PARISH SERVICED (0.825 ACRES)

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, said point being the POINT OF BEGINNING, and measure North 02 degrees 28 minutes 52 seconds West a distance of 364.21 feet; thence North 88 degrees 49 minutes 29 seconds East a distance of 236.57 feet; thence South 79 degrees 31 minutes 48 seconds East a distance of 50.07 feet to a point on a curve; thence along a curve to the left having a radius of 275.00 feet a delta of 02 degrees 08 minutes 44 seconds, an arc length 10.30 feet and a chord which bears South 12 degrees 38 minutes 24 seconds West having a chord distance of 10.30 feet to a point on a line; thence North 88 degrees 49 minutes 29 seconds East a distance of 224.09 feet; thence North 00 degrees 09 minutes 52 seconds West a distance of 0.88 feet; thence South 60 degrees 02 minutes 08 seconds East a distance of 36.72 feet; thence South 00 degrees 09 minutes 52 seconds East a distance of 521.98 feet; thence South 88 degrees 49 minutes 29 seconds West a distance of 316.14 feet; thence North 01 degrees 10 minutes 31 seconds West a distance of 20.11 feet; thence South 88 degrees 49 minutes 29 seconds West a distance of 203.52 feet; thence North 01 degrees 39 minutes 59 seconds West a distance of 175.89 feet to the POINT OF BEGINNING, and containing 6.572 acres of land, more or less.

SECTION 1  
SECTION 12  
P.O.B.

UNDEVELOPED



LEGEND:  
● = 1/2" IRON ROD FOUND  
○ = AXLE FOUND

MARIIGNY TRACE, PHASE 6-A  
SECTION 55, T-8-S, R-11-E,  
ST. TAMMANY PARISH, LOUISIANA.

MARK	REVISIONS	DATE
	APPROVED	12-04-03
		01-31-03
		02-04-03
		12-10-03
		12-16-03

KELLY J. McHUGH & ASSOCIATES, INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
845 GALVEZ ST. - MANDEVILLE, LA.  
820-5611

SCALE: 1" = 60'  
DATE: 10-22-02  
DRAWN: RFD  
JOB NO.: D1-368  
CHECKED: KJM  
DWG. NO.: plots/MARIIGNY PHA