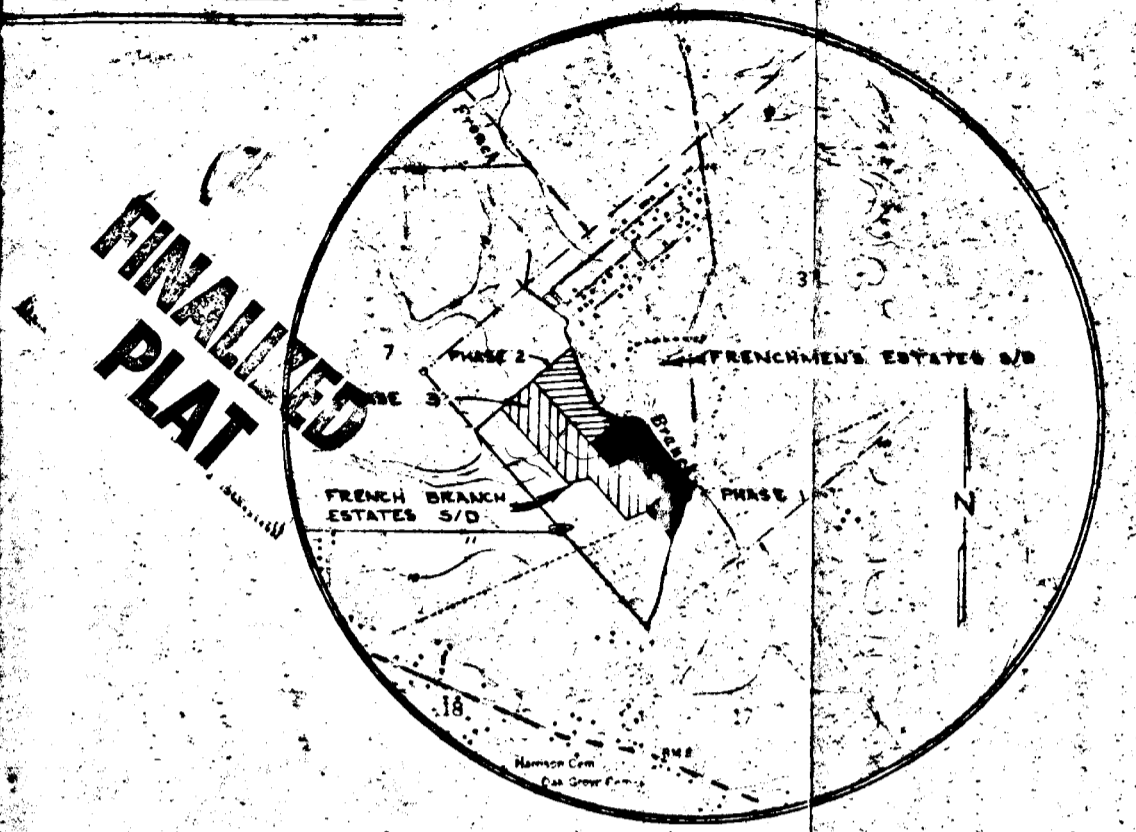


FRENCH BRANCH ESTATES

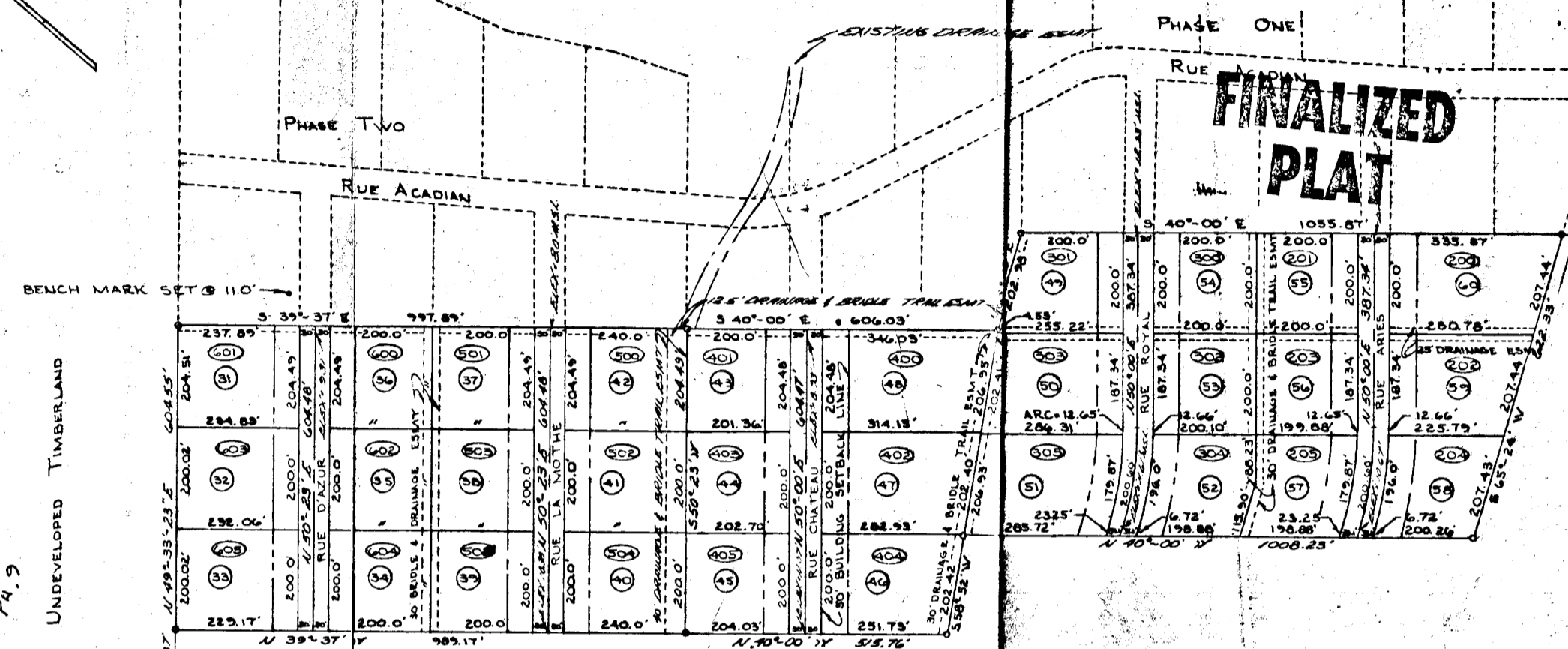
SUBDIVISION PHASE THREE

SITUATED IN SECTION 37, TOWNSHIP 9 SOUTH, RANGE 15 EAST AND BEING IN THE EIGHTH WARD OF ST. TAMMANY PARISH, LOUISIANA.

FINALIZED PLAT



VICINITY MAP WARD 8



FINALIZED PLAT

DEDICATION

ALL STREET RIGHT-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 R.S. 33-5051 AND THE LAWS AND ORDINANCES OF THE PARISH OF ST. TAMMANY WITH WAIVERS.

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

GENERAL NOTES

- NUMBER OF LOTS 30
- WIDTH OF ROAD R/W 60.0'
- WIDTH OF ROADWAY 20.0'
- LENGTH OF ROADWAY 3019.27'
- AREA TO BE ZONED R-RURAL GRAVEL
- TYPE OF ROADWAY GRAVEL
- NO AREA SUBJECT TO FLOODING DUE TO NORMAL RAINFALL
- AREA OF S/D 35.893 ± ACRES
- THIS SUBDIVISION IS ZONED BY ORDINANCE 231

DESCRIPTION

