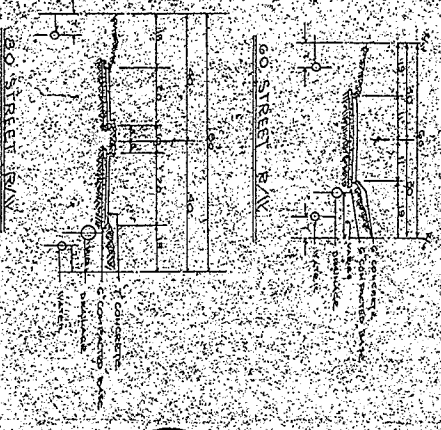


SECTION 38 - TOWNSHIP 9 SOUTH - RANGE 15 EAST
 ST. TAMMANY PARISH, LOUISIANA

CURVE	DELTA	RADIUS	ARC
10	450000	26700	186.35
11	450000	25000	196.35
12	270000	50000	115.72



APPROVED FOR THE BOARD OF SUPERVISORS OF THE PARISH OF ST. TAMMANY, LOUISIANA

1988

SECRETARY: *[Signature]*
 CLERK: *[Signature]*
 BOARD OF SUPERVISORS: *[Signatures]*

CROSS GATES PHASE 3-D	
DATE	11/28/88
BY	J. B. ...
FOR	...

ARTICLE 10 - CONDITIONS

1. The applicant shall not have more than one dwelling...
2. The dwelling may be occupied by one or more persons...
3. The lot width shall not be less than 30 feet...
4. The front yard shall be kept clear of any building, structure, or other improvement...
5. The rear yard shall be kept clear of any building, structure, or other improvement...
6. The side yard shall be kept clear of any building, structure, or other improvement...
7. The applicant shall be a citizen of this parish...
8. The applicant shall be a resident of this parish...
9. The applicant shall be a resident of this parish...
10. The applicant shall be a resident of this parish...

SECTION 1

It is covenanted, warranted, and accepted with a right of first refusal that the land hereinafter described shall be used for residential purposes only. All other rights and interests in the land hereinafter described shall be null and void. This covenant shall run with the land and shall be enforceable by the heirs and assigns of the parties hereto.

[Signatures]



1. No dwelling, power and water systems are installed.
2. Front building setback will not be less than 40 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 25 feet from each rear property line.
3. Construction of any nature is prohibited in parish drainage or street easements.
4. No noxious or offensive action shall be carried on upon any lot, nor shall anything be done thereon which may or may become any annoyance or nuisance to the neighborhood, particularly the use of lots as dumps or junk car storage.
5. The minimum finished floor elevations required in this will be 12.00 feet above mean sea level.
6. No driveway culverts will be installed (sub surface drainage).
7. Mobile homes will not be permitted to occupy lots as residence in this subdivision.
8. No lot shall be further subdivided without prior approval of the Parish Board of Health and Planning Commission.
9. Additional covenants recorded in C. O. B. _____, Kolib _____ and C. O. B. _____, Folio _____.

The foregoing shall be a covenant running with each title and reference shall be made thereto in each title.

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 36 lots Class S-B1. 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: [Signature]

Date: 5-21-1980

AREA	14.680 ACRES	NO. OF LOTS	36	10TH. OF STREETS	2218.28'
AVG. LOT SIZE	30 - 400	SEWERAGE SYSTEM	CENTRAL	ZONING	A-1
ROAD SURFACING	CONCRETE	ST. CURB AND GUTTER WITH	22" CONCR. ADJ.		

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]

APPROVED BY

Paul W. Brown
PRES. ST. TAMMANY POLICE JURY

Alamy Crawford
CHAIRMAN SUPERVISOR REG. COMM.

William H. Brown, Jr.
PARISH ENGINEER

John L. Bell
UNIVERSAL FRENCH PLANNING COMM.

