Tournillon Abstracts, LLC

Invoice

Todd Tournillon
321 N. Florida, Ste 208
Covington, LA 70433

Phone 1-504-237-8792
Fax 1-888-477-7552
Email: orders@tabstracts.com

Date	Invoice #
7/11/2019	19-1222

Bill To

Phillip Leitz
205 Hampton Dr
Slidell, LA 70461

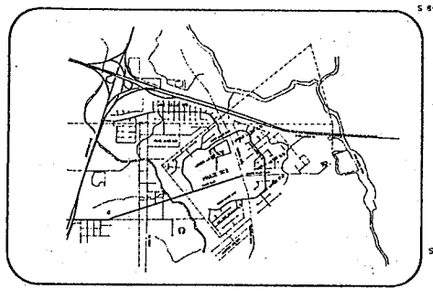
P.O. Number
Cross Gates

Quantity	Item Code	Description	Price Each	Amount
	Map Request	Cross Gates Slidell PLATS	20.00	20.00
14	Copy Cost		0.75	10.50

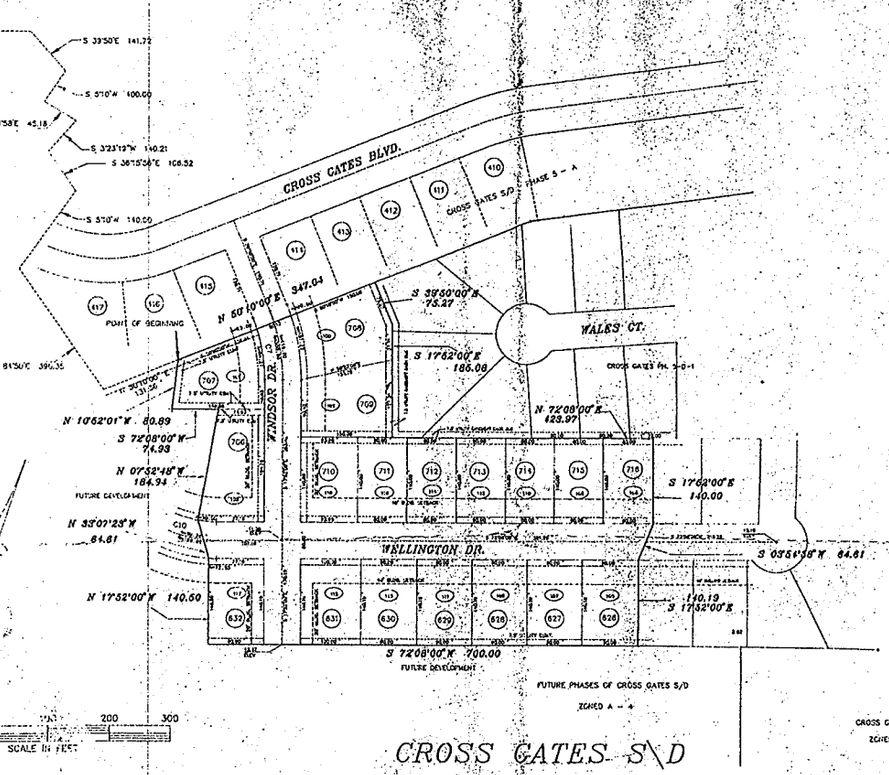
It's been a pleasure working with you!

Total $30.50

CROSS GATES S\D PHASE 5-D-2



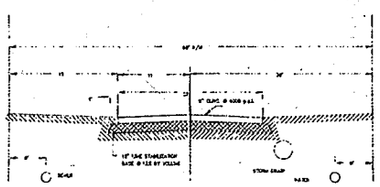
VICINITY MAP



CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
7	21°58'00"	300.00	115.02	114.31	58.22	N 28°51'00"W
10	23°02'00"	199.82	80.33	79.79	40.71	N 83°39'00"E

See Inst # 850981 for Street Correction

CORNER @ CUL-DE-SAC SETBACK (N.T.S.)



TYPICAL STREET CROSS SECTION

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' from each front property line; however cul-de-sac lots may have a 30' setback from the front property line; side building setback will not be less than 10' from each side property line with the provision that carports and garages be allowed to be 5' from the side property line; rear building setback will not be less than 25' from each rear property line, except carports and garages may be 10' feet except as noted on plat.
4. Construction of any nature is prohibited in parish drainage or or street easements.
5. No noxious or offensive action shall be carried 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 finish floor elevations required shall be 13.00' above mean sea level.
7. Driveway culverts are not required because subdivision has subsurface drainage.
8. Mobile homes will not be permitted to occupy lots as a residence in this subdivision.

No lot shall be further subdivided without prior approval of the Parish Board of Health and Planning Comission.

10. Additional covenants recorded in C.O.B. ____, Folio ____ and C.O.B ____, Folio ____.

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

J. V. BURKES III REG. No. 4791 REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING

STATE OF LOUISIANA J. V. BURKES III REG. No. 4791 REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING

CERTIFICATION:

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

J. V. Burkes III
LA. REGISTERED LAND SURVEYOR # 4791

This plan is certified to conform to the provision of the State of Louisiana R.S. 5 – 33; b – 3051 and laws and ordinances of the Parish of St. Tammany with waivers.

J. V. Burkes
LA. REGISTERED CIVIL ENGINEER # 4791

DEDICATION:

Be it resolved, by the undersigned owner of the land as shown and described herein, that he does declare this to be a true and accurate map of

"CROSS GATES SUBDIVISION PHASE 5-D2"

Easements shall be reserved for drainage and utilities as indicated hereon and no obstruction of improvements shall be allowed that would prevent them being used for their intended purpose.

OWNER DATE

FOR: CROSS GATES INC.

PRESIDENT: JOHN E. BURANCH JR.
SECRETARY: FRANCIS X. DEMALA
TREASURER: FRANCIS X. DEMALA

APPROVAL: E. L. Bellisario — CHAIRMAN PARISH PLANNING COMMISSION
SECRETARY PARISH PLANNING COMMISSION
PARISH ENGINEER
2/5/93 DATE APPROVED
Judy L. Hurst
1101 FILE NO.

7.0801 ACRES AREA	18 NO. OF LOTS	1225.18 L.F. LGTH. OF STREETS
80 X 110' AVG. LOT SIZE	CENTRAL SEWAGE SYSTEM	A-4 ZONING
CONCRETE ROAD SURFACING	32' (1.67 R/W) STREET WIDTH	CENTRAL WATER SYSTEM

CROSS GATES S\D

PHASE 5-D-2

SECTION 38 – TOWNSHIP 9 SOUTH – RANGE 15 EAST

ST. TAMMANY PARISH, LOUISIANA

PROPERTY DESCRIPTION

LOTS 626 – 632; 706 –716

ALL THAT CERTAIN LOT OR PARCEL OF LAND LYING AND BEING SITUATED IN SECTION 38, TOWNSHIP 9 SOUTH, RANGE 15 EAST, ST. TAMMANY PARISH, LOUISIANA MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SECTION 38 COMMON TO SECTION 6 OF SAID TOWNSHIP AND RANGE GO N 50°10'00"E 2533.61 FEET; THENCE S 39°50'00"E 141.72 FEET; THENCE S 5°10'00"W 100.00 FEET; THENCE S 84°58'00"E 45.18 FEET; THENCE S 323°19"W 140.21 FEET; THENCE S 36°15'56"E 106.52 FEET; THENCE S5°10'00"W 140.00 FEET; THENCE S 84°50'00"E 390.35 FEET; THENCE N 50°10'00"E 131.18 FEET TO THE POINT OF BEGINNING
FROM THE POINT OF BEGINNING CONTINUE N 50°10'00"E 347.01 FEET; THENCE S 39°50'00"E 75.27 FEET; THENCE S 17°62'00"E 185.08 FEET; THENCE N 72°08'00"E 423.97 FEET; THENCE S 17°52'00"E 140.00 FEET; THENCE S 03°54'38"W 84.61 FEET; THENCE S 17°52'00"E 140.19 FEET; THENCE S 72°08'00"W 700.00 FEET; THENCE N 17°52'00"W 140.50 FEET; THENCE N 33°07'23"W 84.61 FEET; THENCE N 07°32'48"W 184.94 FEET; THENCE S 72°08'00"W 74.93 FEET; THENCE N 10°52'01"W 80.89 FEET BACK TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 7.0801 ACRES.

1. ALL LOTS SUBJECT TO A 10' EASEMENT ADJACENT TO THE STREET RIGHT-OF-WAY.
2. NO AREA SUBJECT TO INNUNDATION DUE TO NORMAL RAINFALL.
3. ALL LOTS ARE IN FLOOD HAZARD ZONE "C" IN ACCORDANCE WITH F.I.R.M. MAP 225205 14CC, OCTOBER 17, 1989
4. THE ULTIMATE DISPOSAL OF WATER IS THE WEST PEARL RIVER.
5. NO LOT IS IN WETLANDS IN ACCORDANCE WITH THE CORPS OF ENGINEERS DETERMINATIONON JANUARY 17, 1991.
6. BENCHMARK: 20d NAIL IN 14" PINE, FRONT LOT 716, ELEV = 17.00 M.S.L.

COGOFILE: CG5D
MAPFILE: CROSSG\CG5D-2
MAPFILE: CG5D3
MAPFILE: CROSSG\CG5D1

J.V. BURKES & ASSOC., INC.
P.O. BOX 1568 (504) 649-0075 SLIDELL, LA. 70459

SCALE: 1" = 100' DRAWN BY: JJB
DATE: OCT. 8, 1992

CROSS GATES S/D PH 5D2

FOR: CROSS GATES, INC. JOB NO. 920756

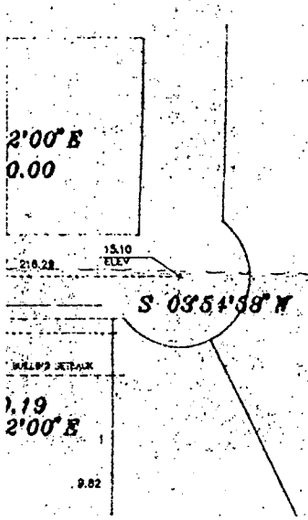
RESTRICTIVE COVENANTS

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' from each front property line; however cul-de-sac lots may have a 30' setback from the front property line; side building setback will not be less than 10' from each side property line with the provision that carports and garages be allowed to be 5.0' from the side property line; rear building setback will not be less than 25' from each rear property line. except carports and garages may be 10.0 feet except as noted on plat.
4. Construction of any nature is prohibited in parish drainage or or street easements.
5. No noxious or offensive action shall be carried 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 finish floor elevations required shall be 13.00' above mean sea level.
7. Driveway culverts are not required because subdivision has subsurface drainage.
8. Mobile homes will not be permitted to occupy lots as a residence in this subdivision.

No lot shall be further subdivided without prior approval of the Parish Board of Health and Planning Comission.

10. Additional covenants recorded in C.O.B. _____ Folio _____ and C.O.B _____ Folio_____

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



STATE OF LOUISIANA
J. V. BURKES III
REG. NO. 840
REGISTERED
PROFESSIONAL LAND SURVEYOR

STATE OF LOUISIANA
J. V. BURKES III
REG. NO. 6997
REGISTERED
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

CERTIFICATION:

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

J. V. Burkes III

LA. REGISTERED LAND SURVEYOR # 840

This plan is certified to conform to the provision of the State of Louisiana R.S. 5 – 33: b – 5051 and laws and ordinances of the Parish of St. Tammany with waivers.

J. V. Burkes

LA. REGISTERED CIVIL ENGINEER # 6997

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 map of

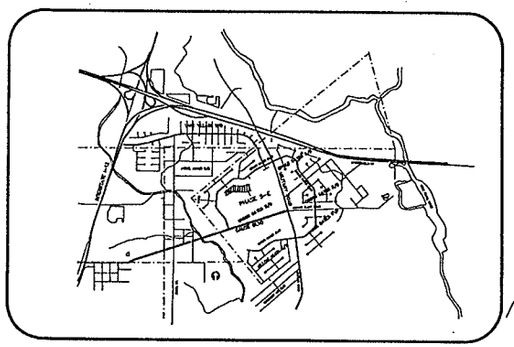
CROSS GATES SUBDIVISION PHASE 5-D2

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

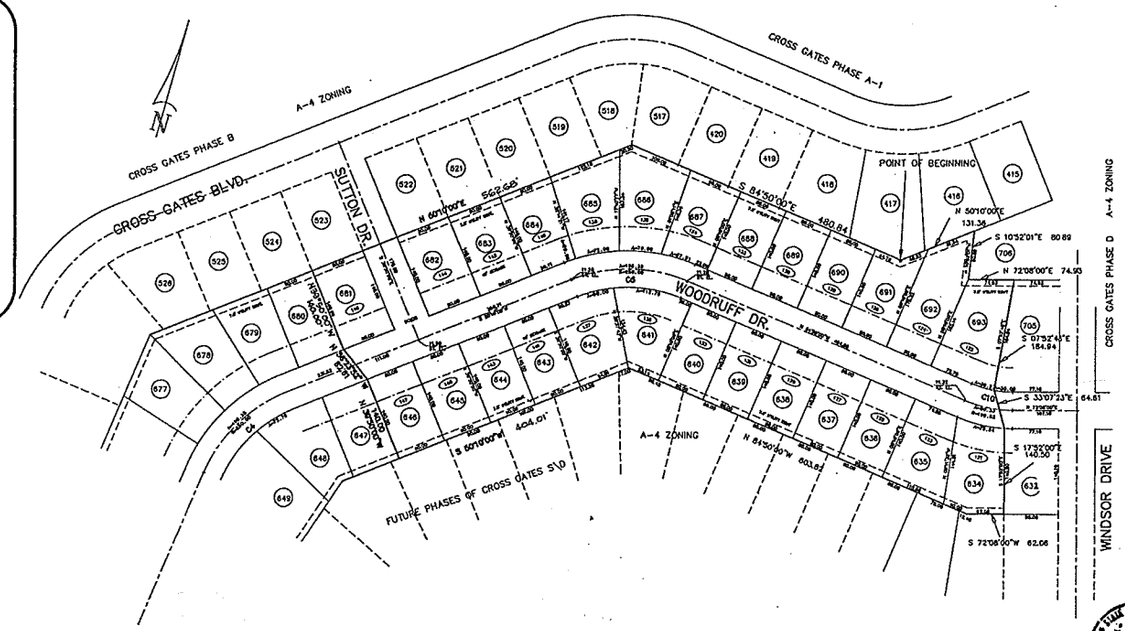
FOR: CROSS GATES INC.

CROSS GATES PHASE 5 – E – 1



VICINITY MAP

N.T.S.



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.
Front building setback will not be less than 40' from each front property line; side building setback will not be less than 10' from each side property line with the provision that carports and garages be allowed to be 5.0' from the side property line; rear building setback will not be less than 20' from each rear property line, except carports and garages which shall be 10' feet.
4. Construction of any nature is prohibited in parish drainage or or street easements.
5. No noxious or offensive action shall be carried 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.
The minimum finish floor elevations required shall be 12.00 above mean sea level.
7. Driveway culverts are not required because subdivision has subsurface drainage.
8. Mobile homes will not be permitted to occupy lots as a residence in this subdivision.
9. No lot shall be further subdivided without prior approval on the Parish Board of Health and Planning Comission.
10. Additional covenants recorded in C.O.B. ____, Folio ____, and C.O.B ____, Folio ____.

