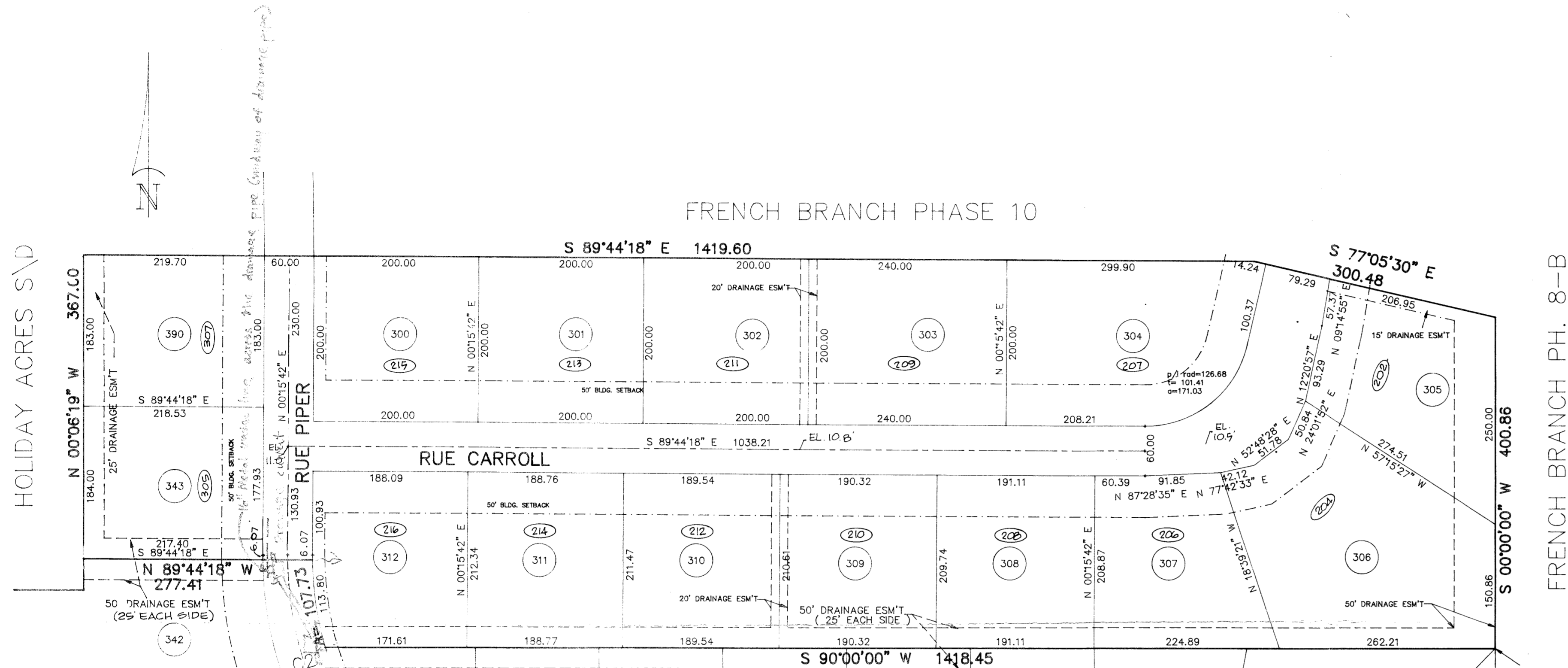


# FRENCH BRANCH ESTATES PHASE 11 - A



FRENCH BRANCH PH. 8-B

## FRENCH BRANCH ESTATES PHASE 11-A SITUATED IN SECTION 7 - T9S - R15E ST. TAMMANY PARISH, LA.

POINT OF BEGINNING

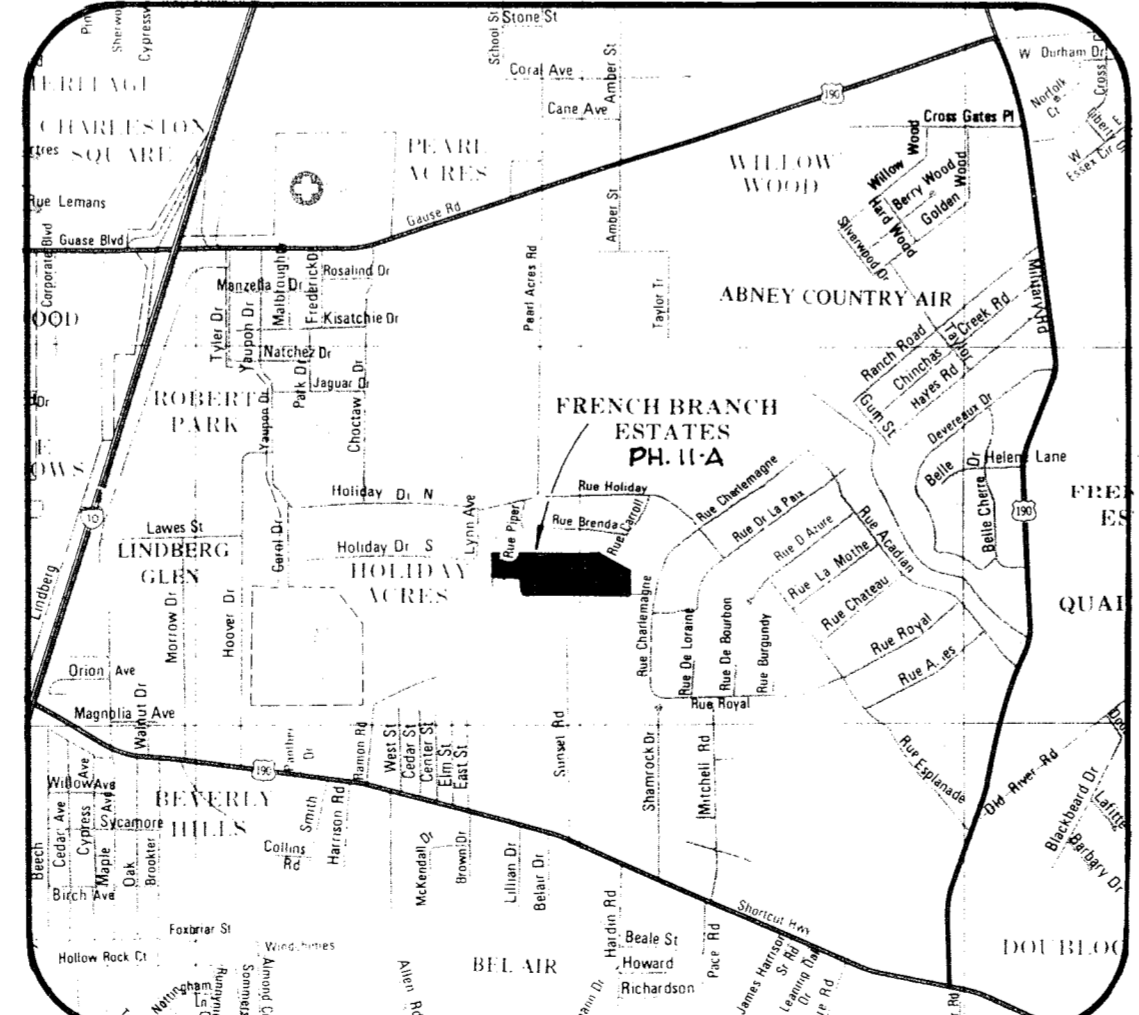
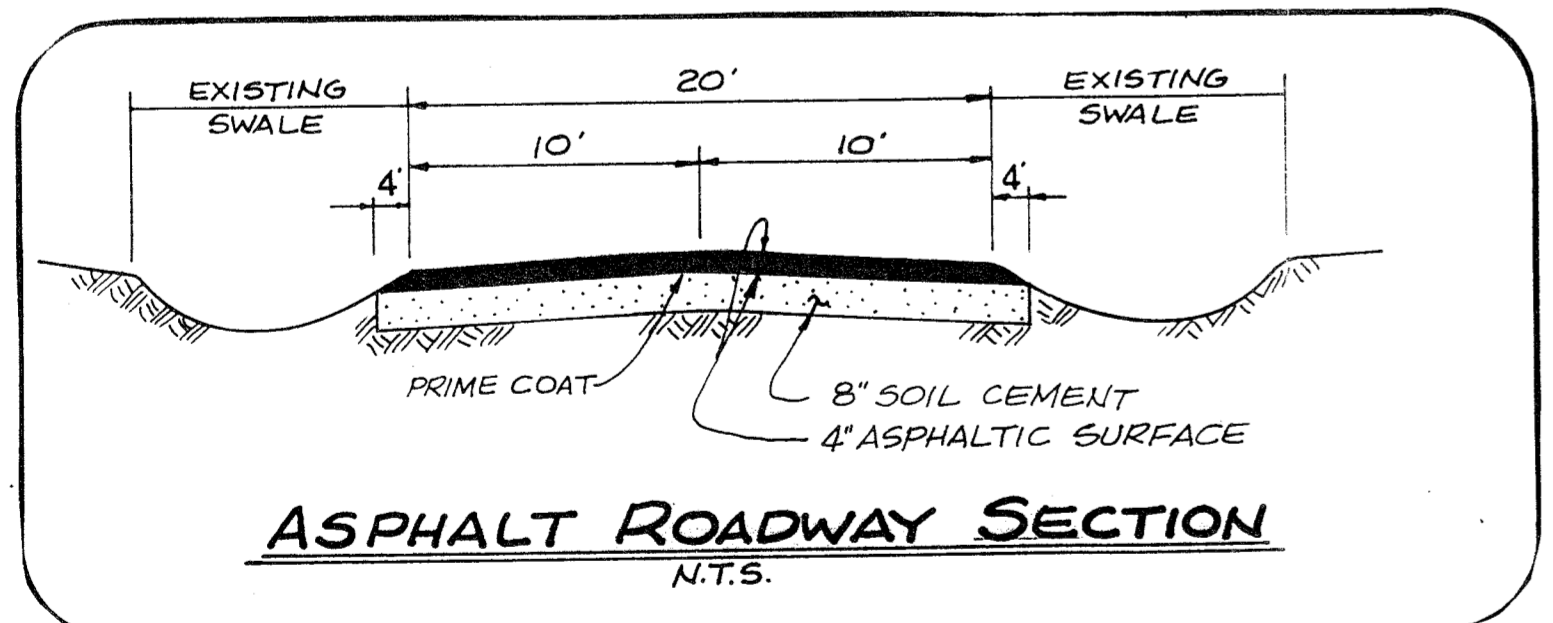
**BOUNDARY DESCRIPTION**

