

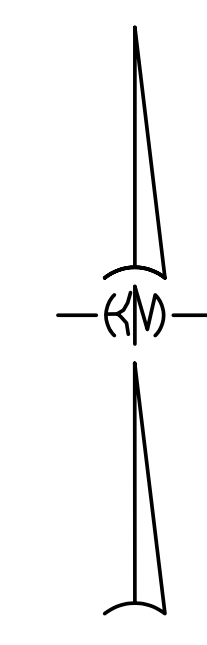
WILLOW BEND SUBDIVISION, PHASE 2

SECTION 4, T-7-S, R-10-E

ST. TAMMANY PARISH, LA.

RESTRICTIVE COVENANTS

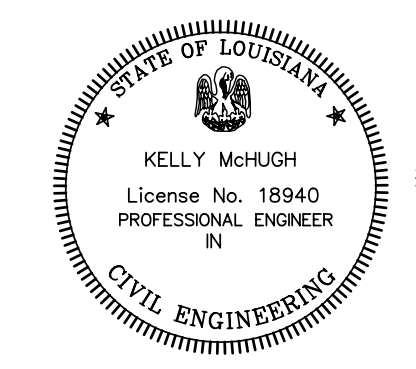
1. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
2. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE Laid AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S). ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. 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).
3. BUILDING SETBACKS ARE: FRONT - 50', SIDE - 20', REAR - 40' & SIDE STREET - 20'.
4. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENTS.
5. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
6. THE MINIMUM CULVERT SIZE IS SHOWN ON THE ATTACHED CHART.
7. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
8. NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
9. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60') FEET FROM THE 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.
10. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED FROM THE LATEST FEMA FLOOD INSURANCE RATE MAPS. THIS PROPERTY LOCATED IN FLOOD ZONES A (BFE 26.0) & C, RE: FIRM PANEL 225205 0205 C, REV. 10-17-89.
11. THE "PARISH" DRAIN SERVICED SHALL BE OWNED AND MAINTAINED BY THE PARISH OF ST. TAMMANY.
12. THERE IS HEREBY ESTABLISHED A DRAINAGE SERVIDUTE (15' FEET WIDE ALONG THE INTERIOR SIDE AND REAR BOUNDARY LINES OF EACH LOT, WHETHER OR NOT DEPICTED UPON THE RECORDED SUBDIVISION PLAT, FOR THE PURPOSE OF EITHER 1) RESTRICTING ANY PLACEMENT OF FILL; OR 2) INSTALLING SURFACE SWALES OR SUBSURFACE DRAINAGE BY OR AT THE EXPENSE OF OWNER AS DETERMINED NECESSARY BY THE DEVELOPER OR BY A.C.C. FROM TIME TO TIME TO FACILITATE SURFACE RUNOFF IN ACCORDANCE WITH THE APPROVED DRAINAGE PLAN OR TO ACCOMMODATE UNANTICIPATED RUNOFF BECAUSE OF EITHER NATURAL OR MAN-MADE ADVERSE TOPOGRAPHIC FEATURES OR OTHER UNFORESEEN CAUSES.
13. THE AFOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT. (AMENDED BY ORD. 94-2142, ADOPTED 12/15/94)



DEDICATION:
ALL STREET RIGHTS-OF-WAY AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USE. EASEMENTS SHALL BE RESERVED FOR DRAINAGE & UTILITIES AS INDICATED HEREON AND NO DESTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE.

OWNER _____ DATE _____

THIS PLAN IS CERTIFIED TO CONFORM TO THE STATE OF LOUISIANA RS:33-5051 AND THE LAWS AND ORDINANCES OF ST. TAMMANY PARISH, AND CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED, FOR A CLASS "C" SURVEY.



LOUISIANA REGISTERED LAND SURVEYOR NO. 4443
LOUISIANA REGISTERED CIVIL ENGINEER NO. 18940

46.292 ACRES	53	3,800' +/-	CENTRAL
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
30,000 SQ. FT.	VARES	60' ROW	CENTRAL
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
ASPHALT	VARIES	A-3	900' +/-
ROAD SURFACE	LOT DEPTH	ZONING	MAX. BLK. LENGTH

