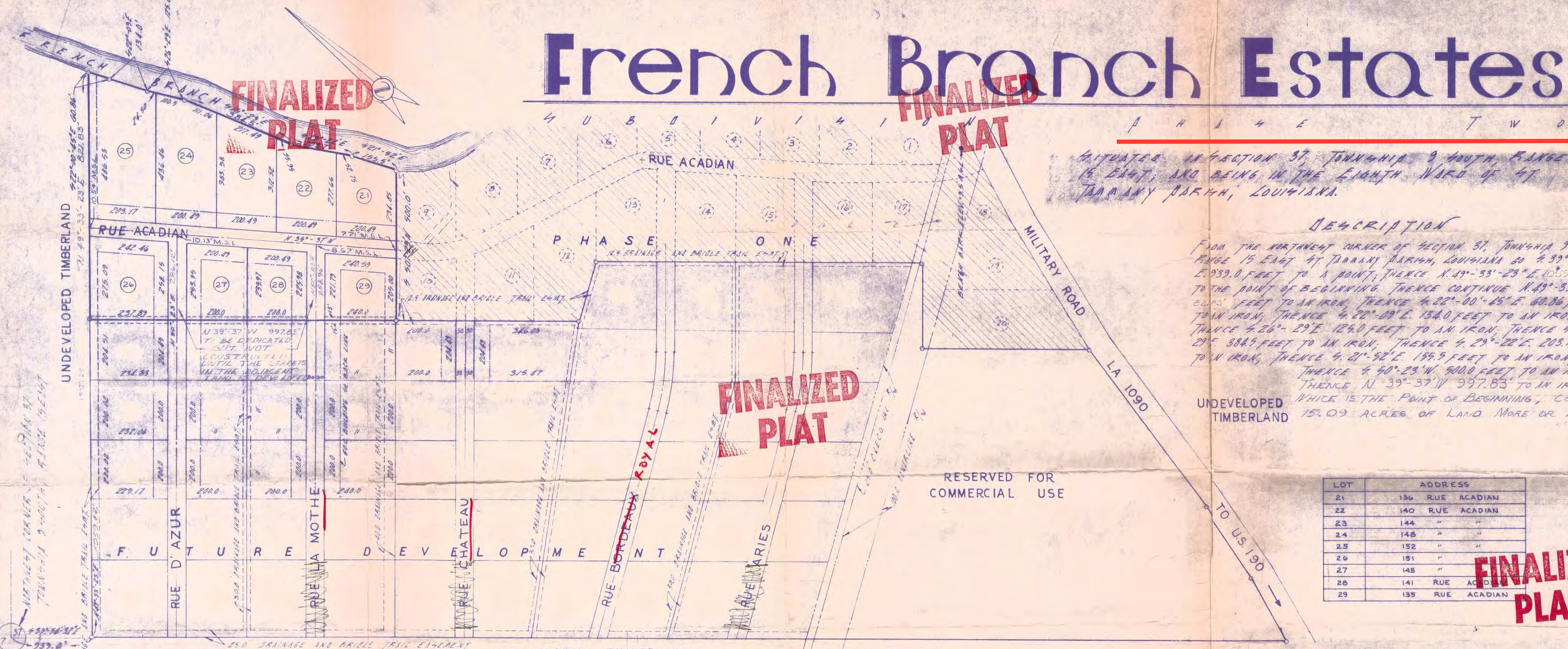


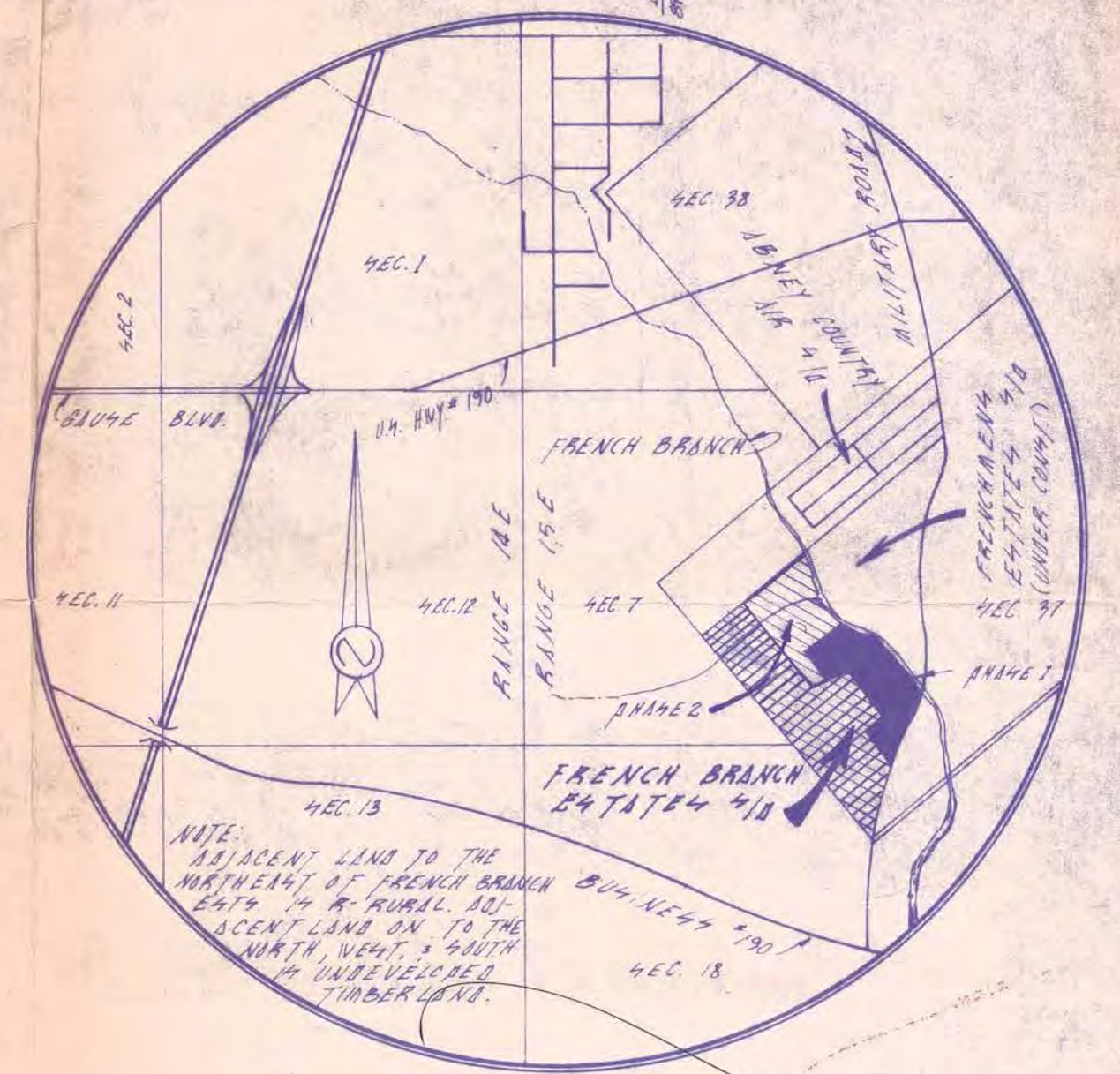
# French Branch Estates



SITUATED IN SECTION 37, TOWNSHIP 9 NORTH, RANGE 15 EAST, AND BEING IN THE EIGHTH WARD OF 47 TANGANY PARISH, LOUISIANA.

### DESCRIPTION

FROM THE NORTHWEST CORNER OF SECTION 37, TOWNSHIP 9 NORTH, RANGE 15 EAST 47 TANGANY PARISH, LOUISIANA GO N. 39°-58'37" E. 939.0 FEET TO A POINT, THENCE N. 49°-33'-23" E. 1059.4 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N. 49°-33'-23" E. 2293 FEET TO AN IRON, THENCE S. 22°-00'-45" E. 60.86 FEET TO AN IRON, THENCE S. 22°-09' E. 134.0 FEET TO AN IRON, THENCE S. 22°-29' E. 124.0 FEET TO AN IRON, THENCE S. 16°-29' E. 384.5 FEET TO AN IRON, THENCE S. 29°-22' E. 203.7 FEET TO AN IRON, THENCE S. 21°-52' E. 159.9 FEET TO AN IRON, THENCE S. 40°-28' W. 500.0 FEET TO AN IRON, THENCE N. 39°-37' W. 997.83' TO AN IRON, THENCE N. 39°-37' W. 997.83' TO AN IRON, WHICH IS THE POINT OF BEGINNING, CONTAINING 15.09 ACRES OF LAND MORE OR LESS.



