

FINALIZED PLAT

FRENCH BRANCH ESTATES

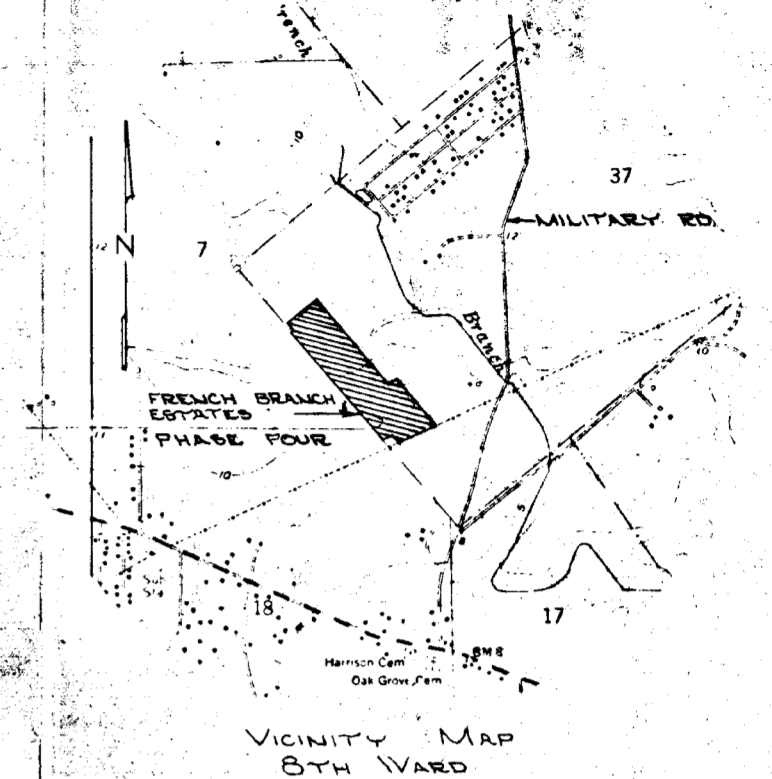
SUBDIVISION PHASE FOUR

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

FINALIZED PLAT

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PH. 4



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DEDICATION

ALL STREET RIGHT-OF-WAY AS SHOWN HEREON ARE 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 THERE INTENDED PURPOSES.

[Signature]

CERTIFICATE

THIS MAP IS CERTIFIED TO CONFORM TO THE PROVISIONS OF THE STATE OF LOUISIANA RS 33-5051 AND THE LAWS AND ORDINANCES OF THE PARISH OF ST. TAMMANY WITH WAIVERS

[Signature]

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

[Signature]

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 AN IRON, WHICH IS THE POINT OF BEGINNING. THENCE NORTH 49 DEG 35 MIN 23 SEC EAST 454.87 FEET TO AN IRON, THENCE SOUTH 39 DEG 37 MIN EAST 989.17 FEET TO AN IRON, THENCE SOUTH 40 DEG EAST 515.76 FEET TO AN IRON, THENCE NORTH 58 DEG 52 MIN EAST 202.52 FEET TO AN IRON, THENCE SOUTH 40 DEG EAST 1015.73 FEET TO AN IRON, THENCE SOUTH 65 DEG 24 MIN WEST 672.48 FEET TO AN IRON, THENCE NORTH 40 DEG WEST 2369.71 FEET TO AN IRON, WHICH IS THE POINT OF BEGINNING AND IN ALL CONTAINING 29.724 ACRES OF LAND MORE OR LESS.