All that certain parcel of land designated as 17.5797 acres of land situated in Section 7, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana, more fully described as follows:

From the corner common to Sections 7 and 18, Township 9 South, Range 15 East and Sections 12 and 13, Township 9 South, Range 14 East, Thence go South 89 Degrees 35 minutes 36 seconds East-1,703.80 feet to a point; Thence North-1,264.02 feet to the point of beginning.

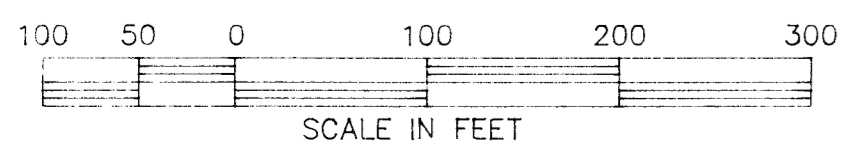
Thence go West-1,418.45 feet to a point; Thence along the arc of a curve to the right having a radius of 390.15 feet a distance of 107.73 feet to a point; Thence North 89 Degrees 44 minutes 18 seconds West-277.41 feet to a point; Thence North 00 Degrees 06 minutes 19 seconds West-367.00 feet to a point; Thence South 89 Degrees 44 minutes 18 seconds East-1,419.60 feet to a point; Thence South 89 Degrees 44 minutes 18 seconds East-1,419.60 feet to a point; Thence South 77 Degrees 05 minutes 30 seconds East-300.48 feet to a point; Thence South-400.86 feet to the point of beginning.

containing in all 17.5797 acres of land.