12/21/76
DR. FILE NO. 499-B

Helene R. Avonman, Esq.
CLERK OF COURT

RESTRICTIVE COVENANTS

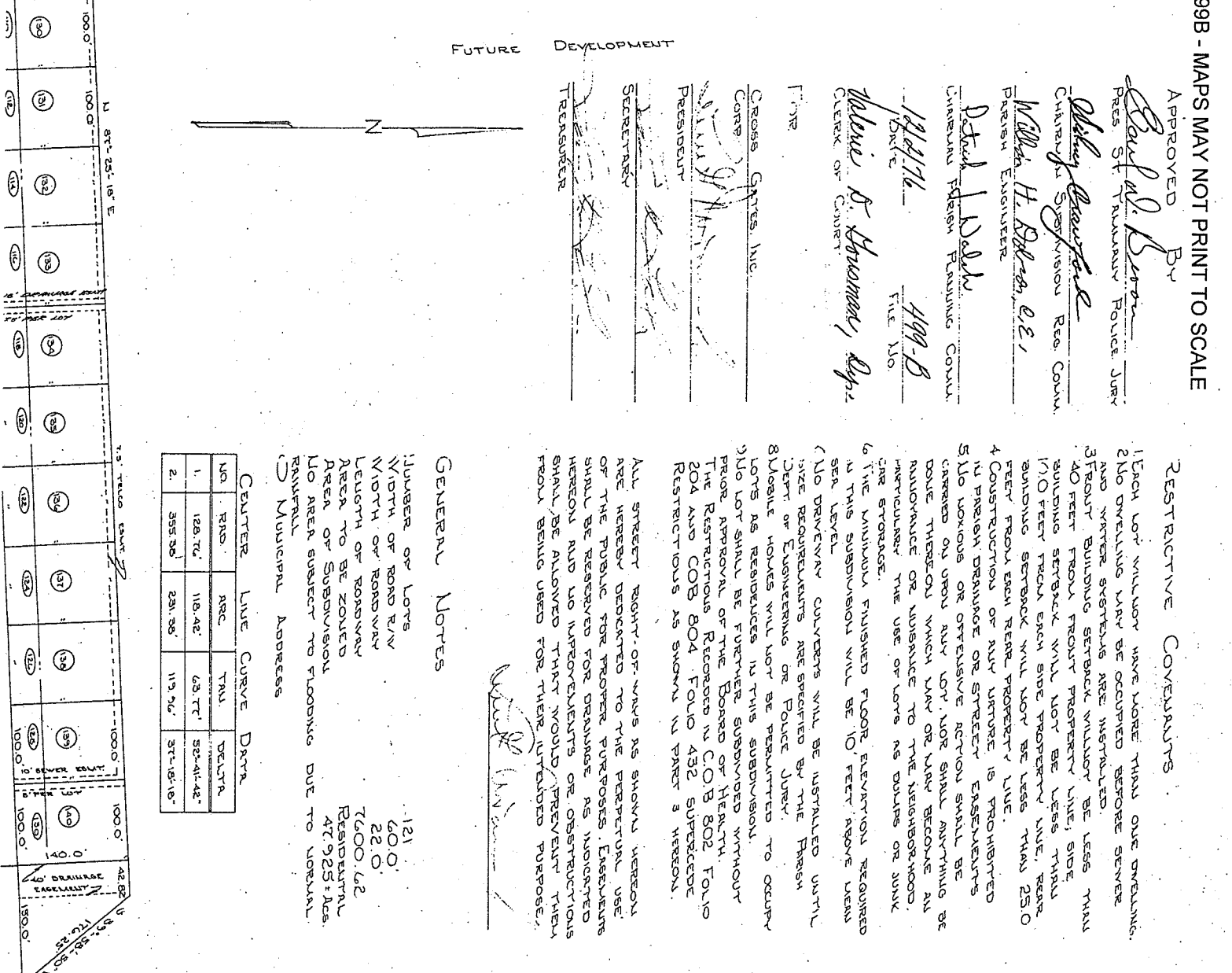
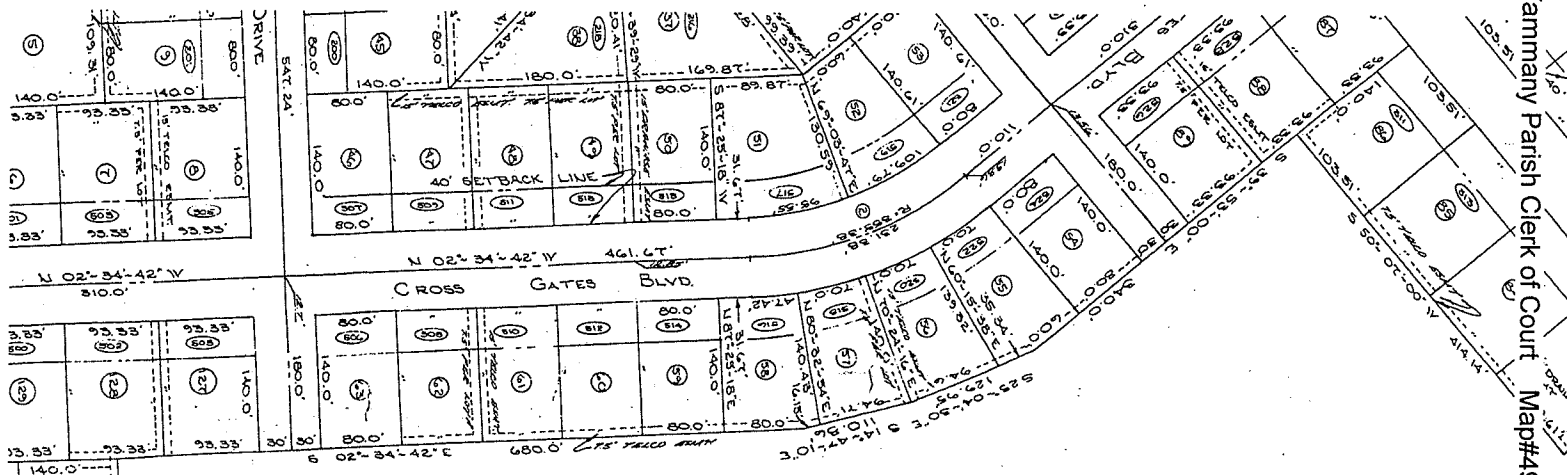
1. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
 2. NO DWELLING MAY BE OCCUPIED BEFORE SEWER AND WATER SYSTEMS ARE INSTALLED.
 3. FRONT BUILDING SETBACK WILL NOT BE LESS THAN 40 FEET FROM FRONT PROPERTY LINE, SIDE BUILDING SETBACK WILL NOT BE LESS THAN 17.0 FEET FROM EACH SIDE PROPERTY LINE, REAR BUILDING SETBACK WILL NOT BE LESS THAN 25.0 FEET FROM EACH REAR PROPERTY LINE.
 4. CONSTRUCTION OF ANY UTILITY IS PROHIBITED IN FRONT DRAINAGE OR STREET EASEMENTS.
 5. NO WORKS OR OFFENSIVE ACTION SHALL BE TAKEN ON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY OR MAY BECOME AN OBSTACLE OR INJURIOUS 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 FEET ABOVE MEAN SEA LEVEL.
 7. NO DRIVEWAY CULVERTS 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 RESIDENCES IN THIS SUBDIVISION.
 9. NO LOT SHALL BE FURTHER SUBDIVIDED WITHOUT PRIOR APPROVAL OF THE BOARD OF HEALTH.
- THE RESTRICTIONS RECORDED IN C.O.B 802 FOLIO 204 AND C.O.B 804 FOLIO 432 SUPERSEDE RESTRICTIONS AS SHOWN IN PART 3 HEREON.

