

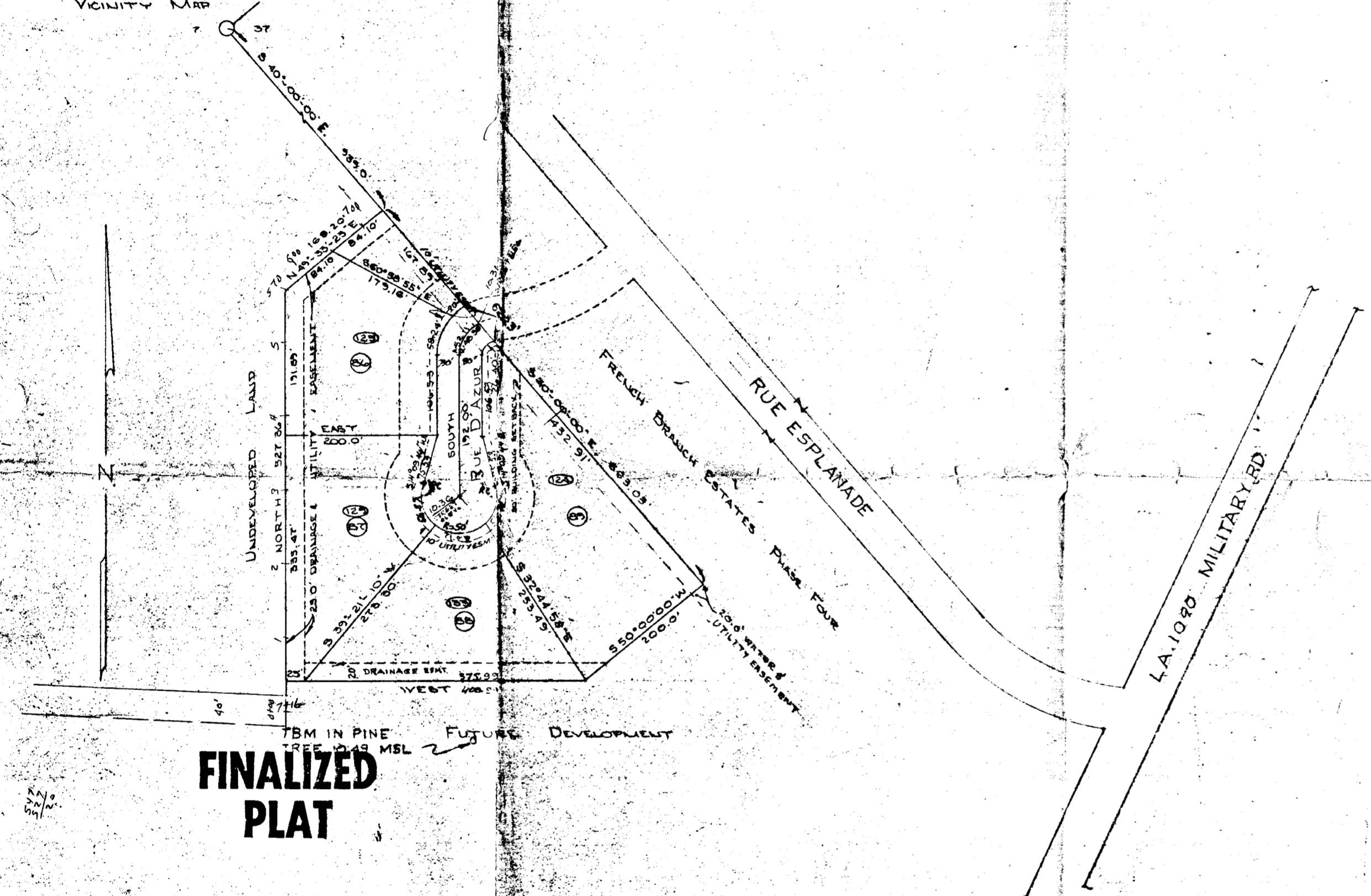
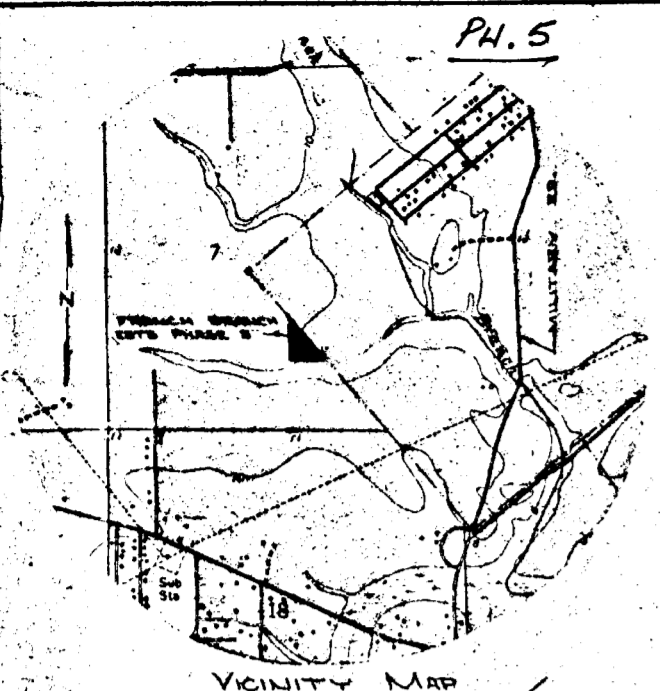
FRENCH BRANCH ESTATES

