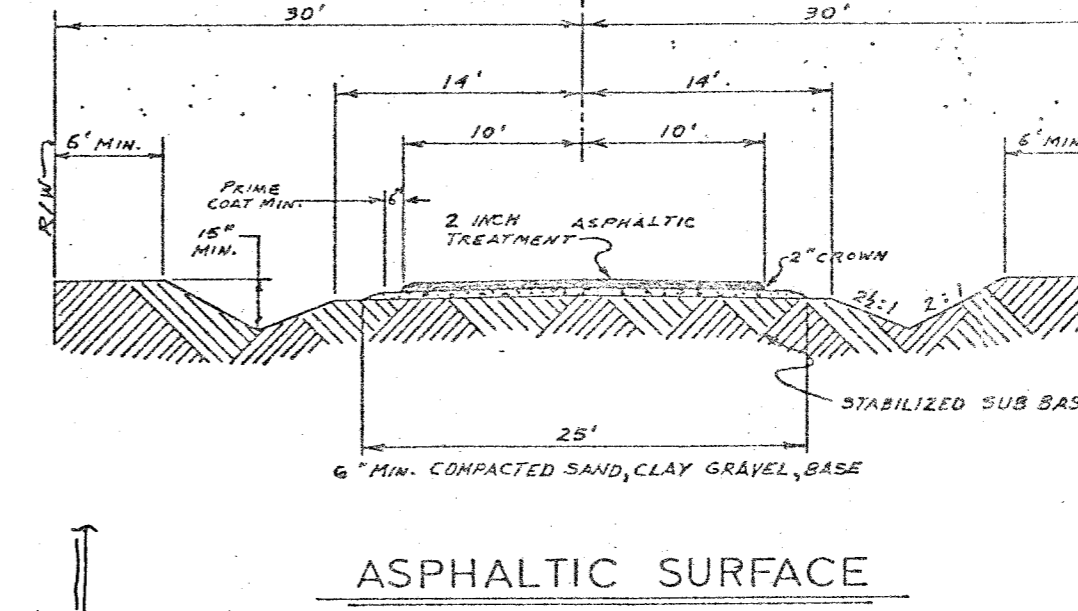


FINALIZED  
PLAT PROPOSED  
FRENCH  
ESTATES  
BRANCH

PHASE 10

RURAL

DEDICATED BUT  
NOT CONSTRUCTED



PARISH RESTRICTIVE COVENANTS

1. Each lot will not have more than one dwelling.
2. No dwelling may be occupied before sewer and water systems are installed.
3. Front building setback will not be less than 50 feet from each front property line; side building setback will not be less than 20 feet from each side property line; rear building setback will not be less than 40 feet 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 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 elevations required in this subdivision will be 12 feet above mean sea level.
7. No driveway culvert will be installed until size requirements are specified by the Parish Dept. of Engineering or 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 \_\_\_\_\_

DEDICATION

Be it resolved, by the undersigned owner of the land as shown and described hereon that he does declare this to be a true and accurate plat of  
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 obstruction or improvements shall be allowed that would prevent them being used for their intended purpose.

Owner \_\_\_\_\_ Date \_\_\_\_\_

APPROVAL: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

FOR: TOWN & COUNTRY DEVELOPMENT CORP.  
CORP./INDIVIDUAL

PRESIDENT		
SECRETARY		
TREASURER		
AREA	42.218 Ac.	35
NO. OF LOTS		4288.44'
AVG. LOT SIZE	200x200	Individual
ROAD SURFACING	Asphaltic	zoning
STREET WIDTH	20'	60'
R/W width		

CERTIFICATION

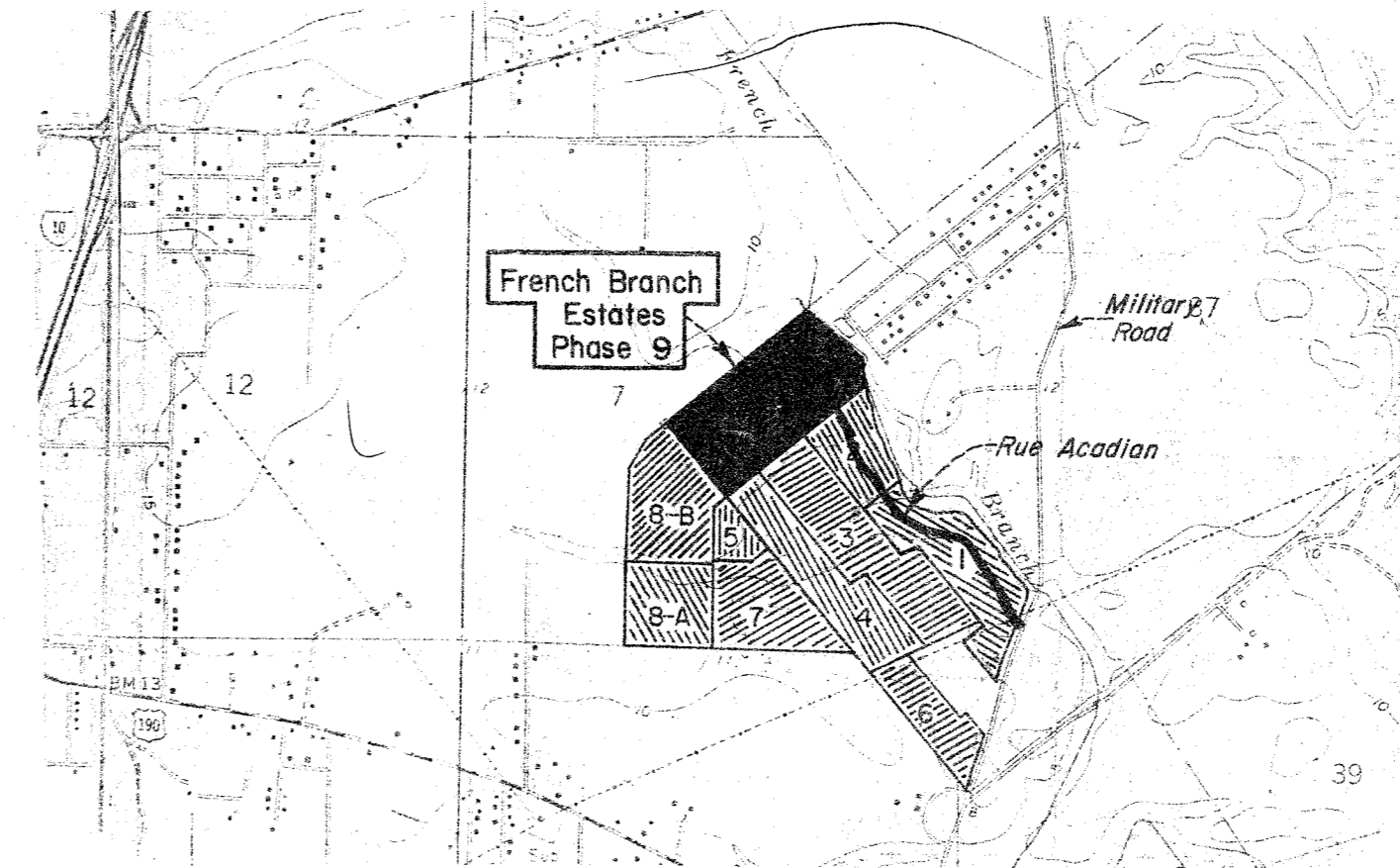
This map is certified to be correct and in accordance with a physical survey made on the ground under the supervision of the undersigned.