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

J. V. BURKES III
REG. NO. 840
REGISTERED
LAND SURVEYOR

CERTIFICATION:

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

LA. REGISTERED LAND SURVEYOR # 840

This plan is certified to conform to the provision of the State of Louisiana R.S. 3 – 33: B – 5051 and laws and ordinances of the Parish of St. Tammany with waivers.

LA. REGISTERED CIVIL ENGINEER # 6997

STATE OF LOUISIANA
J. V. BURKES III
REG. NO. 6997
REGISTERED
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

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 map of

CROSS GATES PHASE E

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 7-15-93

FOR: CROSS GATES INC.

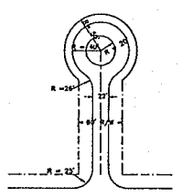
PRESIDENT — LOUIS E. BRAUNCH JR.
SECRETARY — FRANCIS X. OGNILA
TREASURER — FRANCIS X. OGNILA

APPROVAL:
CHAIRMAN PARISH PLANNING COMMISSION
SECRETARY PARISH PLANNING COMMISSION
PARISH ENGINEER

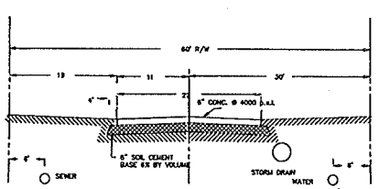
8-20-93
DATE REVISED

1154
FILE NO.

CLERK OF COURT



CORNER & CUL-DE-SAC DETAILS (N.T.S.)



TYPICAL STREET CROSS SECTION

(N.T.S.)

CROSS GATES S\D
PHASE 5-E-1
SEC. 38 – T.9 S. – R. 15 E.

PROPERTY DESCRIPTION

LOTS 634 – 646; 681 – 693

ALL THAT CERTAIN PARCEL OF LAND LYING AND BEING SITUATED IN SECTION 38, TOWNSHIP 9 SOUTH, RANGE 15 EAST, ST. TAMMANY PARISH, LOUISIANA MORE FULLY DESCRIBED AS FOLLOWS;
COMMENCING AT THE NORTHWEST CORNER OF SECTION 38, COMMON TO SECTION 6, OF SAID TOWNSHIP AND RANGE – GO N 50°10'00"E – 2553.61 FEET; THENCE S 39°50'00"E – 141.72 FEET; THENCE S 5°10'00"W – 400.00 FEET; THENCE S 84°58'00"E – 45.18 FEET; THENCE S 3°23'19"W – 140.21 FEET; THENCE S 36°15'56"E – 106.52 FEET; THENCE S 5°10'00"W – 140.00 FEET; THENCE S 89°50'00"E – 390.35 FEET TO THE POINT OF BEGINNING.
FROM THE POINT OF BEGINNING GO N 50°10'00"E – 131.36 FEET; THENCE S 10°32'01"E – 80.89 FEET; THENCE N 72°08'00"E – 74.93 FEET; THENCE S 07°52'48"E – 154.89 FEET; THENCE S 33°07'23"E – 64.61 FEET; THENCE S 17°52'00"E – 140.50 FEET; THENCE S 72°08'00"W – 62.06 FEET; THENCE N 84°50'00"W – 603.82 FEET; THENCE S 50°10'00"W – 404.01 FEET; THENCE N 39°50'00"W – 140.00 FEET; THENCE N 56°23'52"W – 62.61 FEET; THENCE N 39°50'00"W – 140.00 FEET; THENCE N 50°10'00"E – 562.68 FEET; THENCE S 84°50'00"E – 480.84 FEET; TO THE POINT OF BEGINNING. CONTAINING 9.1306 ACRES OF LAND.

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	33°57'31"	196.99	116.75	115.05	60.15	N 33°03'15"E
2	53°36'40"	118.75	111.11	107.10	60.00	S 66°46'20"E
3	79°05'31"	90.62	125.09	115.39	74.82	S 34°22'46"E
4	45°00'00"	250.00	196.35	191.34	103.55	S 27°40'00"W
5	45°00'00"	250.00	196.35	191.34	103.55	S 72°40'00"W
10	23°02'00"	199.82	80.33	79.79	40.71	N 83°39'00"E
12	21°58'00"	300.00	115.02	114.31	58.22	N 10°59'00"W

9.1306 ACRES	28	1320.04 L.F.
AREA	NO. OF LOTS	LGTH. OF STREETS
80 X 140	CENTRAL	A - 4
AVG. LOT SIZE	SEWAGE SYSTEM	ZONING
CONCRETE	22' MOD.	CENTRAL
ROAD SURFACING	STREET WIDTH	WATER SYSTEM

GENERAL NOTES:

1. ALL LOTS SUBJECT TO A 10' EASEMENT ADJACENT TO THE STREET RIGHT-OF-WAY
2. NO AREA SUBJECT TO INNUNDATION DUE TO NORMAL RAINFALL.
3. ALL LOTS ARE IN FLOOD HAZARD ZONE "C" IN ACCORDANCE WITH F.I.R.M. MAP 225205 440C, OCTOBER 17, 1989
4. THE ULTIMATE DISPOSAL OF WATER IS THE WEST PEARL RIVER.
5. SEWER AND WATER FURNISHED BY CROSS GATES UTILITY COMPANY.
6. BENCHMARK: 20d NAIL 10'P FRONT LOT 637, ELEV. = 15.35
7. ⬭ DENOTES STREET ADDRESS.

100 50 0 100 200 300
SCALE IN FEET

COGOFILE: CG50
MAPFILE: CG501
MAPFILE: CG503
MAPFILE: CG5E
MAPFILE: CG5E1
MAPFILE: CG5EPH1

J.V. BURKES & ASSOC., INC.
P.O. BOX 1568 (504) 649-0075 SLIDELL, LA. 70459

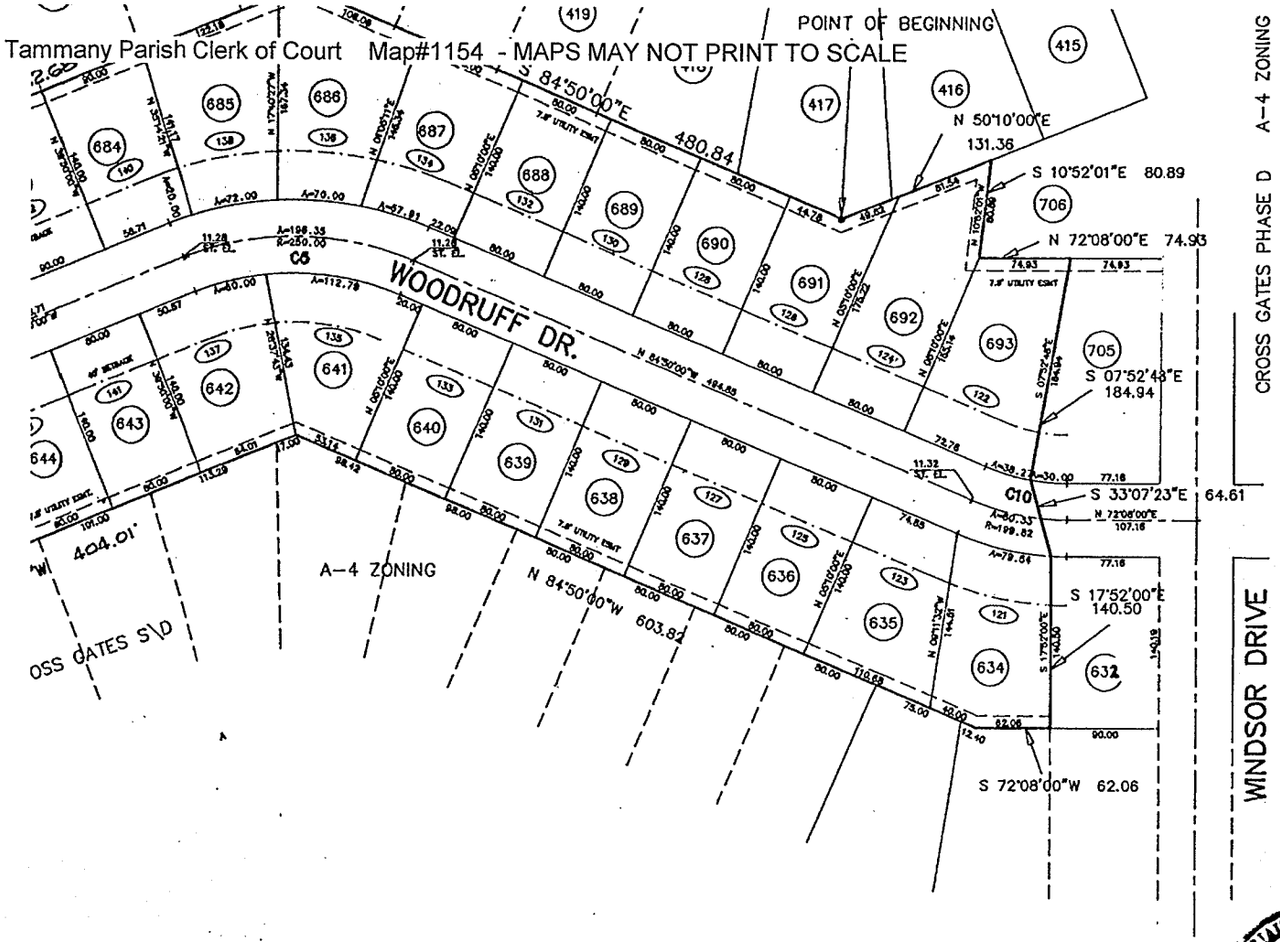
SCALE : 1" = 100'		DRAWN BY: JVB
DATE: JUNE 27,1993		

SEC. 38 – T.9 S. – R. 15 E.
ST. TAMMANY PARISH, LA.
CROSS GATES PH. 5-E-1

FOR: CROSS GATES, INC.

DWG. NO. 910379

St Tammany Parish Clerk of Court Map#1154 - MAPS MAY NOT PRINT TO SCALE



CROSS GATES S\D
PHASE 5-E-1
SEC. 38 - T.9 S. - R. 15 E.

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.

Front building setback will not be less than 40' from each front property line; side building setback will not be less than 10' from each side property line with the provision that carports and garages be allowed to be 5.0' from the side property line; rear building setback will not be less than 25' from each rear property line. except carports and garages which shall be 10' feet.

4. Construction of any nature is prohibited in parish drainage or or street easements.
5. No noxious or offensive action shall be carried upon any lot, nor shall anything be done thereon which may or may become an annoyance or nuisance to the neighboorhood, particularly the use of lots as dumps or junk car storage.

The minimum finish floor elevations required shall be 12.00 above mean sea level.

7. Driveway culverts are not required because subdivision has subsurface drainage.
8. Mobile homes will not be permitted to occopy lots as a residence in this subdivision.
9. No lot shall be further subdivided without prior approval on the Parish Board of Health and Planning Comission.
10. Additional covenants recorded in C.O.B. ____, Folio ____, and C.O.B ____, Folio____.

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

J. V. BURKES III
REG. NO. 840
REGISTERED
LAND SURVEYOR

CERTIFICATION:

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

LA. REGISTERED LAND SURVEYOR # 840

This plan is certified to conform to the provision of the State of Louisiana R.S. 5 – 33: B – 5051 and laws and ordinances of tke Parish of St. Tammany with waivers.

LA. REGISTERED CIVIL ENGINEER # 6997

STATE OF LOUISIANA
J. V. BURKES III
REG. NO. 6997
REGISTERED
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

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 map of

CROSS GATES PHASE E

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 7-15-93

FOR: CROSS GATES INC.

PRESIDENT — LOUIS G. MIRAMON JR.

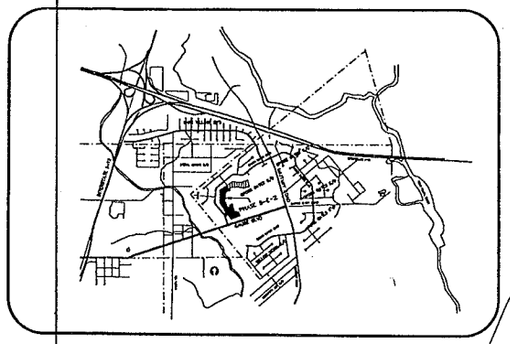
SECRETARY — FRANCIS X. GOMILA

TREASURER — FRANCIS X. GOMILA

APPROVAL: CHAIRMAN PARISH PLANNING COMMISSION

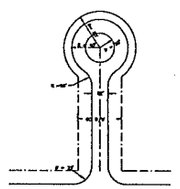
CROSS GATES PHASE 5-E-2

* See Instrument # 966652 for Correction of Municipal Address of Lot 654

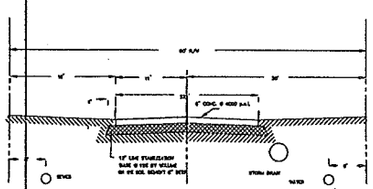


VICINITY MAP

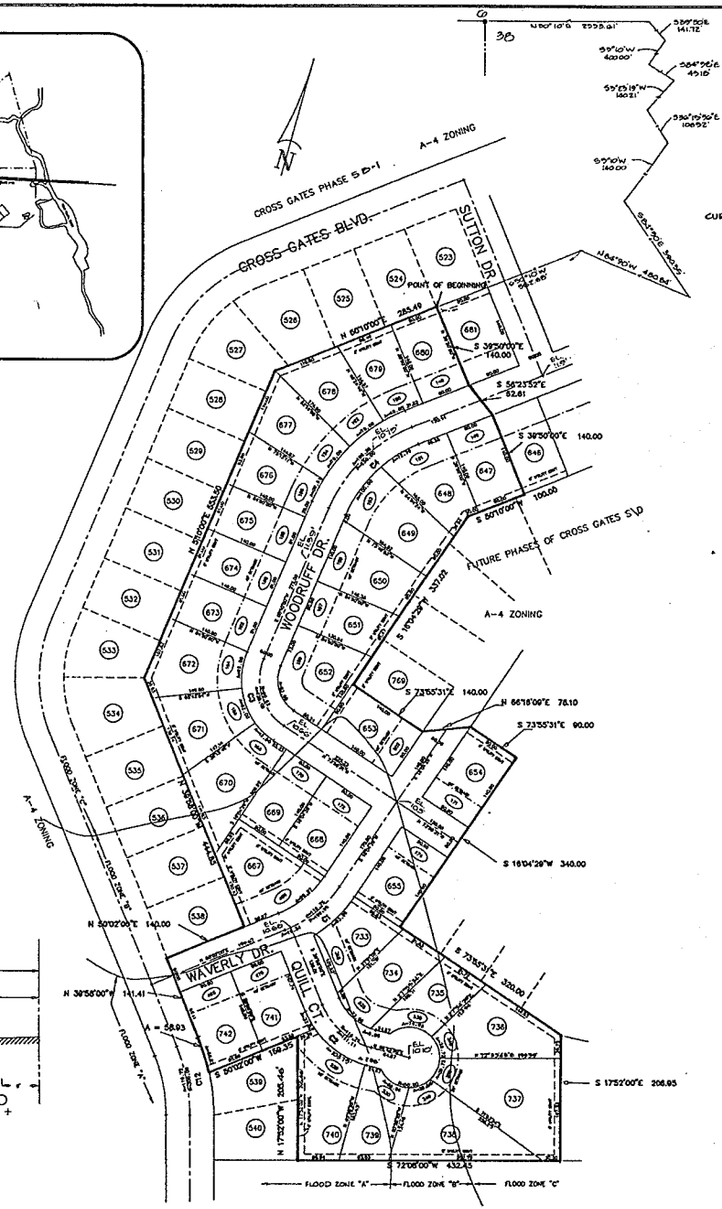
N.T.S.