SUBDIVISION

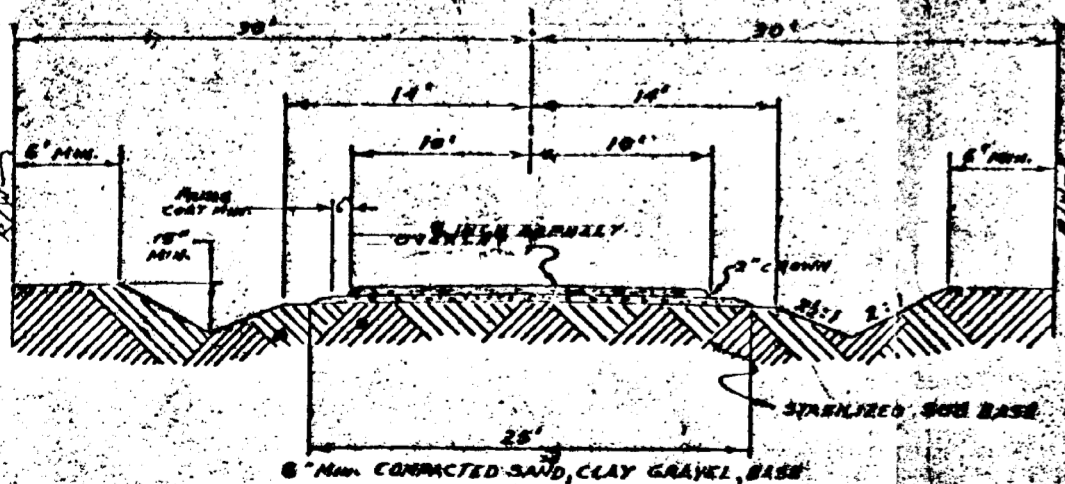
PHASE

FIVE

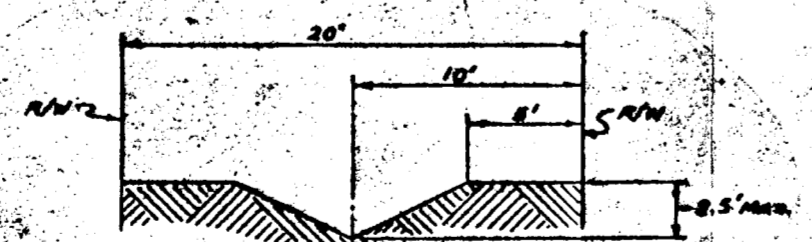
SITUATED IN SECTION 7, TOWNSHIP 9 SOUTH, RANGE 15 EAST AND BEING IN THE EIGHTH WARD OF ST. TAMMANY PARISH, LOUISIANA