TOCHFUNCTE RIVER VIA UNNAMED CREEK
ULTIMATE SURFACE WATER DISPOSAL

FOR: WILLOW BEND DEVELOPMENT, L.L.C. CORPORATION RANDY MEYER OFFICER	APPROVAL: CHAIRMAN PARISH PLANNING COMMISSION SECRETARY PARISH PLANNING COMMISSION PARISH ENGINEER
P.O. BOX 940 ABITA SPRINGS, LA 70420 ADDRESS	DATE FILED _____ FILE NO. _____ CLERK OF COURT _____

NOTES:

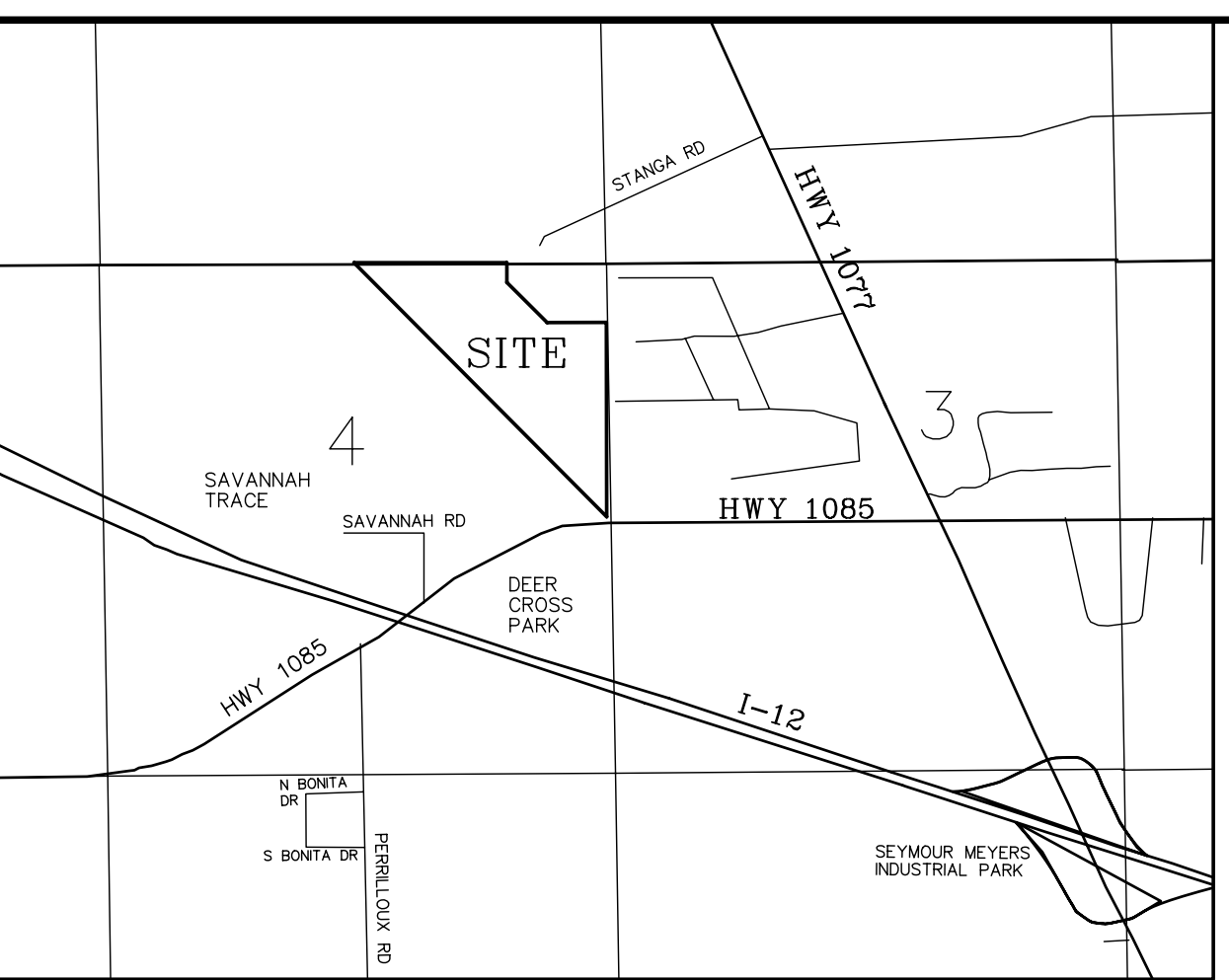
1. ALL LOT CORNERS MARKED WITH 1/2" IRON RODS.
2. ALL LOTS ARE SUBJECT TO A 10' UTILITY SERVIDUTE ALONG ALL STREET RIGHTS OF WAY.
3. THIS PROPERTY IS LOCATED IN FLOOD ZONES A & C. FIRM PANEL NO. 225205 0205 C, REV. 10-17-89.
4. CENTRAL WATER FACILITIES EXIST OFF-SITE SOUTHEASTERN LA. WATER & SEWER CO.
5. ● = BENCHMARK = TOP OF 60d NAIL ELEV. 23.59' M.S.L. (NOVD 29)