RESTRICTIVE COVENANTS

1. EACH LOT WILL HAVE NOT MORE THAN ONE DWELLING
2. NO DWELLING MAY BE OCCUPIED BEFORE SEWER AND WATER SYSTEMS ARE INSTALLED
3. FRONT BUILDING SETBACK WILL BE NOT LESS THAN 5' FROM EACH FRONT PROPERTY LINE, SIDE BUILDING SETBACK WILL BE NOT LESS THAN 45' FROM EACH SIDE PROPERTY LINE, REAR BUILDING SETBACK WILL BE NOT LESS THAN 50' FROM EACH REAR PROPERTY LINE.
4. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENTS
5. 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.
6. THE MINIMUM FINISHED FLOOR ELEVATION REQUIRED IN THIS SUBDIVISION WILL BE 10.0' ABOVE MEAN SEA LEVEL
7. NO DRAINAGE CULVERTS WILL BE INSTALLED UNLESS SIZE REQUIREMENTS ARE SPECIFIED BY THE PARISH DEPT OF ENGINEERING OR POLICE JURY
8. MOBILE HOMES WILL NOT BE PERMITTED TO OCCUPY LOTS AS RESIDENTS IN THIS SUBDIVISION.
9. NO LOT SHALL BE FURTHER SUBDIVIDED WITHOUT PRIOR APPROVAL OF THE BOARD OF HEALTH.

GENERAL NOTES

NUMBER OF LOTS 25
 WIDTH OF ROAD R/W 60.0'
 WIDTH OF ROADWAY 20.0'
 LENGTH OF ROADWAY 4184.82'
 AREA TO BE ZONED RESIDENTIAL
 TYPE OF ROADWAY GRAVEL
 NO AREA SUBJECT TO FLOODING DUE TO NORMAL RAINFALL
 AREA OF SUBDIVISION 29.724± ACRES
 MUNICIPAL ADDRESS
 ALL LOTS ADJACENT TO STREET RIGHT OF WAY ARE SUBJECT TO A 100' UTILITY EASEMENT ADJACENT TO THE RIGHT OF WAY

