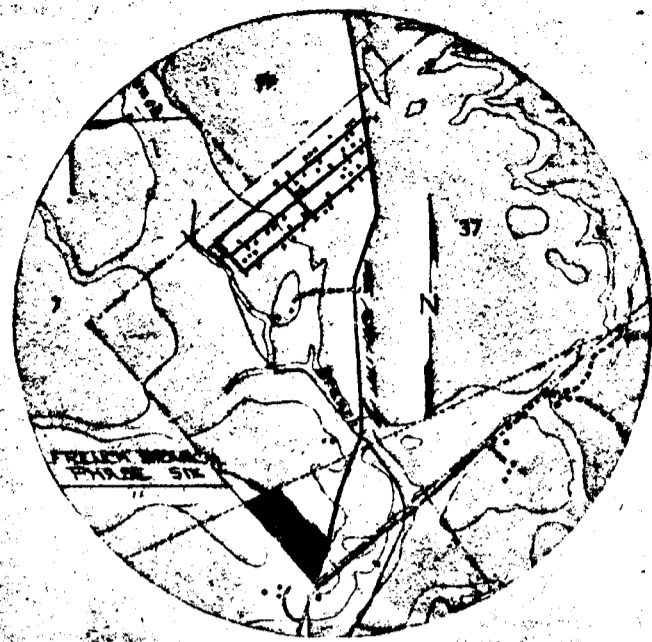


# FRENCH BRANCH ESTATES

PH. 6

**FINALIZED  
PLAT**

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

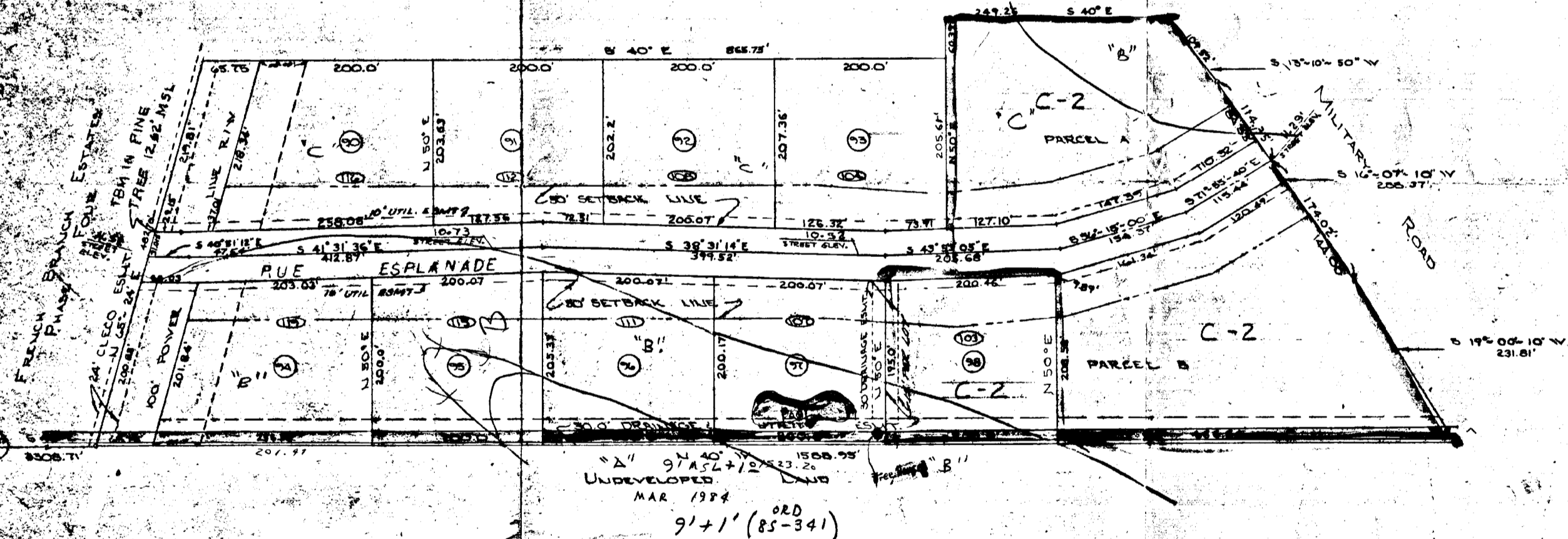


VICINITY MAP

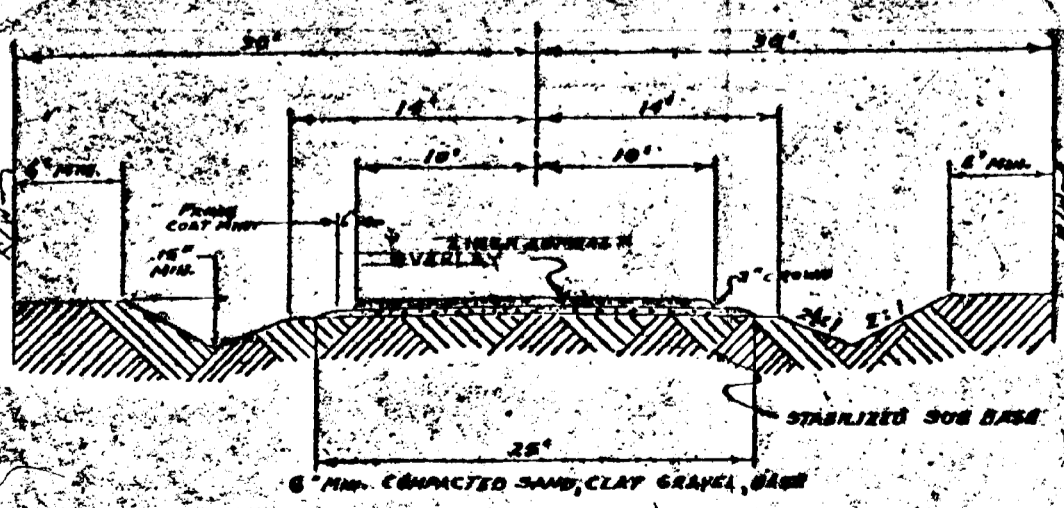
**FINALIZED  
PLAT**



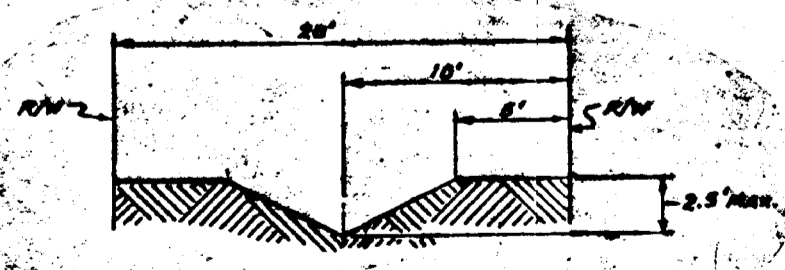
SLIDELL RACQUET CLUB



"A" 97A, 97B, 97C, 97D  
UNDEVELOPED  
MAR. 1984  
9' + 1' (85-341)



ASPHALTIC SURFACE



DITCH CROSS SECTION  
IN EASEMENT

**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.

*[Signature]*

**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

*[Signature]*

THIS PLAN IS CERTIFIED TO CONFORM TO THE PROVISIONS OF THE STATE OF LOUISIANA R.S. 5:338-5031 AND LAWS AND ORDINANCES OF THE PARISH OF ST. TAMMANY, WITH WAIVERS.

*[Signature]*

**GENERAL NOTES**

- All Driveway Culverts shall be 12" AREA TO BE ZONED (LOTS 90-97A-3, 98A, B, C-2) AREA OF SUBDIVISION 15.116 ACS. NO AREA SUBJECT TO FLOODING DUE TO NORMAL RAINFALL.
- Municipal Address

**DESCRIPTION**

FROM THE SECTION CORNER COMMON TO SECTIONS 37 AND 7, TOWNSHIP 9 SOUTH, RANGE 15 EAST ST. TAMMANY PARISH, LOUISIANA. GO SOUTH 40 DEG EAST 3308.71 FEET TO AN IRON, WHICH IS THE POINT OF BEGINNING. THENCE GO NORTH 69 DEG 24 MIN EAST 482.70 FEET TO AN IRON, THENCE SOUTH 40 DEG EAST 863.75 FEET TO AN IRON, THENCE NORTH 50 DEG EAST 60.37 FEET TO AN IRON, THENCE SOUTH 40 DEG EAST 249.26 FEET TO AN IRON, THENCE SOUTH 13 DEG 10 MIN. 50 SEC. WEST 109.52 FEET TO AN IRON, THENCE SOUTH 16 DEG 7 MIN. 10 SEC. WEST 288.37 FEET TO AN IRON, THENCE SOUTH 19 DEG 10 SEC. WEST 231.81 FEET TO AN IRON, THENCE NORTH 40 DEG WEST 1588.93 FEET TO AN IRON WHICH IS THE POINT OF BEGINNING AND IN ALL CONTAINING 15.116 ACRES OF LAND MORE OR LESS.