WILLOW BEND SUBDIVISION, PHASE 2

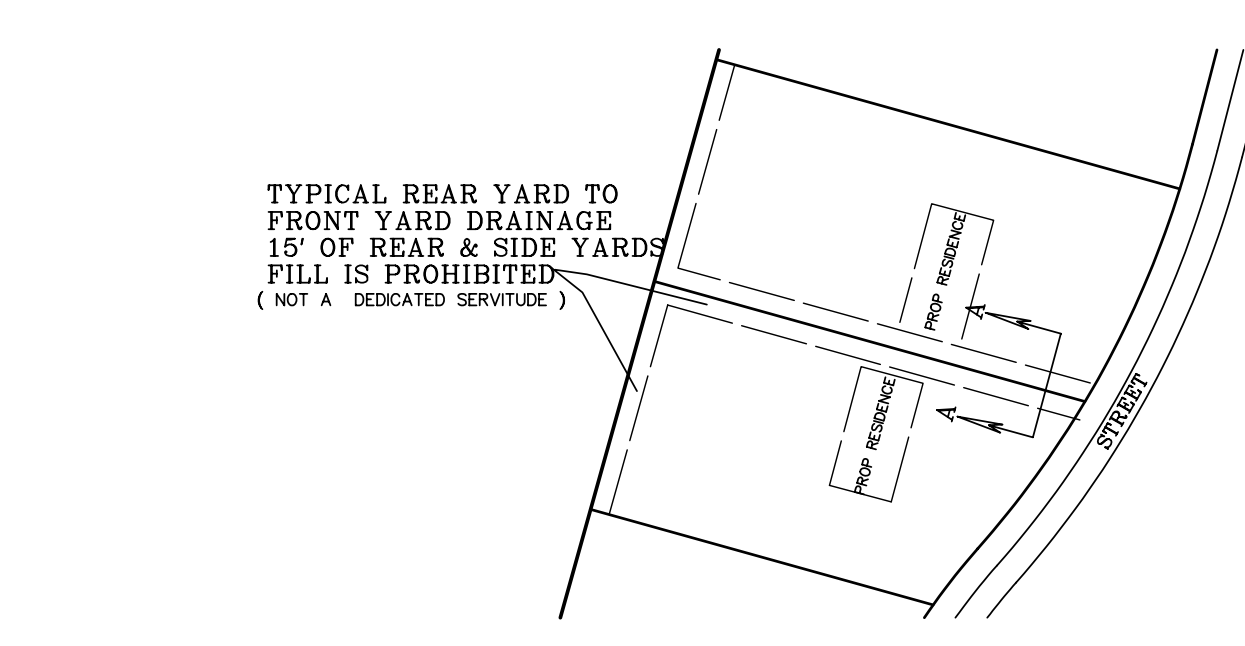
SECTION 4, T-7-S, R-10-E

ST. TAMMANY PARISH, LA.

REVISIONS	DATE	KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST. - MANDEVILLE, LA. 70150-5611
MARK	DATE	
	10-12-04	
	10-19-04	
	01-27-05	
	11-16-06	SCALE: 1" = 150'
		DATE: 09-02-04
		DRAWN: R.F.D. JOB NO: 01-148
		CHECKED: K.J.M. DWG. NO: _____