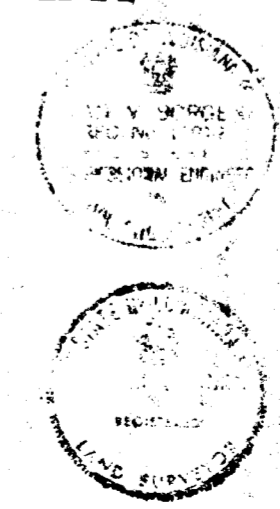
FOR

TOWN & COUNTRY DEVEL CO
 CORP

[Signature]
 PRESIDENT
[Signature]
 SECRETARY
[Signature]
 TREASURER

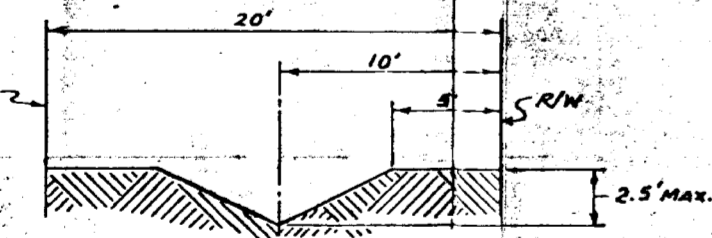
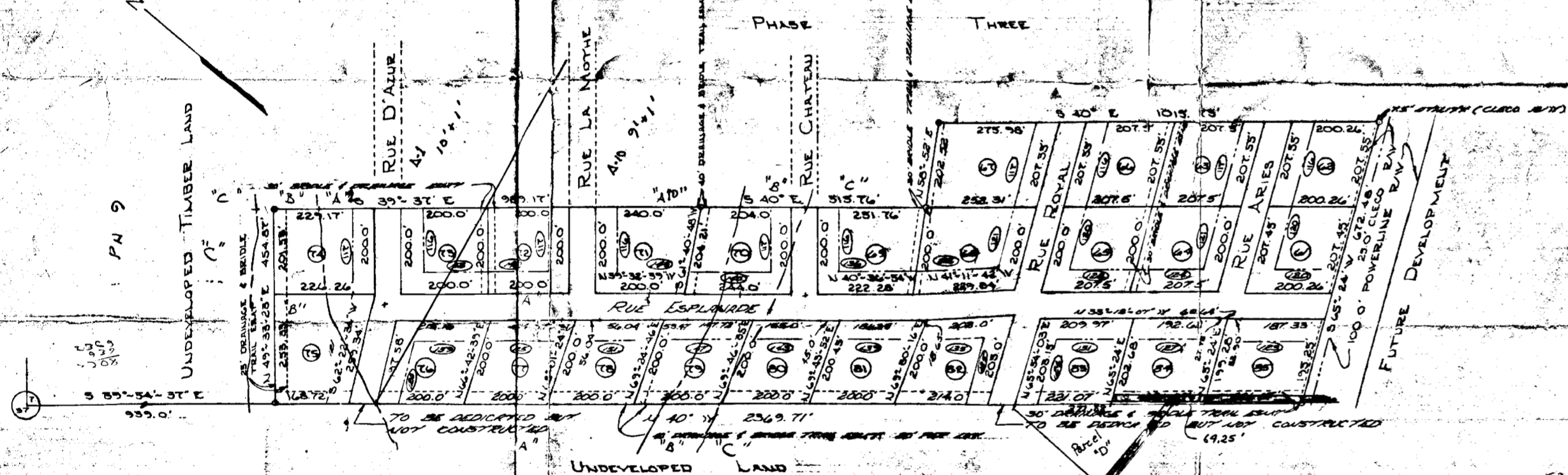
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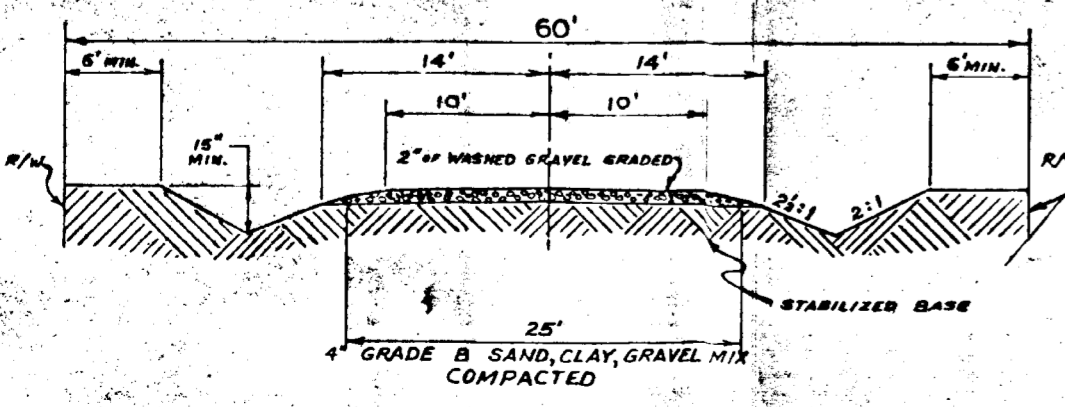


MAP PREPARED BY
BORGEN ENGINEERING

753 ROBERT ROAD
 SUDELL, LOUISIANA 70458
 MAP No 5084 Zone 4-10 & A-1
 DATE Nov 4, 1975
 REV. MAY 26, 1975
 FLOOD ZONES MAR 1984 & Oct, 1989
 P.L.P.S. 4608 & C
 SCALE 1"=200' PH. 4
 DRAWN BY ROBERT C BAKER



DITCH CROSS SECTION IN EASEMENT



AGGREGATE SURFACE

FINALIZED PLAT

APPROVAL
[Signature] 8/19/76
 CHAIRMAN, SUBDIVISION REG COMM.
[Signature]
 PARISH ENGINEER
[Signature]
 CHAIRMAN, PARISH PLANNING COMM.
 8/20/76 DATE
 486-A FILE NO.
[Signature]
 CLERK OF

FINALIZED PLAT