**PARISH RESTRICTIVE COVENANTS**

- LOTS 90 THRU 97 ONLY
- 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 FEET FROM EACH FRONT PROPERTY LINE; SIDE BUILDING SETBACK WILL BE NOT LESS THAN 20.0 FEET FROM EACH SIDE PROPERTY LINE; REAR BUILDING SETBACK WILL BE NOT LESS THAN 15 FEET 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 CULVERTS WILL BE INSTALLED UNTIL SIZE REQUIREMENTS ARE SPECIFIED BY THE DEVELOPER, PARISH DEPT. OF ENGINEERING AND 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.
  - ADDITIONAL COVENANTS RECORDED IN COB FOLIO

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

No area subject to flooding due to normal rainfall

15.116 ACRES AREA	8 NO. OF LOTS	1279.73' LTH. OF STREETS
200' x 200' AVG. LOT SIZE	INDIVIDUAL SEWAGE SYSTEM	ZONING C-2, A-2
ASPHALTIC ROAD SURFACING	60 STREET WIDTH	PAV. LG WIDTH 20'

MUNICIPAL ADDRESS

APPROVED BY  
*[Signature]*  
PRES. ST. TAMMANY POLICE JURY

*[Signature]*  
CHAIRMAN SUBDIVISIONS REG. COMM.

*[Signature]*  
PARISH ENGINEER

*[Signature]*  
CHAIRMAN PARISH PLANNING COMM.

*[Signature]*  
CLERK OF COURT

Oct. 31, 1977 DATE 542-A FILE NO.

FOR  
TOWN & COUNTRY DEVEL. CO.  
CORP.

*[Signature]*  
PRESIDENT

*[Signature]*  
SECRETARY

*[Signature]*  
TREASURER

MAP PREPARED BY  
**BORGEN ENGINEERING**

753 ROBERT ROAD  
SLIDELL, LOUISIANA 70468

SCALE: 1" = 100'  
SURVEY NO: 8813  
DATE: DEC 7, 1976  
REV: AUG 3, 1977  
REV: SEPT. 20, 1977  
FIRM 440B (3-1-84)  
440C (10-17-85)

REV. #1 ADDED 10' UTILITY ESMT.  
10-9-77

PH. 6

FR. BRANN 857 PHASE SIX

STPGRR7551-00006