CORNER & CUL-DE-SAC DETAILS (N.T.S.)



TYPICAL STREET CROSS SECTION



SCALE IN FEET

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG.
1	33°57'31"	196.09	116.75	115.01	60.15	N 33°03'15"E
2	53°36'40"	116.75	111.11	107.10	60.00	S 66°46'20"E
3	79°05'31"	90.62	125.09	115.39	74.82	S 34°22'46"E
4	45°00'00"	250.00	196.35	191.34	103.55	S 27°40'00"W
5	45°00'00"	250.00	196.35	191.34	103.55	S 72°40'00"W
10	23°02'00"	199.82	80.33	79.79	40.71	N 83°39'00"E
12	21°58'00"	300.00	115.02	114.31	58.22	N 10°59'00"W

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 and inspected by the Environmental Services Commission.
3. Front building setback will not be less than 40' from each front property line; however cul-de-sac lots may have a 30' setback from the front property line; side building setback will not be less than 10' from each side property line with the provision that carports and garages be allowed to be 5.0' from the side property line; rear building setback will not be less than 25' from each rear property line; except carports and garages which shall be 20' feet.
4. Construction of any nature is prohibited in parish drainage or street easements.
5. No noxious or offensive action shall be carried 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 finish floor elevations required shall be 12.00' above mean sea level.
7. Driveway culverts are not required because subdivision has subsurface drainage.
8. Mobile homes will not be permitted to occupy lots as a residence in this subdivision.
9. No lot shall be further subdivided without prior approval on the Parish Board of Health and Planning Commission and the Environmental Services Commission.
10. Additional covenants recorded in C.O.B. ____, Folio ____ and C.O.B ____, Folio ____.

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

PROPERTY DESCRIPTION

Lots 647-653, 667-680 and 733-742

All that certain lot or parcel of land lying and being situated in Section 38, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana more fully described as follows:

Commencing at the northwest corner of Section 38, common to Section 6, of said township and range; Thence go North 50 Degrees 10 minutes 00 seconds East-3,553.41 feet to a point; Thence go South 39 Degrees 50 minutes 00 seconds East-141.72 feet to a point; Thence go South 05 Degrees 10 minutes 00 seconds West-400.00 feet to a point; Thence go South 84 Degrees 56 minutes 00 seconds East-45.38 feet to a point; Thence go South 03 Degrees 23 minutes 19 seconds West-140.21 feet to a point; Thence go South 26 Degrees 15 minutes 56 seconds East-104.52 feet to a point; Thence go South 05 Degrees 10 minutes 00 seconds West-140.00 feet to a point; Thence go South 84 Degrees 50 minutes 00 seconds East-390.35 feet to a point; Thence go North 84 Degrees 50 minutes 00 seconds West-480.84 feet to a point; Thence go South 50 Degrees 10 minutes 00 seconds West-587.48 feet to the point of beginning.

Thence go South 39 Degrees 50 minutes 00 seconds East-149.0 feet to a point; Thence go South 56 Degrees 23 minutes 53 seconds East-82.61 feet to a point; Thence go South 39 degrees 50 minutes 00 seconds East-140.0 feet to a point; Thence go South 50 Degrees 10 minutes 00 seconds West-100.00 feet to a point; Thence go South 16 Degrees 04 minutes 29 seconds West-337.02 feet to a point; Thence go South 73 Degrees 55 minutes 31 seconds East-140.0 feet to a point; Thence go North 66 Degrees 16 minutes 09 seconds East-78.10 feet to a point; Thence go South 73 Degrees 55 minutes 31 seconds East-90.0 feet to a point; Thence go South 16 Degrees 04 minutes 29 seconds West-340.0 feet to a point; Thence go South 73 Degrees 55 minutes 31 seconds East-320.0 feet to a point; Thence go South 17 Degrees 52 minute 00 seconds East-206.95 feet to a point; Thence go South 72 Degrees 08 minutes 00 seconds West-432.65 feet to a point; Thence go North 17 Degrees 52 minutes 00 seconds West-205.50 feet to a point; Thence go South 59 Degrees 02 minutes 00 seconds West-159.36 feet to a point; Thence along an arc of a curve to the left whose radius is 300. feet an arc distance of 58.93 feet; Thence go North 39 Degrees 58 minutes 00 seconds West-141.41 feet to a point; Thence go North 50 Degrees 02 minutes 00 seconds East-140.0 feet to a point; Thence go North 39 Degrees 58 minutes 00 seconds West-444.83 feet to a point; Thence North 05 Degrees 10 minutes 00 seconds East-553.5 feet to a point; Thence go North 50 Degrees 10 minutes 00 seconds East-285.49 feet to the point of beginning.

Containing in all 13.1078 acres of land.

CERTIFICATION:

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

LA. REGISTERED LAND SURVEYOR # 840

This plan is certified to conform to the provision of the State of Louisiana R.S. 5 – 33; B – 5051 and laws and ordinances of the Parish of St. Tammany with waivers.

LA. REGISTERED CIVIL ENGINEER # 6997

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 map of

CROSS GATES SUBDIVISION PHASE 5E-2

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 12-17-93

FOR: CROSS GATES INC.

PRESIDENT — LOUIS G. HOUMAN JR.

SECRETARY — FRANCIS X. COMLA

TREASURER — FRANCIS X. COMLA

APPROVAL:

CHAIRMAN, PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

PARISH ENGINEER

3/18/94 — DATE FILED

1198 — FILE NO.

By: CLERK OF COURT

13.1078 ACRES	33	2001.88
AREA	NO. OF LOTS	LGTH. OF STREETS
80 X 140	CENTRAL	A - 4
AVG. LOT SIZE	SEWAGE SYSTEM	ZONING
CONCRETE	22' MIN.	CENTRAL
ROAD SURFACING	STREET WIDTH	WATER SYSTEM

GENERAL NOTES:

1. ALL LOTS SUBJECT TO A 10' EASEMENT ADJACENT TO THE STREET RIGHT-OF-WAY
2. NO AREA SUBJECT TO INNUNDATION DUE TO NORMAL RAINFALL.
3. ALL LOTS ARE IN FLOOD HAZARD ZONE "C" IN ACCORDANCE WITH F.I.R.M. MAP 225205 440C, OCTOBER 17, 1989 WITH THE EXCEPTION OF: ZONE "B" 655,667-669,733-735,738 ZONE "A" 739-742
4. THE ULTIMATE DISPOSAL OF WATER IS THE WEST PEARL RIVER.
5. B.M.=NAIL IN PINE N.E. CORNER WOODRUFF & WAVERLY EL. 15.00.

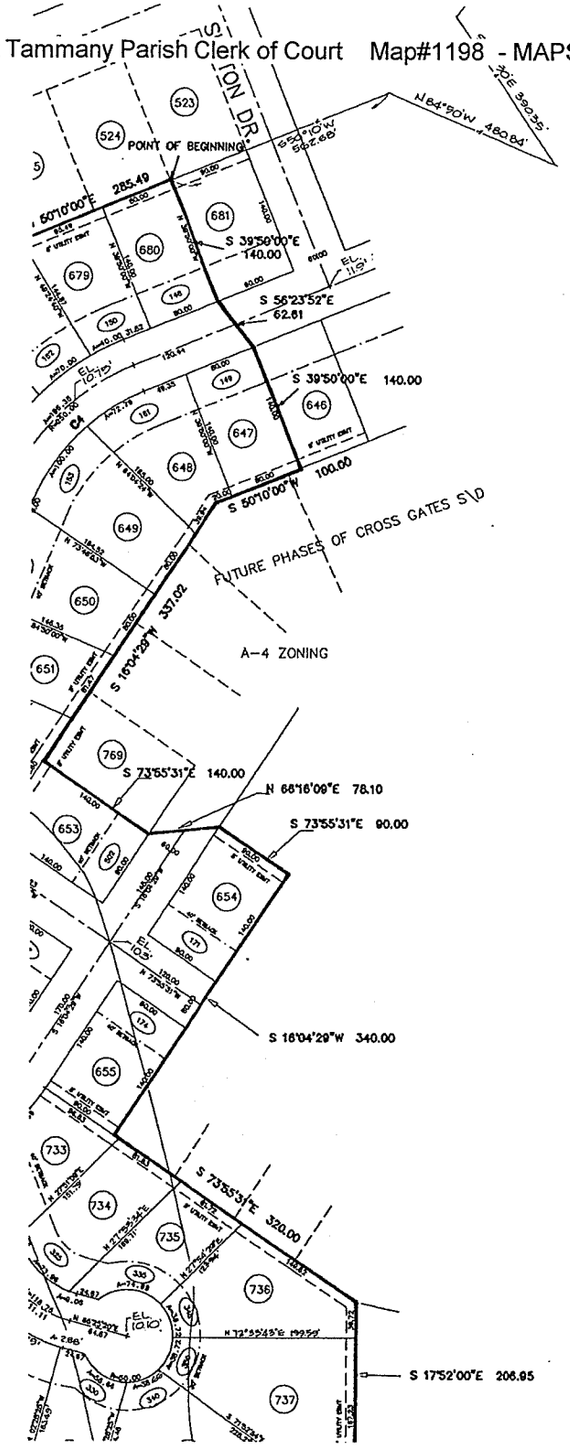
COGOFILE: CG5D
MAPFILE: CG5D1
MAPFILE: CG5D3
MAPFILE: CG5E
MAPFILE: CG5E1
MAPFILE : CG5E2

J.V. BURKES & ASSOC., INC.
P.O. BOX 1568 (504) 649-0075 SLIDELL, LA. 70459

SCALE : 1" = 100'	DRAWN BY: JVB
DATE: DEC. 10, 1993	

SEC. 38 – T.9 S. – R. 15 E.
ST. TAMMANY PARISH, LA.
CROSS GATES PH 5-E-2

FOR:	DWG. NO.
CROSS GATES, INC.	910379



							TANGENT	CHORD BRG.
							60.15	N 33°03'15"E
2	53°36'40"	118.75	111.11	107.10			60.00	S 66°46'20"E
3	79°05'31"	90.62	125.09	115.39			74.82	S 34°22'46"E
4	45°00'00"	250.00	196.35	191.34			103.55	S 27°40'00"W
5	45°00'00"	250.00	196.35	191.34			103.55	S 72°40'00"W
10	23°02'00"	199.82	80.33	79.79			40.71	N 83°39'00"E
12	21°58'00"	300.00	115.02	114.31			58.22	N 10°59'00"W

PROPERTY DESCRIPTION
Lots 647-655, 667-680 and 733-742

All that certain lot or parcel of land lying and being situated in Section 38, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana more fully described as follows:

Commencing at the northwest corner of Section 38, common to Section 6, of said township and range; Thence go North 50 Degrees 10 minutes 00 seconds East-2,553.61 feet to a point; Thence go South 39 Degrees 50 minutes 00 seconds East-141.72 feet to a point; Thence go South 05 Degrees 10 minutes 00 seconds West-400.00 feet to a point; Thence go South 84 Degrees 58 minutes 00 seconds East-45.18 feet to a point; Thence go South 03 Degrees 23 minutes 19 seconds West-140.21 feet to a point; Thence go South 36 Degrees 15 minutes 56 seconds East-106.52 feet to a point; Thence go South 05 Degrees 10 minutes 00 seconds West-140.00 feet to a point; Thence go South 84 Degrees 50 minutes 00 seconds East-390.35 feet to a point; Thence go North 84 Degrees 50 minutes 00 seconds West-480.84 feet to a point; Thence go South 50 Degrees 10 minutes 00 seconds West-562.68 feet to the point of beginning.

Thence go South 39 Degrees 50 minutes 00 seconds East-140.0 feet to a point; Thence go South 56 Degrees 23 minutes 52 seconds East-62.61 feet to a point; Thence go South 39 degrees 50 minutes 00 seconds East-140.0 feet to a point; Thence go South 50 Degrees 10 minutes 00 seconds West-100.00 feet to a point; Thence go South 16 Degrees 04 minutes 29 seconds West-337.02 feet to a point; Thence go South 73 Degrees 55 minutes 31 seconds East-140.0 feet to a point; Thence go North 66 Degrees 16 minutes 09 seconds East-78.10 feet to a point; Thence go South 73 Degrees 55 minutes 31 seconds East-90.0 feet to a point; Thence go South 16 Degrees 04 minutes 29 seconds West-340.0 feet to a point; Thence go South 73 Degrees 55 minutes 31 seconds East-320.0 feet to a point; Thence go South 17 Degrees 52 minute 00 seconds East-206.95 feet to a point; Thence go South 72 Degrees 08 minutes 00 seconds West-432.45 feet to a point; Thence go North 17 Degrees 52 minutes 00 seconds West-205.50 feet to a point; Thence go South 50 Degrees 02 minutes 00 seconds West-159.36 feet to a point; Thence along an arc of a curve to the left whose radius is 300. feet an arc distance of 58.92 feet; Thence go North 39 Degrees 58 minutes 00 seconds West-141.41 feet to a point; Thence go North 50 Degrees 02 minutes 00 seconds East-140.0 feet to a point; Thence go North 39 Degrees 58 minutes 00 seconds West-444.85 feet to a point; Thence North 05 Degrees 10 minutes 00 seconds East-553.5 feet to a point; Thence go North 50 Degrees 10 minutes 00 seconds East-285.49 feet to the point of beginning.

Containing in all 13.1078 acres of land.

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 and inspected by the Environmental Services Commission.
3. Front building setback will not be less than 40' from each front property line; however cul-de-sac lots may have a 30' setback from the front property line; side building setback will not be less than 10' from each side property line with the provision that carports and garages be allowed to be 5.0' from the side property line; rear building setback will not be less than 25' from each rear property line; except carports and garages which shall be 10' feet.
4. Construction of any nature is prohibited in parish drainage or or street easements.
5. No noxious or offensive action shall be carried 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 finish floor elevations required shall be 12.00 above mean sea level.
7. Driveway culverts are not required because subdivision has subsurface drainage.
8. Mobile homes will not be permitted to occupy lots as a residence in this subdivision.
9. No lot shall be further subdivided without prior approval on the Parish Board of Health and Planning Comission and the Environmental Services Commission.
10. Additional covenants recorded in C.O.B. ____, Folio ____ and C.O.B ____, Folio ____.