VICINITY MAP WARD 8

LOT	ADDRESS
21	136 RUE ACADIAN
22	140 RUE ACADIAN
23	144 " "
24	148 " "
25	152 " "
26	151 " "
27	145 " "
28	141 RUE ACADIAN
29	135 RUE ACADIAN

**FINALIZED PLAT**

**DEDICATION**  
ALL STREET RIGHTS-OF-WAY AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON, AND NO IMPROVEMENTS OR OBSTRUCTIONS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR INTENDED PURPOSES.

**CERTIFICATE**  
THIS MAP IS CERTIFIED TO CONFORM TO THE PROVISIONS OF THE STATE OF LOUISIANA B. & C. 33-9041 AND THE LAWS AND ORDINANCES OF THE PARISH OF 47 TANGANY WITH WAIVER.

THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

**FINALIZED PLAT**

- GENERAL NOTES:**
- NUMBER OF LOTS 9
  - WIDTH OF ROAD 60.0'
  - WIDTH OF SIDEWALK 20.0'
  - LENGTH OF SIDEWALK 175.00' ± LIN FEET
  - TYPE OF ROADWAY ASPHALT
  - AREA OF SUBDIVISION 15.09 ACRES
  - VI SECT SUBJECT TO FLOOD ZONATION DUE TO NEAR FLOODPLAIN
  - SUBDIVISION IS ZONED R-1 R-RURAL DEVELOPER WILL PROVIDE 60'X60' TURN-AROUND AT END OF RUE AZUR, RUE LA MOTHE, ACADIAN STREET, AND RUE D'AZUR
  - ULTIMATE SURFACE WATER DRAINAGE WILL BE TO FRENCH BRANCH VIA STREET DITCHES AND DRAINAGE EASEMENTS.

DITCHES IN EASEMENTS.



TYPICAL ROAD SECTION

**APPROVAL**  
*Martin Abbott*  
PRESIDENT OF THE POLICE JURY

FILED FOR RECORD  
*/s/ Bea Erwin*  
CLERK OF COURT

*Paul D. Brown*  
CHAIRMAN OF THE SUBDIVISION REGULATORY COMMITTEE

Aug. 22, 1975  
DATE FILED

*William H. Dobson, C.E.*  
PARISH ENGINEER

464-B  
MAP FILE NUMBER

*William H. Dobson, C.E.*  
PARISH ENGINEER

OWNER AND DEVELOPER: TOWN AND COUNTRY DEVELOPMENT, INC., 110 BOX 136, GILBELL, LA 70458

*Paul D. Brown*  
PRESIDENT  
*Mary*  
SECRETARY  
*Mary*  
TREASURER

**FINALIZED PLAT**

### RESTRICTIVE COVENANTS TO RUN WITH TITLE

- EACH LOT WILL HAVE NOT MORE THAN ONE DWELLING.
- NO DWELLING MAY BE OCCUPIED BEFORE SEWER AND WATER SYSTEMS ARE INSTALLED.
- FRONT BUILDING SETBACK WILL BE NOT LESS THAN FROM EACH FRONT PROPERTY LINE. SIDE BUILDING SETBACK WILL BE NOT LESS THAN FROM EACH SIDE PROPERTY LINE. REAR BUILDING SETBACK WILL BE NOT LESS THAN FROM EACH REAR PROPERTY LINE.
- CONSTRUCTION OF ANY NATURE 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 ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMP OR JUNK CAR STORAGE.
- THE MINIMUM FINISHED FLOOR ELEVATION REQUIRED IN THIS SUBDIVISION WILL BE 10.0' ABOVE MEAN SEA LEVEL.
- NO DRIVEWAY CULVERT WILL BE INSTALLED UNTIL FIRE REQUIREMENTS ARE SPECIFIED BY THE PARISH ENGINEER OR POLICE JUROR.
- MOBILE HOMES WILL NOT BE PERMITTED TO OCCUPY LOTS IN THIS SUBDIVISION.
- NO LOT SHALL BE FURTHER SUBDIVIDED WITHOUT PRIOR APPROVAL OF THE BOARD OF HEALTH.

**FINALIZED PLAT**

MAP PREPARED BY  
**BORGEN ENGINEERING**  
783 ROBERT ROAD  
GILBELL, LOUISIANA 70458 PHONE: 904-643-9419

DATE FILED: 8/22/75  
MAP FILE NUMBER: 3031