FINALIZED PLAT



ASPHALTIC SURFACE



DITCH CROSS SECTION IN EASEMENT

DESCRIPTION

All that certain parcel of land being situated in Section 7, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana, being more fully described as follows:
 From the Northwest corner of Section 37, common to Section 7 in said Township and Range, go South 40 degrees East along the Section line of said Section, a distance of 939.00 feet to the point of beginning. Thence from the point of beginning continue South 40 degrees East along said Section line, a distance of 663.03 feet to a point; thence go South 50 degrees West 200.00 feet to a point; thence go West 400.99 feet to a point; thence go North 527.36 feet to a point; thence go North 49 degrees, 35 minutes, 23 seconds East 168.20 feet back to the point of beginning.
 Containing in all 5.227 acres of land, more or less.

DEDICATION

ALL STREET RIGHT-OF-WAYS AS SHOWN HEREON ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AS INDICATED HEREON AND NO IMPROVEMENTS OR OBSTRUCTIONS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE.

CERTIFICATION

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

THIS PLAN IS CERTIFIED TO CONFORM TO THE PROVISIONS OF THE STATE OF LOUISIANA RS 5:33-8-5051 AND LAWS AND ORDINANCES OF THE PARISH OF ST. TAMMANY, WITH WAIVERS.

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 50' FROM EACH FRONT PROPERTY LINE; SIDE BUILDING SETBACK WILL BE NOT LESS THAN 20' FROM EACH SIDE PROPERTY LINE; REAR BUILDING SETBACK WILL BE NOT LESS THAN 15' 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 100' ABOVE MEAN SEA LEVEL.
7. NO DRIVEWAY CULVERT WILL BE INSTALLED UNTIL SIZE REQUIREMENTS ARE SPECIFIED BY THE PARISH DEPT. OF ENGINEERING, DEVELOPMENT AND POLICE JURY
8. MOBILE HOMES WILL NOT BE PERMITTED TO OCCUPY LOTS AS RESIDENCE IN THIS SUBDIVISION.
9. NO LOT SHALL BE FURTHER SUBDIVIDED WITHOUT PRIOR APPROVAL OF THE BOARD OF HEALTH.
10. ADDITIONAL COVENANTS RECORDED IN C.O.B. FOLIO _____.

THE FOREGOING SHALL BE A COVENANT RUNNING WITH EACH TITLE AND REFERENCE SHALL BE MADE THERETO IN EACH TITLE.

5.227 ACRES	4	244.11'
AREA	NO. OF LOTS	LGTH. OF STREETS
200 x 200	INDIVIDUAL	ZONING A2
AVG. LOT SIZE	SEWAGE SYSTEM	PAVING WIDTH 20'
ASPHALTIC ROAD SURFACING	60' STREET WIDTH	

○ MUNICIPAL ADDRESS

APPROVED BY
Robert D. Bloom
 PRES. ST. TAMMANY POLICE JURY

William H. DeLeon, C.E.
 PARISH ENGINEER

Arthur J. Walsh
 CHAIRMAN PARISH PLANNING COMM.

By Rikki Rose Hughes
 CLERK OF COURT

TOWN & COUNTRY DEVEL. CO. CORP.

Robert C. Baker
 PRESIDENT

William H. DeLeon
 SECRETARY

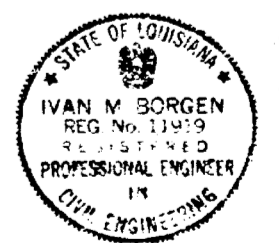
Robert D. Bloom
 TREASURER

MAP PREPARED BY
BORGEN ENGINEERING

769 ROBERT ROAD
 SLIDELL, LOUISIANA 70458

MAP No: 8157
 DATE: SEPT. 24, 1976
 REV:

SCALE: 1" = 100'



REVISED 046 3, 1979
 REVISED 046 3, 1979
 DRAWN BY ROBERT C. BAKER