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

J. V. BURKES III
REG. NO. 840
REGISTERED
PROFESSIONAL ENGINEER
LAND SURVEYOR

J. V. BURKES III
REG. NO. 6997
REGISTERED
PROFESSIONAL ENGINEER
CIVIL ENGINEERING

CERTIFICATION:

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

LA. REGISTERED LAND SURVEYOR # 840

This plan is certified to conform to the provision of the State of Louisiana R.S. 5 – 33: 8 – 5051 and laws and ordinances of the Parish of St. Tammany with waivers.

LA. REGISTERED CIVIL ENGINEER # 6997

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 map of

CROSS GATES SUBDIVISION PHASE 5E-2

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: 12-17-93

FOR: CROSS GATES INC.

PRESIDENT — LOUIS C. MIRANON JR.

SECRETARY — FRANCIS X. GOMILA

TREASURER — FRANCIS X. GOMILA

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

PARISH ENGINEER

3/18/94 — DATE FILED

1198 — FILE NO.

By CLERK OF COURT

13.1078 ACRES — AREA	33 — NO. OF LOTS	2001.88 — LGTH. OF STREETS
60 X 140 — AVG. LOT SIZE	CENTRAL — SEWAGE SYSTEM	A – 4 — ZONING
CONCRETE — ROAD SURFACING	22' WIDE — STREET WIDTH	CENTRAL — WATER SYSTEM

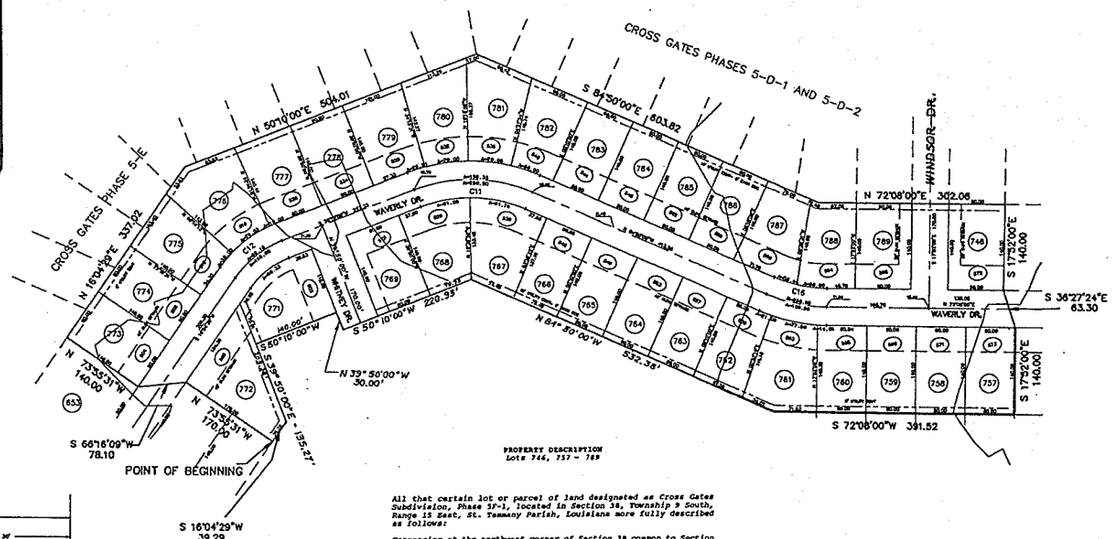
J.V. BURKES & ASSOC. INC.

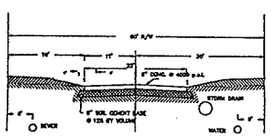
CROSS GATES PHASE 5F – 1

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	33°57'31"	196.99	116.75	115.05	60.15	N 33°03'15"E
2	53°36'40"	118.75	111.11	107.10	60.00	S 66°46'20"E
3	79°05'31"	90.62	125.09	115.39	74.82	S 34°22'46"E
4	45°00'00"	250.00	196.35	191.34	103.55	S 27°40'00"W
5	45°00'00"	250.00	196.35	191.34	103.55	S 72°40'00"W
7	21°58'00"	300.00	115.02	114.31	58.22	N 28°51'00"W
8	4°26'37"	515.50	39.98	39.97	20.00	N 23°17'28"W
9	4°33'20"	502.82	39.98	39.97	20.00	N 18°47'30"W
10	23°02'00"	199.82	80.33	79.79	40.71	N 83°39'00"E
11	45°00'00"	250.00	196.35	191.34	103.55	S 72°40'00"W
12	34°05'31"	165.00	98.18	96.74	50.59	S 33°07'15"W
13	34°05'31"	100.00	59.50	58.63	30.66	S 56°52'45"E
14	33°56'29"	149.99	88.85	87.56	45.77	N 89°06'14"E
16	33°56'29"	330.00	195.49	192.64	100.71	N 89°06'15"E
16	23°02'00"	250.00	100.50	99.83	50.94	N 83°39'00"E
17	4°33'20"	502.82	39.98	39.97	20.00	N 18°47'30"W

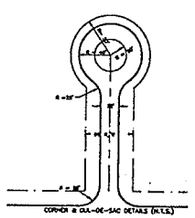
VICINITY MAP

CROSS GATES S/D
PHASE 5F–1
SECTION 38, TOWNSHIP 9 SOUTH, RANGE 15 EAST
ST. TAMMANY PARISH, LA.





TYPICAL STREET CROSS SECTION



COPPER & CUL-DE-SAC DETAILS (N.T.S.)

100 50 0 100 200 300
SCALE IN FEET

PROPERTY DESCRIPTION
Lots 746, 757 – 789

All that certain lot or parcel of land designated as Cross Gates Subdivision, Phase 5F-1, located in Section 38, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana more fully described as follows:

Commencing at the northwest corner of Section 38 common to Section 6 of said Township and Range go South 39 Degrees 58 minutes East-1,611.28 feet; Thence
North 72 Degrees 06 minutes East-1,222.35 feet; Thence
North 17 Degrees 52 minutes West-206.95 feet; Thence
North 73 Degrees 55 minutes 31 seconds West-240.00 feet; Thence
North 16 Degrees 04 minutes 29 seconds East-340.00 feet to the point of beginning.

From the Point of Beginning go:
North 73 Degrees 55 minutes 31 seconds West-170.00 feet; Thence
South 66 Degrees 16 minutes 09 seconds West-78.10 feet; Thence
North 73 Degrees 55 minutes 31 seconds West-140.00 feet; Thence
North 16 Degrees 04 minutes 29 seconds East-337.02 feet; Thence
North 50 Degrees 10 minutes 00 seconds East-504.01 feet; Thence
North 84 Degrees 50 minutes 00 seconds East-603.82 feet; Thence
North 72 Degrees 08 minutes 00 seconds East-302.06 feet; Thence
South 17 Degrees 52 minutes 00 seconds East-140.00 feet; Thence
South 36 Degrees 27 minutes 24 seconds East-63.30 feet; Thence
South 17 Degrees 52 minutes 00 seconds East-140.00 feet; Thence
South 72 Degrees 08 minutes 00 seconds West-391.52 feet; Thence
North 84 Degrees 50 minutes 00 seconds West-532.38 feet; Thence
South 50 Degrees 10 minutes 00 seconds West-220.93 feet; Thence
North 39 Degrees 50 minutes 00 seconds West-30.00 feet; Thence
South 50 Degrees 10 minutes 00 seconds West-140.00 feet; Thence
South 39 Degrees 50 minutes 00 seconds East-135.27 feet; Thence
South 16 Degrees 04 minutes 29 seconds West-39.29 feet back to the point of beginning.

Said parcel contains 12.0024 acres of land, more or less.

NOTES:
1. ALL LOTS SUBJECT TO A 10' UTILITY EASEMENT ADJACENT TO STREET RIGHT OF WAY.
2. NO AREAS SUBJECT TO INNUNDATION DUE TO NORMAL RAINFALL.
3. ULTIMATE DISPOSAL OF RAINWATER IS THE WEST PEARL RIVER.
4. (55) MUNICIPAL ADDRESS.
5. NO LOT IS IN WETLANDS IN ACCORDANCE WITH THE CORPS OF ENGINEERS DETERMINATION OF JANUARY 17,1991.
6. ALL FLOOD ZONE "C" IN ACCORDANCE WITH F.I.R.M. MAP 225205 0440C – DATED 10-19-89, HOWEVER FINAL DETERMINATION IS MADE BY THE PARISH ENGINEERING DEPARTMENT.
7. BENCHMARK: 20d NAIL IN 12" PINE, FRONT OF LOT 789, ELEV = 17.00

SURVEYED BY: J.V. Burkes
J.V. BURKES L.S. LA. NO. 840

J.V. BURKES & ASSOC.
2138 GAUSE BLVD. SLIDELL, LA.

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 and approved by the Environmental Service Commission.
3. Front building setback will not be less than 40' from each front property line; however cul-de-sac lots may have a 30' setback from the front property line side building setback will not be less than 10' from each side property line with the provision that carports and garages be allowed to be 5'0" from the side property line; rear building setback will not be less than 25' from each rear property line, except carports and garages which shall be 10' feet.
4. Construction of any nature is prohibited in parish drainage or as street easements.
5. No noxious or offensive action shall be carried 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 finish floor elevations required shall be 13.00' above mean sea level.
7. Driveway culverts are not required because subdivision has subsurface drainage.
8. Mobile homes will not be permitted to occupy lots as a residence in this subdivision.
9. No lot shall be further subdivided without prior approval of the Parish Board of Health, Planning Commission and the Environmental Services Commission.
10. Additional covenants recorded in C.O.B. ____, Folio ____ and C.O.B ____, Folio ____.
11. No Certificate of Occupancy shall be issued before the sewerage and water systems are installed and operable or otherwise connected to a community (central) sewerage and/or water system(s), all as approved by the Environmental Services Commission of St. Tammany Parish. Whenever a subdivision is served by a community (central) water system (supply), no private water supply may be drilled or otherwise constructed on any lot for the purpose of supplying potable water to any building or structure, except for the purpose of irrigation, and in no event shall there be a physical connection between any such source and any element of the community (central) water system (supply).
12. Driveways on corner lots shall not located any closer than sixty (60') feet from corner of said property closest to the intersection as measured from the corner of the property where the said two street right-of-ways intersect.

The foregoing shall be recited in each title or deed in addition to the required listing on the final subdivision plat.

STATE OF LOUISIANA — J.V. BURKES III — REGISTERED — LAND SURVEYOR

CERTIFICATION:

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

J.V. Burkes
LA REGISTERED LAND SURVEYOR # 840

This plan is certified to conform to the provision of the State of Louisiana R.S. 5 – 33: B – 5051 and laws and ordinances of the Parish of St. Tammany with waivers.

J.V. Burkes
LA REGISTERED CIVIL ENGINEER # 6997

STATE OF LOUISIANA — J.V. BURKES III — REG. NO. 6997 — REGISTERED PROFESSIONAL ENGINEER — CIVIL ENGINEERING

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 map of

CROSS GATES PHASE 5F–1

All streets rights-of way as shown hereon are hereby dedicated to the perpetual use of the public for proper uses.
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

FOR: CROSS GATES INC.
PRESIDENT LOUIS G. PRUDHOM JR.
SECRETARY FRANCIS X. GOMILA
TREASURER FRANCIS X. GOMILA

See Affidavit of Correction by J.V. Burkes, III filed 5-19-97 as Instr. 1047003
Michael J. Fagan
Dy. Clerk
5-4-01

APPROVAL: ST. TAMMANY PARISH PLANNING COMMISSION
SECRETARY PARISH PLANNING COMMISSION
PARISH ENGINEER
4-21-95 — DATE FILED
1323 — FILE NO.
Judy L. Hurst
Deputy Clerk of Court

12.0024 Ac. AREA	33 NO. OF LOTS	1860.56 L.F. LGTH. OF STREETS
100 x 100' AVG. LOT SIZE	CENTRAL SEWAGE SYSTEM	A – 4 ZONING
CONCRETE ROAD SURFACING	32' STREET WIDTH	CENTRAL WATER SYSTEM

J.V. BURKES & ASSOC., INC.
P.O. BOX 1568 (504) 649-0075 SLIDELL, LA. 70459

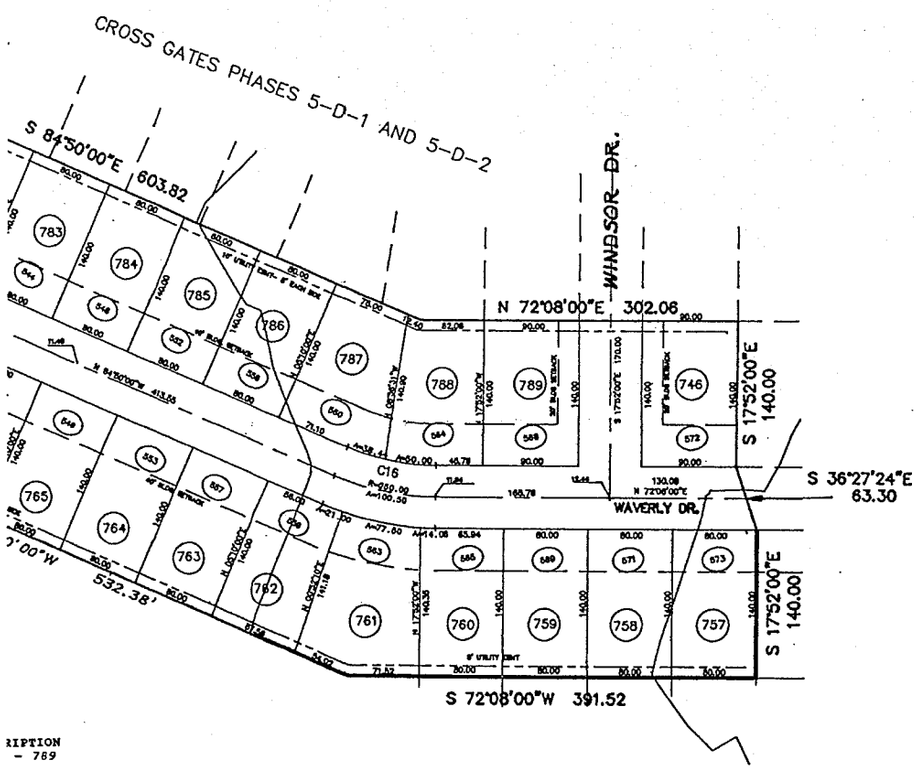
SCALE : 1" = 100'	DRAWN BY: JVB
DATE: MAY 1, 1994	

CROSS GATES S\D PH 5-F1
SEC 38 –T.9 S. – R. 15 E.
ST. TAMMANY PARISH, LA.

FOR: CROSS GATES, INC. — DWG. NO. 940496

COGOFILE: CG5D
MAPFILE = CROSSG\CG5F\CG5F-1

:ROSS GATES S/D
PHASE 5F-1
/NSHIP 9 SOUTH, RANGE 15 EAST
˜AMMANY PARISH, LA.