LOUISIANA REGISTERED LAND SURVEYOR  
 \_\_\_\_\_  
 This plan is certified to conform to the provision of the State of Louisiana RS-13:9-5051 and laws and ordinances of the parish of St. Tammany, with waivers.  
 LOUISIANA REGISTERED CIVIL ENGINEER  
 \_\_\_\_\_

FRENCH BRANCH ESTATES SUBDIVISION PHASE NINE

DESCRIPTION

All that certain parcel of land being situated in Section 37, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana, being more fully described as follows:  
 From the most Westerly corner of Section 37, also the point of beginning, go North 50 degrees, 52 minutes, 26 seconds East 583.25 feet to a point; thence go North 49 degrees, 46 minutes East 1358.22 feet to the West bank of W-15 Drainage Canal; thence go along said West bank in eight courses:  
 South 38 degrees, 25 minutes, 11 seconds East 274.00 feet;  
 South 51 degrees, 28 minutes, 11 seconds East 251.31 feet;  
 South 61 degrees, 50 minutes, 31 seconds East 241.25 feet;  
 South 50 degrees, 27 minutes, 01 seconds East 56.76 feet;  
 South 02 degrees, 10 minutes, 59 seconds West 57.16 feet;  
 South 24 degrees, 19 minutes, 19 seconds West 75.15 feet;  
 South 13 degrees, 35 minutes, 49 seconds West 77.45 feet;  
 South 10 degrees, 03 minutes, 14 seconds West 13.50 feet;  
 thence go South 49 degrees, 54 minutes, 42 seconds West 1426.38 feet to a point; thence go South 51 degrees, 15 minutes, 15 seconds West 454.87 feet to a point; thence go South 39 degrees, 55 minutes, 44 seconds East 13.73 feet to a point; thence go South 49 degrees, 33 minutes, 23 seconds West 23.06 feet to a point; thence go North 39 degrees, 55 minutes, 44 seconds West 339.00 feet back to the point of beginning.  
 Containing in all 42.218 acres of land, more or less.



1. NOTE: NO PART OF THIS SID IS SUBJECT TO INUNDATION DUE TO NORMAL RAINFALL.
2. NOTE: SHADED AREA DENOTES FLOOD HAZARD ZONE "A".
3. NOTE: ALL LOTS SUBJECT TO 10' UTILITY EASEMENTS AT PROPERTY LINES ADJACENT TO STREETS.
4. NOTE: ALL DRIVEWAY CULVERTS TO BE 15" D.

FRENCH BRANCH ESTATES

SUBDIVISION PHASE NINE

ST. TAMMANY PARISH, LOUISIANA  
 Section 37, T 9 S - R 15 E, Ward B

C-1

Δ	26°01'53"	21°43'11"
R	194.668	208.504'
L	88.446'	73.040'
T	45.00'	40.00'
C	87.688'	78.567'

OFFICE COPY

FRENCH BRANCH ESTATES PHASE 5

FRENCH BRANCH ESTATES PHASE 4

FRENCH BRANCH ESTATES PHASE 3

FRENCH BRANCH ESTATES PHASE 2

FRENCH BRANCH ESTATES PHASE 1

FRENCH BRANCH ESTATES PHASE 1

FRENCH BRANCH ESTATES PHASE 1

FRENCH BRANCH ESTATES PHASE 1

FRENCH BRANCH ESTATES PHASE 1

FRENCH BRANCH ESTATES PHASE 1

BORGEN ENGINEERING  
 769 ROBERT RD. SLIDELL, LA.  
 SCALE: 1" = 100'  
 DATE: 3-3-78  
 APPROVED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_

**BORGEN ENGINEERING**  
 769 ROBERT RD. SLIDELL, LA.  
 SCALE: 1" = 100'  
 DATE: 3-3-78  
 APPROVED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
**FRENCH BRANCH ESTATES**  
 Phase 9  
 DRAWING NUMBER 13 880  
 STPGP/R/5/1 00000