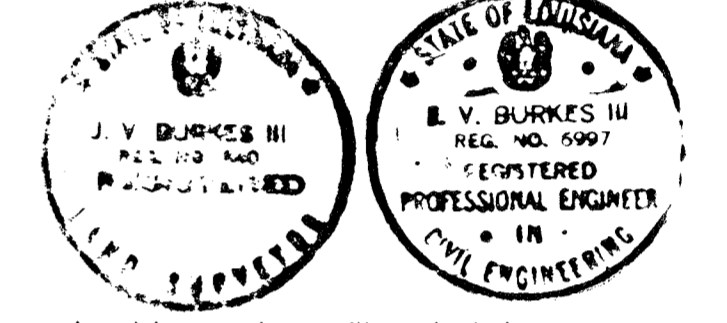
VICINITY MAP

**CURVE DATA**  
C2 21°33'39" 420.15 158.11 157.18 80.00 S 10°31'07" E



### RESTRICTIVE COVENANTS

- Each lot will not have more than one dwelling.
  - No dwelling may be occupied before sewer and water systems are installed and approved by the Water Services Commission.
  - Front building setback will not be less than 50' from each front property line; side building setback will not be less than 15' from each side property line; the rear building setback will not be less than 40' from each rear property line.
  - Construction of any nature is prohibited in parish drainage or street easements.
  - No noxious or offensive action shall be carried upon any lot, nor shall anything be done thereon which may or may become an annoyance or nuisance to the neighborhood, particularly the use of lots as dumps or junk car storage.
  - The minimum finish floor elevations required shall be 11.00 above mean sea level.
  - Driveway culverts shall be a minimum of 15" R.C.P.
  - Mobile homes will not be permitted to occupy lots as a residence in this subdivision.
  - No lot shall be further subdivided without prior approval of the Parish Board of Health and Planning Commission and the Water Services Commission.
  - Additional covenants recorded in C.O.B. Folio \_\_\_\_\_ and C.O.B. \_\_\_\_\_ Folio \_\_\_\_\_
- The foregoing shall be a covenant running with each title and reference shall be made thereto in each title.



**CERTIFICATION:**  
This map is certified to be correct and in accordance with a physical survey made on this ground under supervision of the undersigned.

*J.V. Burkes III*  
LA REGISTERED LAND SURVEYOR # 840

This plan is certified to conform to the provision of the State of Louisiana R.S. 5 - 33: 9 - 5051 and laws and ordinances of the Parish of St. Tammany with waivers.

*J.V. Burkes III*  
LA REGISTERED CIVIL ENGINEER # 6997

**DEDICATION:**  
Be it resolved, by the undersigned owner of the land as shown and described hereon, that he does declare this to be a true and accurate map of

FRENCH BRANCH ESTATES PHASE 11-A

All street rights-of-way as shown hereon are hereby dedicated to the perpetual use of the public for proper uses.

Easements shall be reserved for drainage and utilities as indicated hereon and no obstruction or improvements shall be allowed that would prevent them being used for their intended purpose.

*Don McMaie*  
OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**FOR:** DEMAC, INC.

*Don McMaie* PRESIDENT  
*Donna M. March* SECRETARY  
*Donna M. March* TREASURER

DON McMAIE DON McMAIE  
DEBORAH McMAIE DEBORAH McMAIE

**APPROVAL:**

*Donna M. March* CHAIRMAN PARISH PLANNING COMMISSION  
*Alan J. Francour* SECRETARY PARISH PLANNING COMMISSION  
PARISH ENGINEER

9-29-93 DATE FILED  
*William Sullivan* CLERK OF COURT

1163 FILE NO.

|                        |               |                      |
|------------------------|---------------|----------------------|
| 17.5797 ACRES AREA     | 15            | 1733.28'             |
| NO. OF LOTS            | INDIVIDUAL    | LGTH. OF STREETS     |
| 200' X 200'            | SEWAGE SYSTEM | A-2 ZONING           |
| AVG. LOT SIZE          | 20'           | CENTRAL WATER SYSTEM |
| ASPHALT ROAD SURFACING | STREET WIDTH  |                      |

**J.V. BURKES & ASSOC., INC.**  
P.O. BOX 1568 (504) 649-0075 SLIDELL, LA. 70459

SCALE: 1" = 100'  
DATE: FEB. 23, 1993

**FRENCH BRANCH ESTATES PHASE 11-A**

FOR: DEMAC, INC. DWG. NO. 920801-B

DRAWN BY: JVB

- NOTES:**
- ALL LOTS SUBJECT TO A 10' EASEMENT ADJACENT TO THE STREET RIGHT-OF-WAY.
  - ULTIMATE DISPOSAL OF RAINWATER IS LAKE PONTCHARTRAIN.
  - THE ENTIRE PROPERTY IS IN FLOOD ZONE "C" EXCEPT AS NOTED. HOWEVER PARISH PERMIT OFFICE HAS THE FINAL DETERMINATION.
  - THE ENTIRE PROPERTY IS IN JURISDICTIONAL WETLANDS AND A 404 PERMIT HAS BEEN APPROVED.
  - BENCHMARK: 20p NAIL IN 10" PINE, FRONT OF LOT 332, ELEVATION 12.50 M.S.L.
  - WATER IS TO FURNISHED BY ENVIRONMENTAL SERVICES COMMISSION FROM WELL IN WYNDMERE SVD.
  - 200 DENOTES MUNICIPAL ADDRESS
  - COGO = FBE11  
MAPFILE = FBE11  
MAPFILE = FBE11B

PROVIDED PLAT