RIPTION
- 789

and designated as Cross Gates
Section 38, Township 9 South,
ouisiana more fully described

f Section 38 common to Section

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 and approved by the Environmental Service Commission.
3. Front building setback will not be less than 40' from each front property line; however cul-de-sac lots may have a 30' setback from the front property line; side building setback will not be less than 10' from each side property line with the provision that carports and garages be allowed to be 5.0' from the side property line; rear building setback will not be less than 25' from each rear property line, except carports and garages which shall be 10' feet.
4. Construction of any nature is prohibited in parish drainage or on street easements.
5. No noxious or offensive action shall be carried upon any lot, nor shall anything be done thereon which may or may become an annoyance or nuisance to the neighboorhood, particularly the use of lots as dumps or junk car storage.
6. The minimum finish floor elevations required shall be 12.00 above mean sea level.
7. Driveway culverts are not required because subdivision has subsurface drainage.
8. Mobile homes will not be permitted to occopy lots as a residence in this subdivision.
9. No lot shall be further subdivided without prior approval of the Parish Board of Health , Planning Commission and the Environmental Services Commission.
10. Additional covenants recorded in C.O.B. ____, Folio ____, and C.O.B ____, Folio____.
11. No Certificate of Occupancy shall be issued before the sewerage and water systems are installed and operable or otherwise connected to a community (central) sewerage and/or water system(s), all as approved by the Environmental Services Commission of St. Tammany Parish. Whenever a subdivision is served by a community (central) water system (supply) , no private water supply may be drilled or otherwise constructed on any lot for the purpose of supplying potable water to any building or structure, except for the purpose of irrigation, and in no event shall there be a physical connection between any such source and any element of the community (central) water system (supply).
12. *Driveways on corner lots shall not located any closer than sixty (60') feet from corner of said property closest to the intersection as measured from the corner of the property where the said two street right-of-ways intersect.*

The foregoing shall be recited in each title or deed in addition to the required listing on the final subdivision plat:

STATE OF LOUISIANA
J.V. BURKES III
REG. NO. 840
REGISTERED
LAND SURVEYOR

CERTIFICATION:

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

LA. REGISTERED LAND SURVEYOR # 840

STATE OF LOUISIANA
J. V. BURKES III
REG. NO. 6997
REGISTERED
PROFESSIONAL ENGINEER
CIVIL ENGINEERING

This plan is certified to conform to the provision of the State of Louisiana R.S. 5 – 33: B – 5051 and laws and ordinances of the Parish of St. Tammany with waivers.

LA. REGISTERED CIVIL ENGINEER # 6997

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 map of

CROSS GATES PHASE 5F-1

All streets rights-of way as shown hereon are hereby dedicated to the perpetual use of the public for proper uses.

Easements shall be reserved for drainage and utilities as indicated hereon and no obstruction or impcovements shall be allowed that would prevent them being used for their intended purpose.

OWNER DATE

FOR: CROSS GATES INC.

PRESIDENT LOUIS C. MIRAMON JR.

SECRETARY FRANCIS X. GOMILA

TREASURER FRANCIS X. GOMILA

CROSS GATES PHASE 5F-2

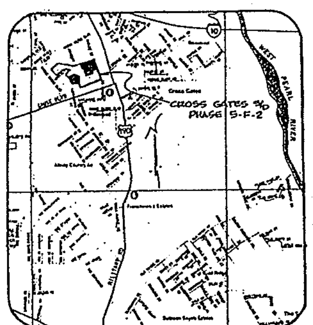
See Affidavit of Correction by J.V. Burkes, III filed 7-12-2001 at Inst. 1255152

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	33°57'31"	196.99	116.75	115.05	60.15	N 33°03'15"E
2	53°36'40"	118.75	111.11	107.10	60.00	S 66°46'20"E
3	79°05'31"	90.62	125.09	115.39	74.82	S 34°22'46"E
4	45°00'00"	250.00	196.35	191.34	103.55	S 27°40'00"W
5	45°00'00"	250.00	196.35	191.34	103.55	S 72°40'00"W
7	21°58'00"	300.00	115.02	114.31	58.22	N 28°51'00"W
8	4°26'37"	515.50	39.98	39.97	20.00	N 23°17'28"W
9	4°33'20"	502.82	39.98	39.97	20.00	N 18°47'30"W
10	23°02'00"	199.82	80.33	79.79	40.71	N 83°39'00"E
11	45°00'00"	250.00	196.35	191.34	103.55	S 72°40'00"W
12	34°05'31"	165.00	98.18	96.74	50.59	S 33°07'15"W
13	34°05'31"	100.00	59.50	58.63	30.66	S 56°52'45"E
14	33°56'29"	149.99	88.85	87.56	45.77	N 89°06'14"E
15	33°56'29"	330.00	195.49	192.64	100.71	N 89°06'15"E
16	23°02'00"	250.00	100.50	99.83	50.94	N 83°39'00"E
17	4°33'20"	502.82	39.98	39.97	20.00	N 18°47'30"W

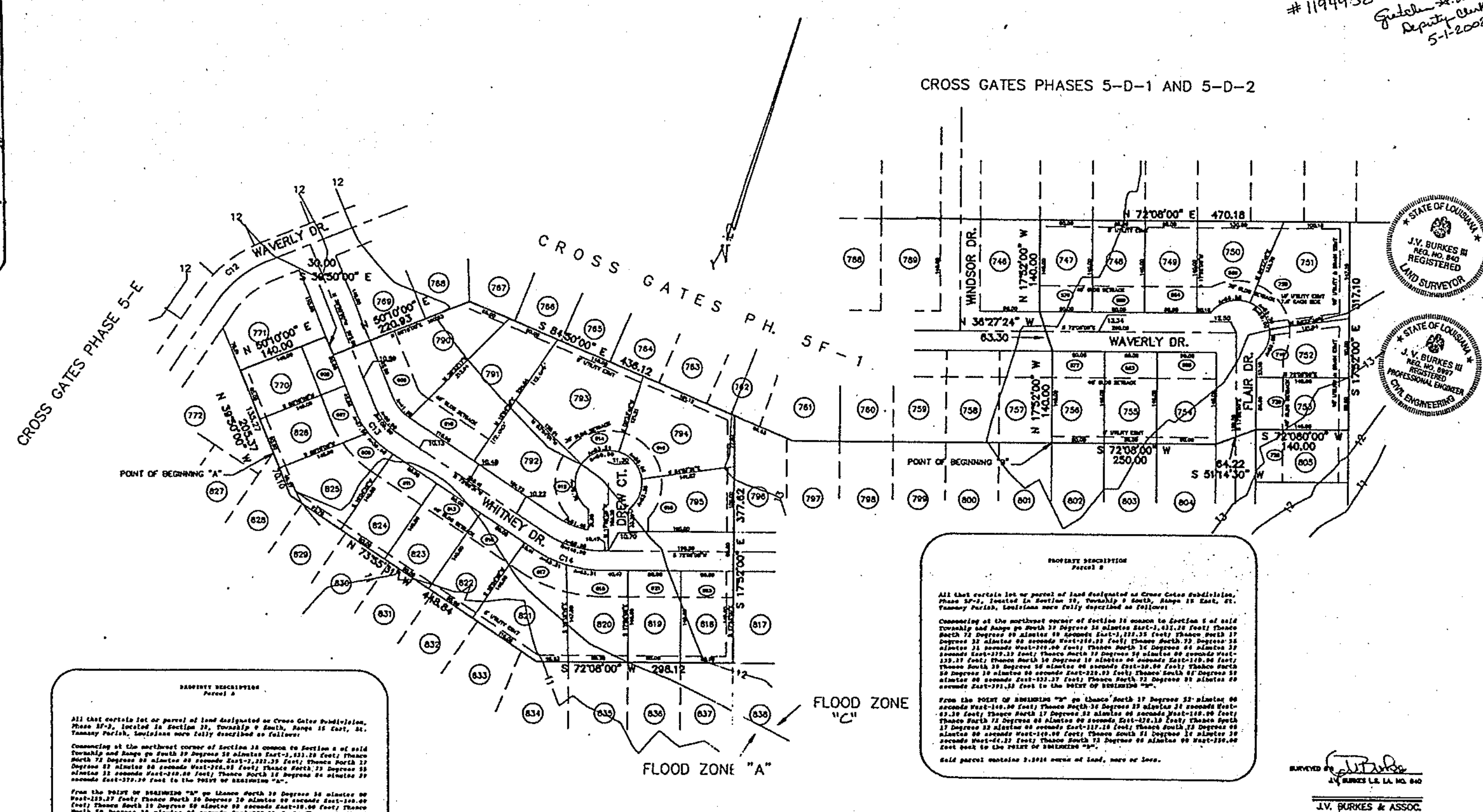
CROSS GATES S/D PHASE 5F-2
SECTION 38, TOWNSHIP 9 SOUTH, RANGE 15 EAST
ST. TAMMANY PARISH, LOUISIANA

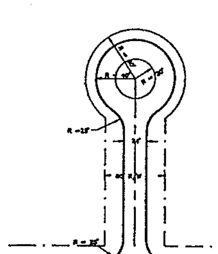
See Affidavit of Correction by J.V. Burkes, III filed 2-2-98 at Inst. 1080445
Michael J. Rogers
Dy. Clerk 5-7-01

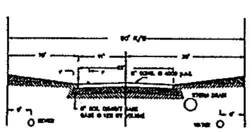
See Affidavit of Correction by J. V. Burkes, III filed 5-1-2000 as Instrument #1194958
Gretchen H. Worley
Deputy Clerk
5-1-2002



VICINITY MAP




CORNER & CUL-DE-SAC DETAILS (N.T.S.)


TYPICAL STREET CROSS SECTION

PROPERTY DESCRIPTION
Parcel A

All that certain lot or parcel of land designated as Cross Gates Subdivision, Phase 5F-2, located in Section 38, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana more fully described as follows:

Commencing at the northwest corner of Section 38 common to Section [illegible] of said Township and Range go South [illegible] [illegible] to the POINT OF BEGINNING "A".

From the POINT OF BEGINNING "A" go thence North [illegible] back to the POINT OF BEGINNING "A".

Said parcel contains [illegible] acres of land, more or less.

PROPERTY DESCRIPTION
Parcel B

All that certain lot or parcel of land designated as Cross Gates Subdivision, Phase 5F-2, located in Section 38, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana more fully described as follows:

Commencing at the northwest corner of Section 38 common to Section [illegible] of said Township and Range go South [illegible] to the POINT OF BEGINNING "B".

From the POINT OF BEGINNING "B" go thence North [illegible] back to the POINT OF BEGINNING "B".

Said parcel contains [illegible] acres of land, more or less.

RESTRICTIVE COVENANTS

1. Each lot will not have more than one single family dwelling.
2. No dwelling may be occupied before sewer and water systems are installed and approved by the Environmental Service Commission.
3. Front building setback will not be less than 40' from each front property line; however cul-de-sacs building setback line is 30'.
   side building setback will not be less than 10' from each side property line, with the provision that carports and garages be allowed to 5.0' from the side property lines.
   The rear setback shall not be less than 25' from each rear property line.
   Driveways on corner lots shall not be located closer than 60' from corner of said property closest to the intersection as measured from the corner of the property where the said two street right-of-ways intersect.
4. Construction of any nature is prohibited in parish drainage or or street easements.
5. No noxious or offensive action shall be carried 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 finish floor elevations required shall be 13.00 above mean sea level.
7. Driveway culverts are not required because subdivision has subsurface drainage.
8. Mobile homes will not be permitted to occupy lots as a residence in this subdivision.
9. No lot shall be further subdivided without prior approval of the Parish Board of Health, Planning Commission and the Environmental Services Commission.
10. Additional covenants recorded in C.O.B. ____, Folio ____ and C.O.B ____ Folio ____
11. No Certificate of Occupancy shall be issued before the sewerage and water systems are installed and operable or otherwise connected to a community (central) sewerage and/or water system(s), all as approved by the Environmental Services Commission of St. Tammany Parish. Whenever a subdivision is served by a community (central) water system (supply), no private water supply may be drilled or otherwise constructed on any lot for the purpose of supplying potable water to any building or structure, except for the purpose of irrigation, and in no event shall there be a physical connection between any such source and any element of the community (central) water system (supply).
12. A building permit shall not be issued by the Parish of St. Tammany until the sewerage and/or water systems, the design of which has been approved by the LA Department of Health and Hospitals are installed, made operational, and approved for service by the Environmental Services Commission of St. Tammany Parish. Alternately, whenever facts and circumstances exist whereby the instillation of an individual sewer system and/or private water well system would otherwise be authorized for the subject lot, the Commission may issue a notice of no objection to the instillation of either or both. However upon the aforesaid approval for service by the Commission, any inhabited dwelling so connected to said alternate sewerage and/or water systems shall be immediately disconnected therewith and connected to the approved system(s), the cost of which shall be borne by the property owner.

Developer or Homeowners Association will be responsible for the operation and maintenance of the detention pond. made thereto in each title.

* The side yard setback may be 5' On one side and 7' on the other side or 15' on corner lots for side yard facing street.

STATE OF LOUISIANA ★ J.V. BURKES III REG. NO. 840 REGISTERED LAND SURVEYOR

STATE OF LOUISIANA ★ J.V. BURKES III REG. NO. 6997 REGISTERED PROFESSIONAL ENGINEER CIVIL ENGINEERING

CERTIFICATION:

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

J.V. Burkes
LA. REGISTERED LAND SURVEYOR # 840

This plan is certified to conform to the provision of the State of Louisiana R.S. 5 – 33: B – 5051 and laws and ordinances of the Parish of St. Tammany with waivers.

J.V. Burkes
LA. REGISTERED CIVIL ENGINEER # 6997

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 map of
CROSS GATES S/D PHASE 5F-2

All streets rights-of-way as shown hereon are hereby dedicated to the perpetual use of the public for proper uses.
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 purposes.

OWNER DATE

FOR: CROSS GATES, INC.
PRESIDENT LOUIS R. GRAUMAN JR.
SECRETARY FRANCES X. DOMILA
TREASURER FRANCES X. DOMILA

APPROVAL:
CHAIRMAN PARISH PLANNING COMMISSION
SECRETARY PARISH PLANNING COMMISSION
PARISH ENGINEER

7-2-96
DATE FILED
Judy L. Hurt
Dy CLERK OF COURT

1448
FILE NO.

SURVEYED BY J.V. Burkes J.V. BURKES L.S. LA. NO. 840
J.V. BURKES & ASSOC.