FROM THE NORTHWEST CORNER OF SECTION 37, TOWNSHIP 9 SOUTH, RANGE 15 EAST, ST. TAMMANY PARISH, LOUISIANA: GO SOUTH 39 DEG. 54 MIN. 37 SEC. EAST 939.0 FEET TO A POINT, THENCE NORTH 49 DEG. 33 MIN. 37 SEC. EAST 454.87 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 49 DEG. 33 MIN. 23 SEC. EAST 604.55 FEET TO AN IRON, THENCE SOUTH 39 DEG. 37 MIN. EAST 997.89 FEET TO AN IRON, THENCE SOUTH 40 DEG. 00 MIN. EAST 606.03 FEET TO AN IRON, THENCE NORTH 65 DEG. 35 MIN. EAST 202.98 FEET TO AN IRON, THENCE SOUTH 40 DEG. 00 MIN. EAST 1055.87 FEET TO AN IRON, THENCE NORTH 65 DEG. 24 MIN. WEST 622.33 FEET TO AN IRON, THENCE NORTH 40 DEG. 00 MIN. WEST 1008.23 FEET TO AN IRON, THENCE SOUTH 58 DEG. 52 MIN. WEST 202.52 FEET TO AN IRON, THENCE NORTH 40 DEG. 00 MIN. WEST 515.76 FEET TO AN IRON, THENCE NORTH 39 DEG. 37 MIN. WEST 989.17 FEET TO AN IRON, WHICH IS THE POINT OF BEGINNING AND IN ALL CONTAINING 35.89 ± ACRES OF LAND MORE OR LESS.