ALL STREET RIGHT-OF-WAYS AS SHOWN HEREON ARE HEREBY 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.

GENERAL NOTES

- 1. NUMBER OF LOTS 121
- 2. WIDTH OF ROAD R/W 60.0'
- 3. WIDTH OF ROADWAY 22.0'
- 4. LENGTH OF ROADWAY 7600.62'
- 5. AREA TO BE ZONED RESIDENTIAL
- 6. AREA OF SUBDIVISION 47925.425
- 7. NO AREA SUBJECT TO FLOODING DUE TO NORMAL RAINFALL
- 8. MUNICIPAL ADDRESS

NO.	RAD.	ARC	TRAIL	DELTA
1.	128.74'	118.42'	63.77'	52.41-42°
2.	355.36'	231.36'	119.76'	37.15-18°



DESCRIPTION

FROM THE SECTION CORNER COMMUN TO SECTIONS 7, 39 & 38, TOWNSHIP 9 SOUTH, RANGE 15 EAST ST. TAMMANY PARISH, LOUISIANA. CO. NORTH 49 DEG. 17 MIN. 17 SEC. EAST 2082.43 FEET TO A POINT. THENCE NORTH 7 DEG. 41 MIN. 19 SEC. WEST 1068.46 FEET TO A POINT. THENCE NORTH 13 DEG. 18 MIN. 10 SEC. WEST 374.42 FEET TO A POINT. THENCE NORTH 19 DEG. 51 MIN. 13 SEC. WEST 629.23 FEET TO A POINT. THENCE NORTH 18 DEG. 09 MIN. WEST 1117.31 FEET TO A POINT. THENCE NORTH 45 DEG. 13 MIN. 41 SEC. WEST 44.62 FEET TO AN IRON NAIL IN THE PLASTER REBOUNDING. THENCE FROM THE POINT OF BEGINNING 60 NORTH 18 DEG. 09 MIN. WEST 11.51 FEET TO AN IRON. THENCE NORTH 16 DEG. 34 MIN. WEST 479.45 FEET TO AN IRON. THENCE NORTH 50 DEG. 07 MIN. EAST 610 FEET TO AN IRON. THENCE NORTH 39 DEG. 53 MIN. WEST 200 FEET TO AN IRON. THENCE NORTH 50 DEG. 07 MIN. EAST 500 FEET TO AN IRON. THENCE NORTH 39 DEG. 53 MIN. WEST 140 FEET TO AN IRON. THENCE NORTH 50 DEG. 07 MIN. EAST 360 FEET TO AN IRON. THENCE SOUTH 39 DEG. 53 MIN. EAST 1400 FEET TO AN IRON. THENCE NORTH 50 DEG. 07 MIN. EAST 413.06 FEET TO AN IRON. THENCE SOUTH 39 DEG. 53 MIN. 35 SEC. EAST 340 FEET TO AN IRON. THENCE SOUTH 50 DEG. 07 MIN. WEST 414.14 FEET TO AN IRON. THENCE SOUTH 39 DEG. 53 MIN. EAST 340 FEET TO AN IRON. THENCE SOUTH 25 DEG. 04 MIN. 30 SEC. EAST 129.95 FEET TO AN IRON. THENCE SOUTH 14 DEG. 47 MIN. 10 SEC. EAST 110.86 FEET TO AN IRON. THENCE SOUTH 02 DEG. 34 MIN. 42 SEC. EAST 680 FEET TO AN IRON. THENCE NORTH 87 DEG. 25 MIN. 18 SEC. EAST 1142.82 FEET TO AN IRON. THENCE SOUTH 39 DEG. 53 MIN. 50 SEC. EAST 176.25 FEET TO AN IRON. THENCE SOUTH 87 DEG. 25 MIN. 18 SEC. WEST 150 FEET TO AN IRON. THENCE SOUTH 02 DEG. 34 MIN. 42 SEC. EAST 2000 FEET TO AN IRON. THENCE SOUTH 87 DEG. 25 MIN. 18 SEC. WEST 1100 FEET TO AN IRON. THENCE SOUTH 02 DEG. 34 MIN. 42 SEC. EAST 1400 FEET TO AN IRON. THENCE SOUTH 87 DEG. 25 MIN. 18 SEC. WEST 360 FEET TO AN IRON. THENCE NORTH 02 DEG. 34 MIN. 42 SEC. WEST 140 FEET TO AN IRON. THENCE SOUTH 87 DEG. 25 MIN. 18 SEC. WEST 387.24 FEET TO AN IRON. THENCE NORTH 02 DEG. 34 MIN. 42 SEC. WEST 2000 FEET TO AN IRON. THENCE SOUTH 87 DEG. 25 MIN. 18 SEC. WEST 500 FEET TO AN IRON. WHICH IS THE POINT OF BEGINNING AND IN ALL CONTAINING 57.985 ACRES OF LAND MORE OR LESS.

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 9-33-5051 AND LAWS AND ORDINANCES OF THE PARISH OF ST. TAMMANY, WITH WAIVERS