8.9569 ACRES	26	1261.74 L.F.
AREA	NO. OF LOTS	LGTH. OF STREETS
90 X 140'	CENTRAL	A – 4
AVG. LOT SIZE	SEWAGE SYSTEM	ZONING
CONCRETE	22'	CENTRAL
ROAD SURFACING	STREET WIDTH	WATER SYSTEM

"AS BUILT" 4-19-1996

NOTES:
1. ALL LOTS SUBJECT TO A 10' UTILITY EASEMENT ADJACENT TI STREET RIGHT OF WAY.
2. NO AREAS SUBJECT TO INNUNDATION DUE TO NORMAL RAINFALL.
3. ULTIMATE DISPOSAL OF RAINWATER IS THE WEST PEARL RIVER.
4. NO LOT IS IN WETLANDS IN ACCORDANCE WITH THE CORPS OF ENGINEERS DETERMINATION OF JANUARY 17, 1991.
5. FLOOD ZONES "A" AND "C" ARE AS SHOWN ON F.I.R.M. MAP 225205 0440C DATED OCTOBER OCTOBER 17, 1989.
6. BENCHMARK: 12d NAIL IN 12" PINE, FRONT OF LOT 751, ELEVATION 16.00.

(###) – MUNICIPAL ADDRESS

COGOFILE: CG50
MAPFILE: CG501
MAPFILE: CG503
MAPFILE = CROSSG\C5GF\CG5FALL
MAPFILE: \WPCAD\CROSSG\CG5F-PH2

J.V. BURKES & ASSOC., INC.
P.O. BOX 1568 (504) 649-0075 SLIDELL, LA. 70459

SCALE : 1" = 100'		DRAWN BY: JVB
DATE: APRIL 10,1996		

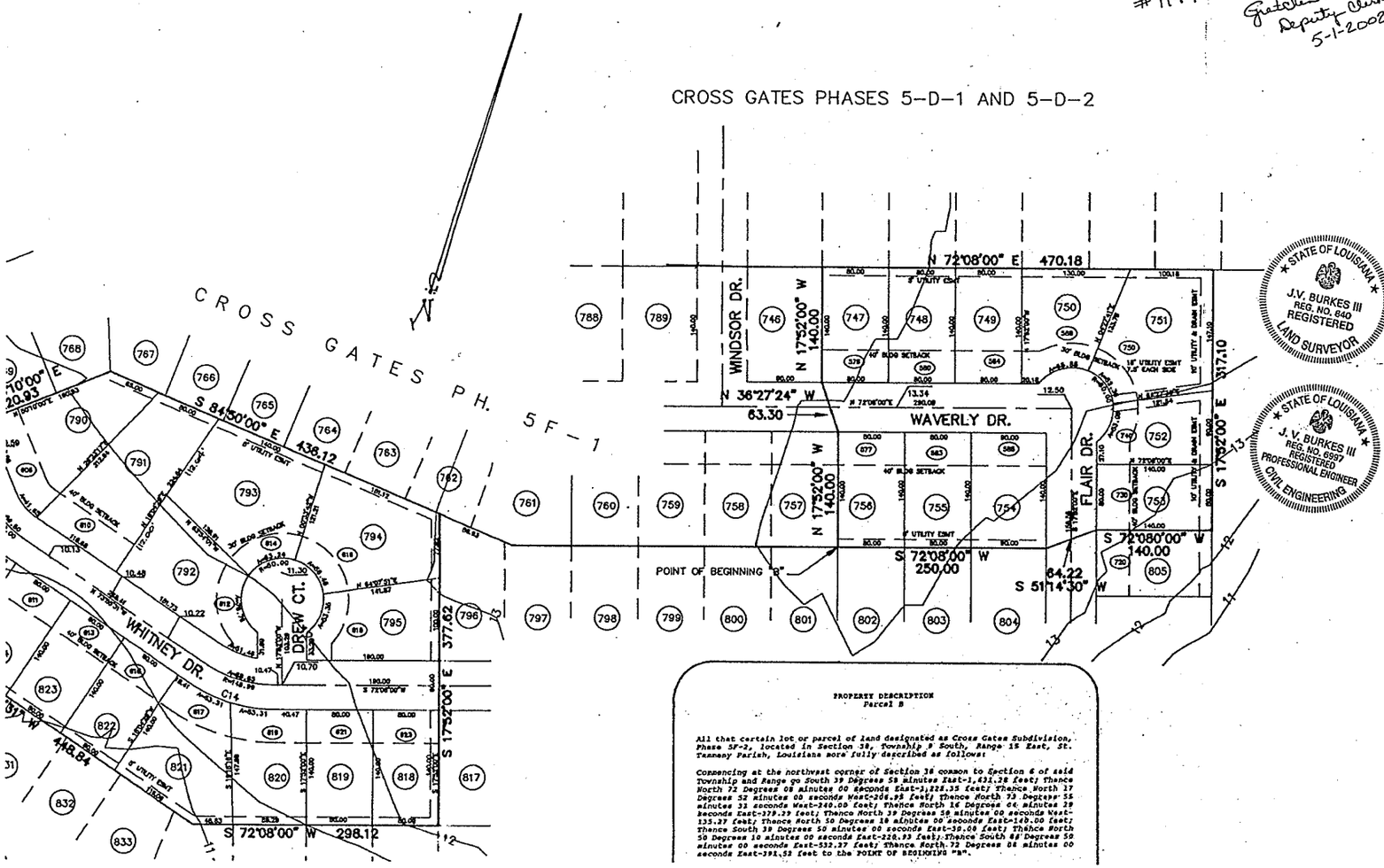
CROSS GATES PH 5F-2
SEC 38-T9S-R15E

FOR: CROSS GATES, INC.	DWG. NO. 960776

See Affidavit of Correction by J.V. Burkes, III filed 2-2-98 at Inst. 1080445
Michael J. Rogers
Dy. Clerk 5-7-01

CROSS GATES S/D PHASE 5F-2
N 38, TOWNSHIP 9 SOUTH, RANGE 15 EAST
ST. TAMMANY PARISH, LOUISIANA

See Affidavit of Correction by J.V. Burkes, III filed 5-1-2000 as Instrument #1194958
Gretchen H. Worley
Deputy Clerk
5-1-2002



PROPERTY DESCRIPTION
Parcel B

All that certain lot or parcel of land designated as Cross Gates Subdivision, Phase 5F-2, located in Section 38, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana more fully described as follows:

Commencing at the northwest corner of Section 38 common to Section 6 of said Township and Range go South 39 Degrees 59 minutes East-1,631.38 feet; Thence North 72 Degrees 08 minutes 00 seconds East-1,828.35 feet; Thence North 17 Degrees 52 minutes 00 seconds West-206.95 feet; Thence North 73 Degrees 55 minutes 33 seconds West-240.00 feet; Thence North 16 Degrees 04 minutes 28 seconds East-379.39 feet; Thence North 39 Degrees 58 minutes 00 seconds West-135.27 feet; Thence North 50 Degrees 10 minutes 00 seconds East-149.00 feet; Thence South 39 Degrees 50 minutes 00 seconds East-32.06 feet; Thence North 50 Degrees 10 minutes 00 seconds East-228.93 feet; Thence South 88 Degrees 50 minutes 00 seconds East-532.27 feet; Thence North 72 Degrees 08 minutes 00 seconds East-391.53 feet to the POINT OF BEGINNING "B".

RESTRICTIVE COVENANTS

1. Each lot will not have more than one single family dwelling.
2. No dwelling may be occupied before sewer and water systems are installed and approved by the Environmental Service Commission.
3. Front building setback will not be less than 40' from each front property line; however cul-de-sacs building setback line is 30'.
   side building setback will not be less than 10' from each side property line, with the provision that carports and garages be allowed to 5.0' from the side property lines.
   The rear setback shall not be less than 25' from each rear property line.
   Driveways on corner lots shall not be located closer than 60' from corner of said property closest to the intersection as measured from the corner of the property where the said two street right-of-ways intersect.
4. Construction of any nature is prohibited in parish drainage or or street easements.
5. No noxious or offensive action shall be carried 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 finish floor elevations required shall be 13.00 above mean sea level.
7. Driveway culverts are not required because subdivision has subsurface drainage.
8. Mobile homes will not be permitted to occupy lots as a residence in this subdivision.
9. No lot shall be further subdivided without prior approval of the Parish Board of Health , Planning Commission and the Environmental Services Commission.
10. Additional covenants recorded in C.O.B. ____, Folio ____, and C.O.B ____, Folio____.
11. No Certificate of Occupancy shall be issued before the sewerage and water systems are installed and operable or otherwise connected to a community (central) sewerage and/or water system(s), all as approved by the Environmental Services Commission of St. Tammany Parish. Whenever a subdivision is served by a community (central) water system (supply) , no private water supply may be drilled or otherwise constructed on any lot for the purpose of supplying potable water to any building or structure, except for the purpose of irrigation, and in no event shall there be a physical connection between any such source and any element of the community (central) water system (supply).
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    Developer or Homeowners Association will be responsible for the operation and maintenance of the detention pond. made thereto in each title.

* The side yard setback may be 5' On one side and 7' on the other side or 15' on corner lots for side yard facing street.

STATE OF LOUISIANA
J.V. BURKES III
REG. NO. 840
REGISTERED
LAND SURVEYOR

STATE OF LOUISIANA
J.V. BURKES III
REG. NO. 6997
REGISTERED
PROFESSIONAL ENGINEER
CIVIL ENGINEERING

CERTIFICATION:

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

J.V. Burkes
LA. REGISTERED LAND SURVEYOR # 840

This plan is certified to conform to the provision of the State of Louisiana R.S. 5 – 33: B – 5051 and laws and ordinances of the Parish of St. Tammany with waivers.

J.V. Burkes
LA. REGISTERED CIVIL ENGINEER # 6997

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 map of

CROSS GATES S/D PHASE 5F-2

All streets rights-of-way as shown hereon are hereby dedicated to the perpetual use of the public for proper uses.

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

FOR: CROSS GATES INC.

PRESIDENT LOUIS G. LUMMON JR.

SECRETARY FRANCIS X. GOMILA

TREASURER FRANCIS X. GOMILA

APPROVAL

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

PARISH ENGINEER

C R O S S   G A T E S   P H A S E   5 F – 3

See Affidavit of Correction by J.V. Burkes III filed 7-13-0[?] at Inst. 1255152

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	33°57'31"	196.99	116.75	115.05	60.15	N 33°03'15"E
2	53°36'40"	118.75	111.11	107.10	60.00	S 66°46'20"E
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7	21°58'00"	300.00	115.02	114.31	58.22	N 28°51'00"W
8	4°26'37"	515.50	39.98	39.97	20.00	N 23°17'28"W
9	4°33'20"	502.82	39.98	39.97	20.00	N 18°47'30"W
10	23°02'00"	199.82	80.33	79.79	40.71	N 83°30'00"E
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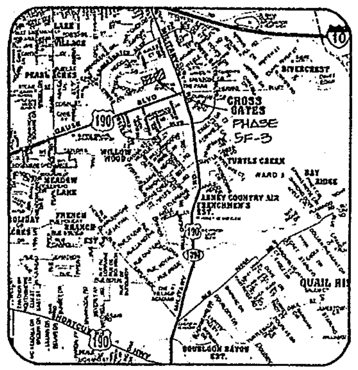
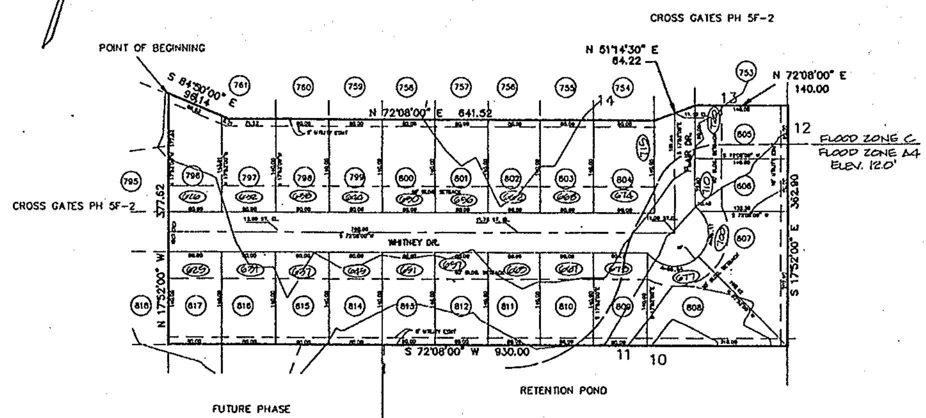
12	34°05'31"	165.00	98.18	96.74	50.59	S 33°07'15"W
13	34°05'31"	100.00	59.50	58.63	30.66	S 56°52'45"E
14	33°56'29"	149.99	88.85	87.56	45.77	N 89°06'14"E
15	33°56'29"	330.00	195.49	192.64	100.71	N 89°06'15"E
16	23°02'00"	250.00	100.50	99.83	50.94	N 83°39'00"E
17	4°33'20"	502.82	39.98	39.97	20.00	N 18°47'30"W

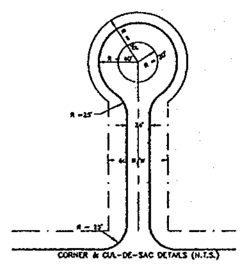
See Affidavit of Correction by J.V. Burkes III filed on 8-13-98 at Inst. 1110219. Michael J. Rogers Dy. Clerk 5-7-01

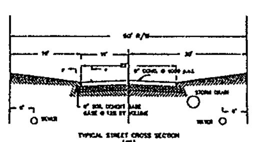
CROSS GATES S/D PHASE 5F–3
SECTION 38, TOWNSHIP 9 SOUTH, RANGE 15 EAST
ST. TAMMANY PARISH, LOUISIANA

See Affidavit of Correction by J. V. Burkes, III filed 5-1-2000 as Instrument #1194956. Gretchen H. Worley Deputy Clerk 5-1-2002









PROPERTY DESCRIPTION

All that certain lot or parcel of land designated as Cross Gates Subdivision, Phase 5F-3, located in Section 38, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana more fully described as follows:

Commencing at the northwest corner of Section 38 common to Section 6 of said Township and Range go South 39 Degrees 58 minutes East-1,631.26 feet; Thence North 72 Degrees 08 minutes 00 seconds East-1,222.35 feet; Thence North 17 Degrees 52 minutes 00 seconds West-206.35 feet; Thence North 73 Degrees 55 minutes 31 seconds West-240.00 feet; Thence North 16 Degrees 04 minutes 29 seconds East-379.29 feet; Thence North 39 Degrees 50 minutes 00 seconds West-135.27 feet; Thence North 50 Degrees 10 minutes 00 seconds East-140.00 feet; Thence South 39 Degrees 50 minutes 00 seconds East-30.00 feet; Thence North 50 Degrees 10 minutes 20 seconds East-220.93 feet; Thence South 84 Degrees 50 minutes 00 seconds East-436.12 feet to the POINT OF BEGINNING.

From the said POINT OF BEGINNING go South 84 Degrees 30 minutes 00 seconds East-96.14 feet; Thence North 72 Degrees 08 minutes 00 seconds East-641.52 feet; Thence North 51 Degrees 14 minutes 30 seconds East-64.22 feet; Thence North 72 Degrees 08 minutes 00 seconds East-140.00 feet; Thence South 17 Degrees 52 minutes 00 seconds East-362.90 feet; Thence South 72 Degrees 08 minutes 00 seconds West-930.00 feet; Thence North 17 Degrees 52 minutes 00 seconds West-377.62 feet back to POINT OF BEGINNING.