RESTRICTIVE COVENANTS TO RUN WITH TITLES

- 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 50.0' FROM FRONT PROPERTY LINE; SIDE BUILDING SETBACK WILL BE NOT LESS THAN 45.0' FROM EACH SIDE PROPERTY LINE; REAR BUILDING SETBACK WILL BE NOT LESS THAN 50.0' 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 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 MINIMUM FINISHED FLOOR ELEVATION REQUIRED IN THIS SUBDIVISION WILL BE 10.0' ABOVE MEAN SEA LEVEL.
- NO DRIVEWAY CULVERT WILL BE INSTALLED UNTIL SIZE REQUIREMENTS ARE SPECIFIED BY THE PARISH DEPT. OF ENGINEERING OR POLICE JURY.
- MOBILE HOMES WILL NOT BE PERMITTED TO OCCUPY LOTS AS RESIDENTS IN THIS SUBDIVISION.
- NO LOT SHALL BE FURTHER SUBDIVIDED WITHOUT PRIOR APPROVAL OF THE BOARD OF HEALTH.

○ MUNICIPAL ADDRESS

FILLED FOR RECORD

John C. Clifton
CLERK OF COURT

10-22-75
DATE FILED

469-A
MAP FILE NUMBER

APPROVAL

Ma-uhout 10-21-75
PRESIDENT OF THE POLICE JURY DATE

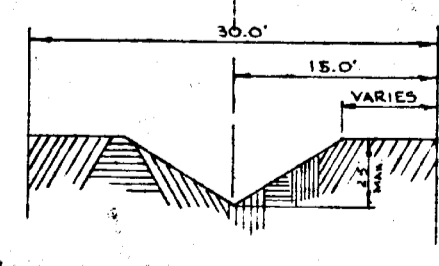
Paul W. Brown 10-21-75
CHAIRMAN OF THE SUBDIVISION REGULATORY COMMITTEE DATE

Duplessy 10-21-75
SECRETARY OF THE PLANNING COMMISSION DATE

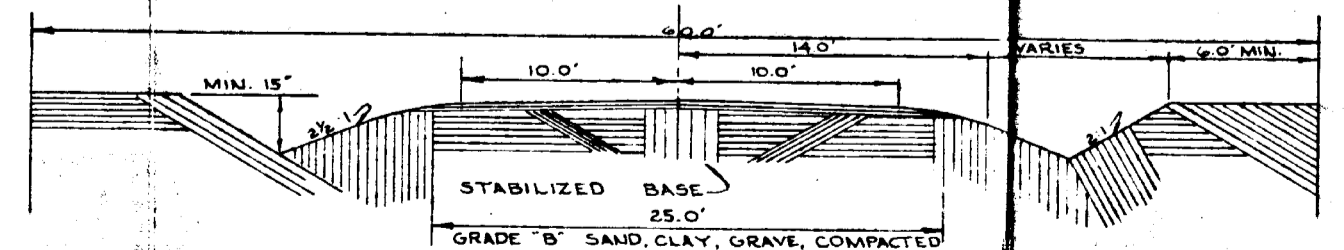
Willis H. Dubois, C.E. 10-21-75
PARISH ENGINEER DATE

Robert C. Borgen 10-21-75
OWNER AND DEVELOPER TOWN & COUNTRY DEVELOPMENT CO. DATE

FINALIZED PLAT



DITCHES IN EASMENTS.



TYPICAL ROAD SECTION

FINALIZED PLAT

FINALIZED PLAT

FINALIZED PLAT

MAP PREPARED BY
BORGEN ENGINEERING



753 ROBERT ROAD
SLIDELL, LOUISIANA 70458

MAP No. 4382
DATE: AUG. 6, 1975
REV.