Said parcel contains 7.3865 acres of land, more or less.

RESTRICTIVE COVENANTS

1. Each lot will not have more than one single family dwelling.
2. No dwelling may be occupied before sewer and water systems are installed and approved by the Environmental Service Commission.
3. Front building setback will not be less than 40' from each front property line; however cul-de-sacs building setback line is 30'; side building setback will not be less than 10' from each side property line, with the provision that carports and garages be allowed to 5.0' from the side property lines.

   The rear setback shall not be less than 25' from each rear property line. Driveways on corner lots shall not be located closer than 60' from corner of said property closest to the intersection as measured from the corner of the property where the said two street right-of-ways intersect.
4. Construction of any nature is prohibited in parish drainage or or street easements.
5. No noxious or offensive action shall be carried 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 finish floor elevations required shall be 13.00 above mean sea level.
7. Driveway culverts are not required because subdivision has subsurface drainage.
8. Mobile homes will not be permitted to occupy lots as a residence in this subdivision.
9. No lot shall be further subdivided without prior approval of the Parish Board of Health, Planning Commission and the Environmental Services Commission.
10. Additional covenants recorded in C.O.B. ____, Folio ____ and C.O.B ____, Folio____.
11. No Certificate of Occupancy shall be issued before the sewerage and water systems are installed and operable or otherwise connected to a community (central) sewerage and/or water system(s), all as approved by the Environmental Services Commission of St. Tammany Parish. Whenever a subdivision is served by a community (central) water system (supply), no private water supply may be drilled or otherwise constructed on any lot for the purpose of supplying potable water to any building or structure, except for the purpose of irrigation, and in no event shall there be a physical connection between any such source and any element of the community (central) water system (supply).
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Developer or Homeowners Association will be responsible for the operation and maintenance of the detention pond, made thereto in each title.

CERTIFICATION:

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

J.V. Burkes
LA. REGISTERED LAND SURVEYOR # 840

This plan is certified to conform to the provision of the State of Louisiana R.S. 5 – 33: 8 – 5051 and laws and ordinances of the Parish of St. Tammany with waivers.

J.V. Burkes
LA. REGISTERED CIVIL ENGINEER # 6997

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 map of

CROSS GATES S/D PHASE 5F–3

All streets rights-of way as shown hereon are hereby dedicated to the perpetual use of the public for proper uses.
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 ______

FOR: CROSS GATES INC.
PRESIDENT — LOUIS G. WRIGHT JR.
SECRETARY — FRANCIS X. OCHALA
TREASURER — FRANCIS X. OCHALA

APPROVAL:
CHAIRMAN PARISH PLANNING COMMISSION
SECRETARY PARISH PLANNING COMMISSION
PARISH ENGINEER

11-15-96 — DATE FILED
1486 — FILE NO.
Judy L. Hurst — Dy. Clerk of Court

Seals: STATE OF LOUISIANA — J.V. BURKES III — REG. NO. 6997 — REGISTERED PROFESSIONAL ENGINEER — CIVIL ENGINEERING; STATE OF LOUISIANA — J.V. BURKES III — REG. NO. 840 — REGISTERED LAND SURVEYOR

SURVEYED BY: J.V. Burkes — J.V. BURKES L.S. LA. NO. 840
J.V. BURKES & ASSOC.

7.3865 ACRES	22	941.44 L.F.
AREA	NO. OF LOTS	LGTH. OF STREETS
80 X 140'	CENTRAL	A – 4
AVG. LOT SIZE	SEWAGE SYSTEM	ZONING
CONCRETE	22'	CENTRAL
ROAD SURFACING	STREET WIDTH	WATER SYSTEM

"AS BUILT" 8-8-1996

Stamp: RECEIVED SEP 18 1996 ENGINEERING

NOTES:
1. ALL LOTS SUBJECT TO A 10' UTILITY EASEMENT ADJACENT TO STREET RIGHT OF WAY.
2. NO AREAS SUBJECT TO INUNDATION DUE TO NORMAL RAINFALL.
3. ULTIMATE DISPOSAL OF RAINWATER IS THE WEST PEARL RIVER.
4. NO LOT IS IN WETLANDS IN ACCORDANCE WITH THE CORPS OF ENGINEERS DETERMINATION OF JANUARY 17, 1991.
5. FLOOD ZONES "A4" AND "C" ARE AS SHOWN ON F.I.R.M. MAP 225205 0440C DATED OCTOBER OCTOBER 17, 1989.
6. BENCHMARK: 12d NAIL IN 12" PINE, FRONT OF LOT 751, ELEVATION 16.00.

COCOFILE: CG5D
MAPFILE: CG501
MAPFILE: CG503
MAPFILE = CROSSG\CSGF\CG5FALL
MAPFILE: \MAPCAD\CROSSG\CG5FPH-3

J.V. BURKES & ASSOC., INC.
P.O. BOX 1568 (504) 649-0075 SLIDELL, LA 70459

SCALE : 1" = 100'	DRAWN BY: JVB
DATE: AUGUST 1, 1996	

CROSS GATES PHASE 5F–3
SEC 38–T9S–R15E

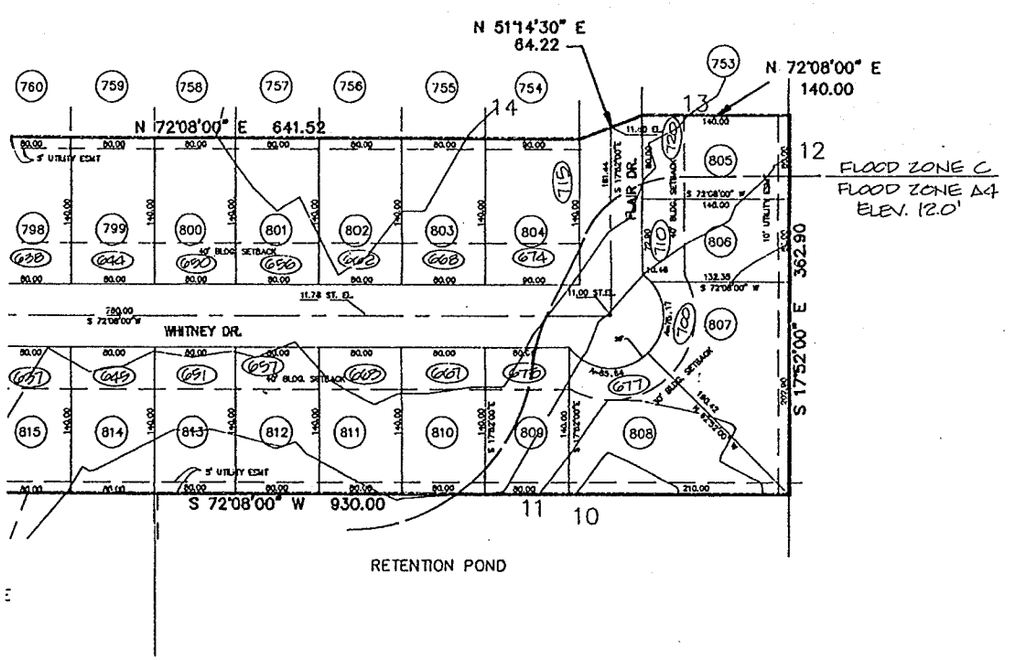
FOR: CROSS GATES, INC.	DWG. NO. 961655

See affidavit of Correction by J.V. Burkes III filed on 8-13-98 at Inst. 1110219.
Michael J. Rogers
Dy. Clerk 5-7-01

S GATES S/D PHASE 5F-3
TOWNSHIP 9 SOUTH, RANGE 15 EAST
TAMMANY PARISH, LOUISIANA

See Affidavit of Correction by J. V. Burkes, III filed 5-1-2000 as Instrument #1194956.
Gretchen H. Worley
Deputy Clerk
5-1-2002

CROSS GATES PH 5F-2



RESTRICTIVE COVENANTS

1. Each lot will not have more than one single family dwelling.
2. No dwelling may be occupied before sewer and water systems are installed and approved by the Environmental Service Commission.
3. Front building setback will not be less than 40' from each front property line; however cul-de-sacs building setback line is 30'; side building setback will not be less than 10' from each side property line, with the provision that carports and garages be allowed to 5.0' from the side property lines.

   The rear setback shall not be less than 25' from each rear property line.

   Driveways on corner lots shall not be located closer than 60' from corner of said property closest to the intersection as measured from the corner of the property where the said two street right-of-ways intersect.
4. Construction of any nature is prohibited in parish drainage or or street easements.
5. No noxious or offensive action shall be carried 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 finish floor elevations required shall be 13.00 above mean sea level.
7. Driveway culverts are not required because subdivision has subsurface drainage.
8. Mobile homes will not be permitted to occupy lots as a residence in this subdivision.
9. No lot shall be further subdivided without prior approval of the Parish Board of Health , Planning Commission and the Environmental Services Commission.
10. Additional covenants recorded in C.O.B. ____, Folio ____, and C.O.B ____, Folio____,
11. No Certificate of Occupancy shall be issued before the sewerage and water systems are installed and operable or otherwise connected to a community (central) sewerage and/or water system(s), all as approved by the Environmental Services Commission of St. Tammany Parish. Whenever a subdivision is served by a community (central) water system (supply) , no private water supply may be drilled or otherwise constructed on any lot for the purpose of supplying potable water to any building or structure, except for the purpose of irrigation, and in no event shall there be a physical connection between any such source and any element of the community (central) water system (supply).
12. A building permit shall not be issued by the Parish of St. Tammany until the sewerage and/or water systems, the design of which has been approved by the LA Department of Health and Hospitals are installed, made operational, and approved for service by the Environmental Services Commission of St. Tammany Parish. Alternately, whenever facts and circumstances exist whereby the installation of an individual sewer system and/or private water well system would otherwise be authorized for the subject lot, the Commission may issue a notice of no objection to the installation of either or both. However upon the aforesaid approval for service by the Commission, any inhabited dwelling so connected to said alternate sewerage and/or water systems shall be immediately disconnected therewith and connected to the approved system(s), the cost of which shall be borne by the property owner.

    Developer or Homeowners Association will be responsible for the operation and maintenance of the detention pond, made thereto in each title.

CERTIFICATION:

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

Carl Burkes
LA. REGISTERED LAND SURVEYOR # 840

This plan is certified to conform to the provision of the State of Louisiana R.S. 5 – 33: B – 5051 and laws and ordinances of the Parish of St. Tammany with waivers.

J.V. Burkes
LA. REGISTERED CIVIL ENGINEER # 6997

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 map of

CROSS GATES S/D PHASE 5F-3

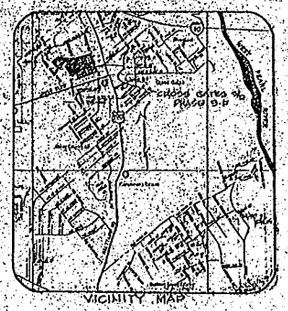
All streets rights-of way as shown hereon are hereby dedicated to the perpetual use of the public for proper uses.

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

FOR: CROSS GATES, INC.

CROSS GATES PHASE 5F-4



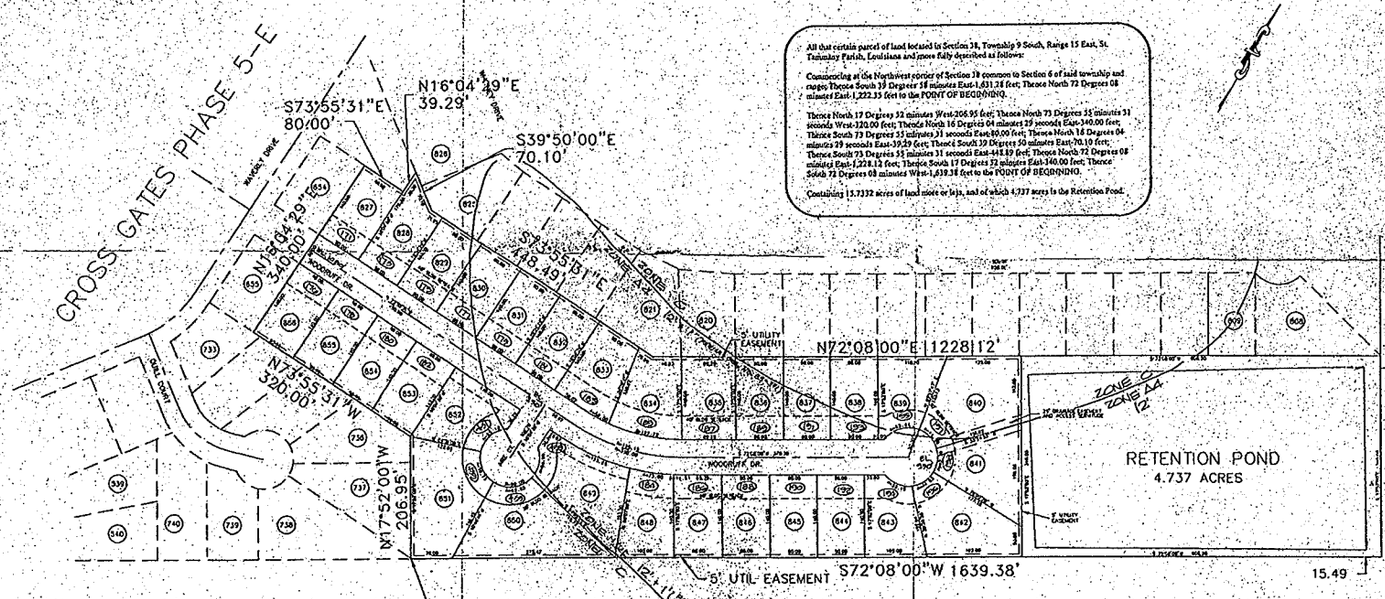
CROSS GATES S/D PHASE 5F-4
SECTION 38, TOWNSHIP 9 SOUTH, RANGE 15 EAST
ST. TAMMANY PARISH, LOUISIANA

All that certain parcel of land located in Section 38, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commencing at the Northwest corner of Section 38 common to Section 6 of said township and range; Thence South 39 Degrees 38 minutes East-1,631.28 feet; Thence North 72 Degrees 08 minutes East-1,222.35 feet to the POINT OF BEGINNING.

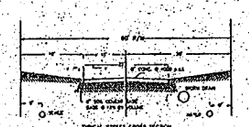
Thence North 17 Degrees 52 minutes West-206.95 feet; Thence North 73 Degrees 55 minutes 31 seconds West-120.00 feet; Thence North 16 Degrees 04 minutes 29 seconds East-340.00 feet; Thence South 73 Degrees 55 minutes 31 seconds East-80.00 feet; Thence North 16 Degrees 04 minutes 29 seconds East-39.29 feet; Thence South 39 Degrees 50 minutes East-70.10 feet; Thence South 73 Degrees 55 minutes 31 seconds East-448.89 feet; Thence North 72 Degrees 08 minutes East-1,228.12 feet; Thence South 17 Degrees 52 minutes East-340.00 feet; Thence South 72 Degrees 08 minutes West-1,639.38 feet to the POINT OF BEGINNING.

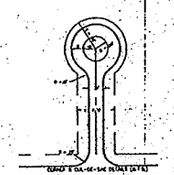
Containing 15.7332 acres of land more or less, and of which 4.737 acres is the Retention Pond.



BOUNDARY DESCRIPTION
RETENTION POND SITE in CROSS GATES S/D - PHASE 5 F-4

All that certain parcel of land in SECTION 38, TOWNSHIP 9 SOUTH, RANGE 14 EAST, St. Tammany Parish, Louisiana, more fully described as follows:
From the Northwest corner of Section 38 common to Section 6, in said township and range, go South 39 degrees 38 minutes East-1631.28 feet; thence go North 72 degrees 08 minutes East-2234.83 feet to the POINT OF BEGINNING.
Thence go North 17 degrees 52 minutes West-340.00 feet to a point;
thence go North 72 degrees 08 minutes 00 seconds East-606.90 feet to a point;
thence go South 17 degrees 52 minutes 00 seconds East-340.00 feet to a point;
thence go South 72 degrees 08 minutes 00 seconds West-606.90 feet to the POINT OF BEGINNING. Containing in all 4.737 acres of land.





RESTRICTIVE COVENANTS

1. Each lot shall not have more than one single family dwelling.
2. No dwelling may be erected upon any lot unless the plans and specifications have received prior approval by the Covenants Review Committee.
3. Front building setback shall not be less than 35 feet from front property line.
4. Rear building setback shall not be less than 25 feet from rear property line.
5. Side building setback shall not be less than 10 feet from side property line.
6. The rear setback shall not be less than 25 feet from the rear property line of properties on either side and not be nearer than 60 feet from the rear property line of any lot in the subdivision as measured from the rear property line.
7. Construction of any building or structure on parish property or street servitude is prohibited.
8. No dwelling or other building shall be erected on any lot unless the plans and specifications, including the site or lot to be occupied by the dwelling, have first been approved by the Covenants Review Committee.
9. The minimum floor area allowed shall be 1,800 square feet.
10. Driveways shall be not restricted locally as to materials.
11. Motor Homes shall not be permitted to park on any lot or a residence lot or subdivision.
12. No lot shall be further subdivided without prior approval of the Parish Board of Health, Planning Commission and the Environmental Services Commission.
13. Additional covenants recorded at C.O.B. ____, Fol. ____ and C.O.B. ____, Folio ____.
14. No Certificate of Occupancy shall be issued until the treatment and utility systems are installed and operating in accordance with the plans approved by the Environmental Services Commission. If a community (central) sewerage system is to be operated by an Environmental Services Commission approved sewerage system (public), no private septic tanks may be erected, placed or constructed on any lot for the purpose of sewerage disposal, nor any building or structure, except for the purpose of temporary use by a contractor, shall have as its primary purpose, any use which would be dependent on the community (central) sewerage system (public).
15. No building permit shall be issued by the Parish of St. Tammany until the plans and/or site plan for the design of each lot have been approved by the LA Department of Health and Hospitals and evidence of approval and approval for service by the Environmental Services Commission of St. Tammany Parish. Alternatively, permits will be issued upon approval by the Parish of an individual sewer system and/or private water and system could difficulty be authorized for the subject lot. The Developer may file a notice of no objection to the installation of sewer or water systems on the subject property for service by the Consortium of Sewer and Water Systems, Inc. (Consortium) and/or other systems and the Developer and/or lot owner shall be responsible for connection to the approved system(s), the cost of which shall be borne by the property owner.

CERTIFICATION:
This map is certified to be correct and in accordance with a survey made on the ground under the supervision of the undersigned.
LA. REGISTERED LAND SURVEYOR
This map is certified to be correct and in accordance with a survey made on the ground under the supervision of the undersigned.
LA. REGISTERED CIVIL ENGINEER

DEDICATION:
Be it resolved, by the undersigned owner of the property shown hereon that he does dedicate the streets, alleys, parks and public places shown hereon to the public use forever.
CROSS GATES S/D PHASE 5F-4
All streets, rights-of-way or servitudes hereon are dedicated to the perpetual use of the public for proper purposes.
Comments such as "Drainage Easement" or "Utility Easement" do not dedicate the drainage or utility easements to the public but do reserve such easements for the use of the utilities.
OWNER — DATE
FOR: CROSS GATES, INC.
PRESIDENT — LOUIS C. TRUSCHE, JR.
SECRETARY — FRANCIS E. GOBER
TREASURER — FRANCIS E. GOBER

APPROVAL:
PARISH PLANNING COMMISSION
SECRETARY PARISH PLANNING COMMISSION
PARISH ENGINEER
9-21-1998 — DATE FILED
16663 — FILE NO.
CLERK OF COURT

SURVEYED BY: J.V. BURKES & ASSOC.

15.7332 ACRES AREA	NO. OF LOTS	LINEAR FT. OF STREETS
AVG. LOT SIZE	CENTRAL SEWERAGE SYSTEM	NO. OF STREETS
CONCRETE ROAD SURFACING	STREET WIDTH	WATER SYSTEM

NOTES:
1. ALL LOTS SUBJECT TO A 10' UTILITY EASEMENT ADJACENT TO STREET RIGHT OF WAY.
2. NO AREAS SUBJECT TO INNUNDATION DUE TO NORMAL RAINFALL.
3. ULTIMATE DISPOSAL OF RAINWATER IS THE WEST PEARL RIVER.
4. FLOOD ZONE BOUNDARIES PLOTTED FROM F.E.M.A. FLOOD INSURANCE RATE MAP 225205-0440C. (OCT. 17, 1989) VERIFY BFE.
5. (#) DENOTES MUNICIPAL ADDRESS.

COGOFILE: CG50
MAPFILE: CG501
MAPFILE: CG50
MAPFILE = CROSSG\CSGE\CG5FALL
MAPFILE: \MAPPAD\CROSSG\CGSFPH-3

J.V. BURKES & ASSOC., INC.
P.O. BOX 5668 (504) 849-0075 SLIDELL, LA. 70459

SCALE: 1" = 100'		DRAWN BY: JVB
DATE: JULY 17, 1998		

CROSS GATES PHASE 5F-4
SEC 38-T9S-R15E
ST. TAMMANY PARISH

FOR: CROSS GATES, INC. — DWG. NO. 961655

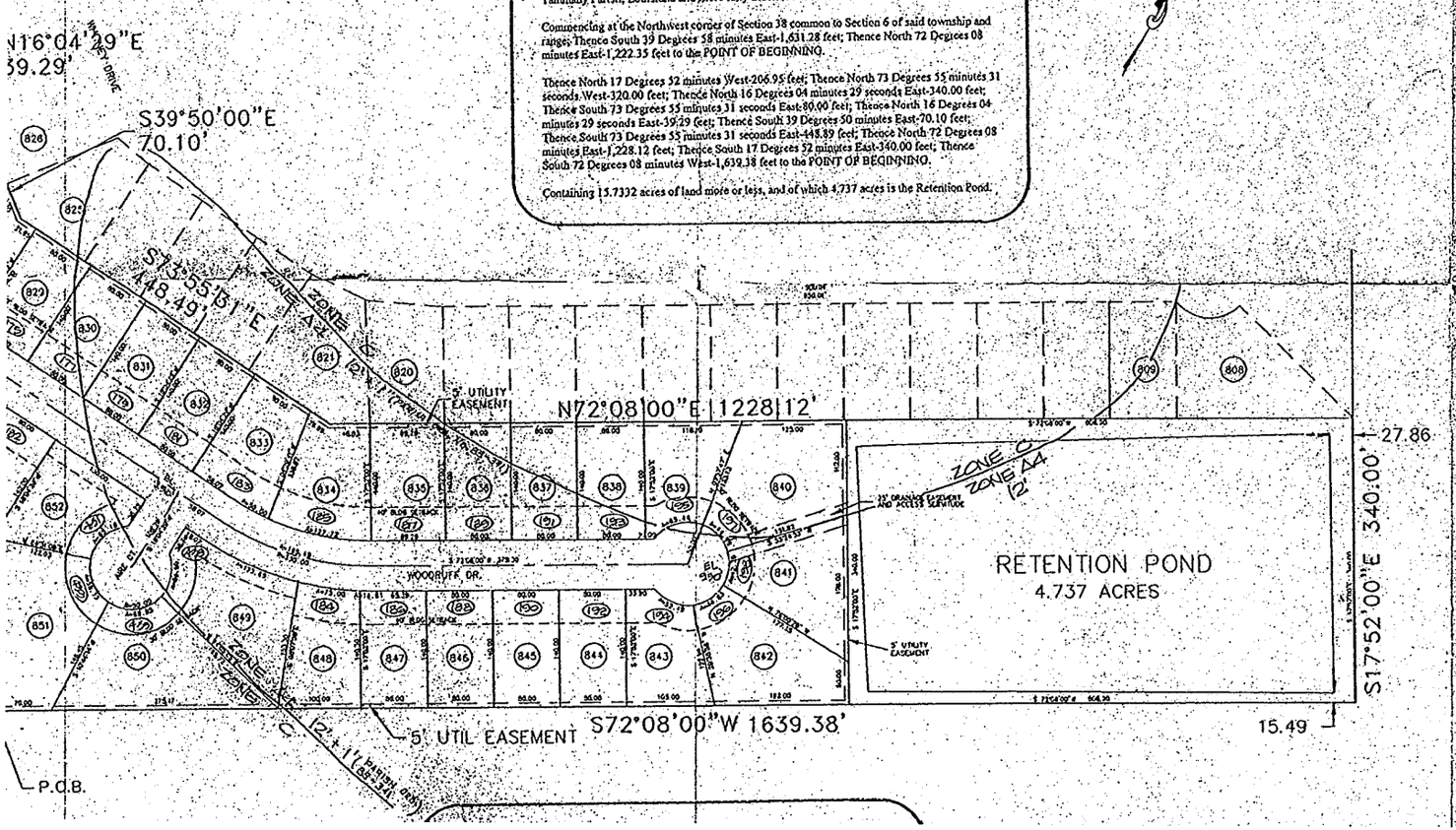
CROSS GATES S/D PHASE 5F-4
SECTION 38, TOWNSHIP 9 SOUTH, RANGE 15 EAST
ST. TAMMANY PARISH, LOUISIANA

All that certain parcel of land located in Section 38, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commencing at the Northwest corner of Section 38 common to Section 6 of said township and range; Thence South 39 Degrees 58 minutes East-1,631.28 feet; Thence North 72 Degrees 08 minutes East-1,222.35 feet to the POINT OF BEGINNING.

Thence North 17 Degrees 52 minutes West-206.95 feet; Thence North 73 Degrees 55 minutes 31 seconds West-320.00 feet; Thence North 16 Degrees 04 minutes 29 seconds East-340.00 feet; Thence South 73 Degrees 55 minutes 31 seconds East-80.00 feet; Thence North 16 Degrees 04 minutes 29 seconds East-39.29 feet; Thence South 39 Degrees 50 minutes East-70.10 feet; Thence South 73 Degrees 55 minutes 31 seconds East-448.89 feet; Thence North 72 Degrees 08 minutes East-1,228.12 feet; Thence South 17 Degrees 52 minutes East-340.00 feet; Thence South 72 Degrees 08 minutes West-1,639.38 feet to the POINT OF BEGINNING.

Containing 15.7332 acres of land more or less, and of which 4.737 acres is the Retention Pond.



RESTRICTIVE COVENANTS

1. Each lot will not have more than one single family dwelling.
2. No dwelling may be occupied before sewer and water systems are installed and approved by the Environmental Service Commission.
3. Front building setback will not be less than 40' from each front property line.
   Rear or cul-de-sac building setback line is 30'.
   Side building setback will not be less than 10' from each side property line, with the provision that carports and garages be allowed to 5' from the side property lines.
   The rear setback shall not be less than 25' from each rear property line.
   Driveways on corner lots shall not be located closer than 60' from corner of lot property closest to the intersection as measured from the corner of the property where the said two street right-of-ways intersect.
4. Construction of any nature is prohibited in parish drainage or or street easements.
5. No indecent or offensive action shall be carried 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 finish floor elevations required shall be 13.00' above mean sea level.
7. Driveway culverts are not required because subdivision has adequate drainage.
8. Mobile homes will not be permitted to occupy lots as a residence in this subdivision.
9. No lot shall be further subdivided without prior approval of the Parish Board of Health, Planning Commission and the Environmental Services Commission.
10. Additional covenants recorded in C.O.B. ____, Folio ____ and C.O.B. ____, Folio ____.
11. No Certificate of Occupancy shall be issued before the sewerage and water systems are installed and operable or otherwise connected to a community (central) sewerage and/or water system(s) all as approved by the Environmental Services Commission of St. Tammany Parish. Whenever a subdivision is served by a community (central) water system (supply), no private water supply may be dried or otherwise constructed on any lot for the purpose of supplying potable water to any building or structure, except for the purpose of irrigation, and in any event shall there be a physical connection between any such source and any element of the community (central) water system (supply).
12. A building permit shall not be issued by the Parish of St. Tammany until the sewerage and/or water systems, the design of which has been approved by the LA Department of Health and Hospitals are installed, made operational and approved for service by the Environmental Services Commission of St. Tammany Parish. Alternately, whenever facts and circumstances exist thereby the installation of an individual sewer system and/or private water well system would otherwise be authorized for the subject lot, the Commission may issue a notice of no objection to the installation of either or both, regardless upon the interested parties for service by the Commission, any inhabited dwelling connected to said private sewerage and/or water systems shall be immediately disconnected therewith and connected to the approved system(s), the cost of which shall be borne by the property owner.

CERTIFICATION:

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

J. V. BURKES III
REG. NO. 4840
LA. REGISTERED LAND SURVEYOR # 4840

STATE OF LOUISIANA — J. V. BURKES III — REG. NO. 4840 — PROFESSIONAL LAND SURVEYOR

This plan is certified to conform to the provisions of the Subdivision Control R.S. 33:5.1 et. seq. (Act 160) and/or ordinances of the Parish of St. Tammany with waivers.

LA. REGISTERED CIVIL ENGINEER # 6997

STATE OF LOUISIANA — J. V. BURKES III — REG. NO. 6997 — CIVIL ENGINEER

DEDICATION:

Be it resolved, by the undersigned owner of the tract of land described hereon that he does declare this to be a true and correct survey of

CROSS GATES S/D PHASE 5F-4

All streets rights-of-way as shown hereon are hereby dedicated to the perpetual use of the public for proper uses. The retention pond shown hereon.

Easements shall be reserved for drainage and utilities as indicated hereon and no construction or other obstructions shall be allowed that would prevent them being used for the intended purpose.

OWNER — DATE 7-14-98

FOR: CROSS GATES, INC.

PRESIDENT — LOUIS C. VAUGHN JR.

SECRETARY — FRANCIS X. COMLY

TREASURER — FRANCIS X. COMLY

APPROVAL: CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

PARISH ENGINEER

9-21-1998
DATE FILED

1663
FILE NO.

CLERK OF COURT