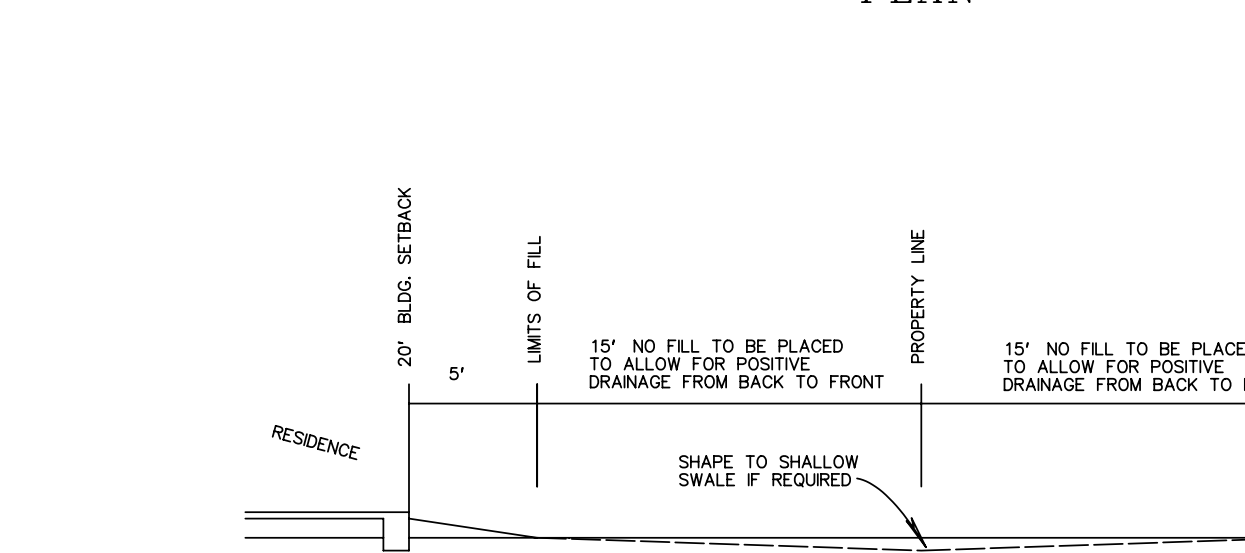


VICINITY MAP

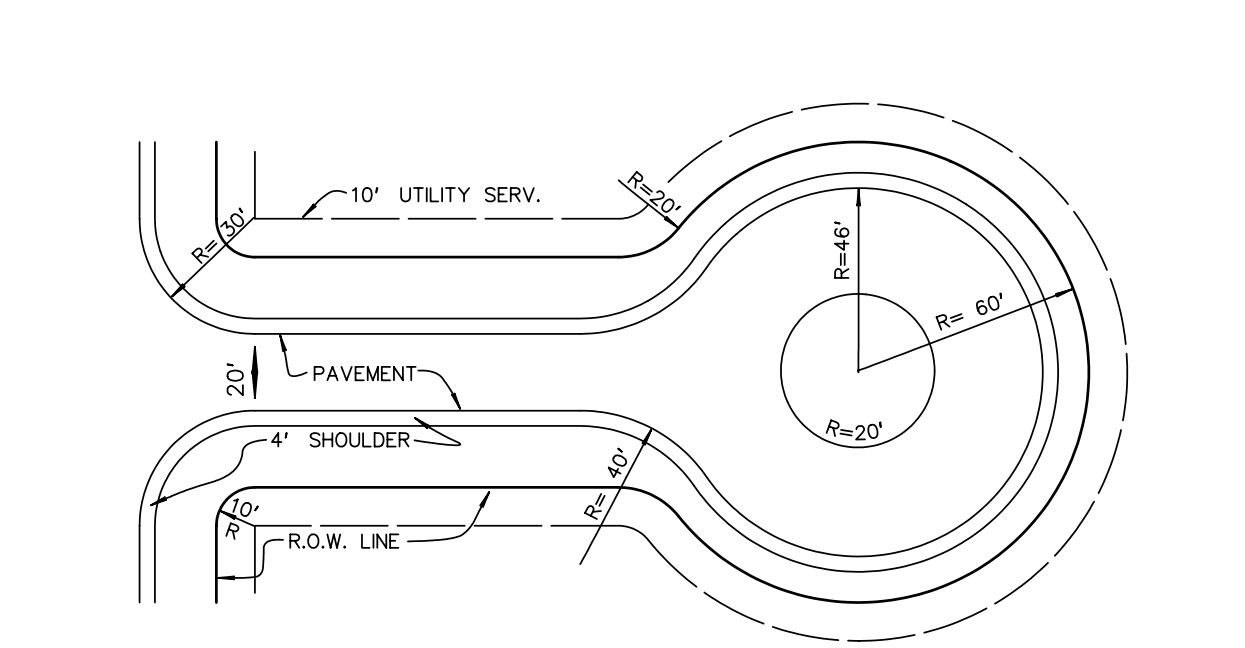


TYPICAL REAR YARD TO FRONT YARD DRAINAGE
15' OF REAR & SIDE YARDS FILL IS PROHIBITED (NOT A DEDICATED SERVIDUTE)

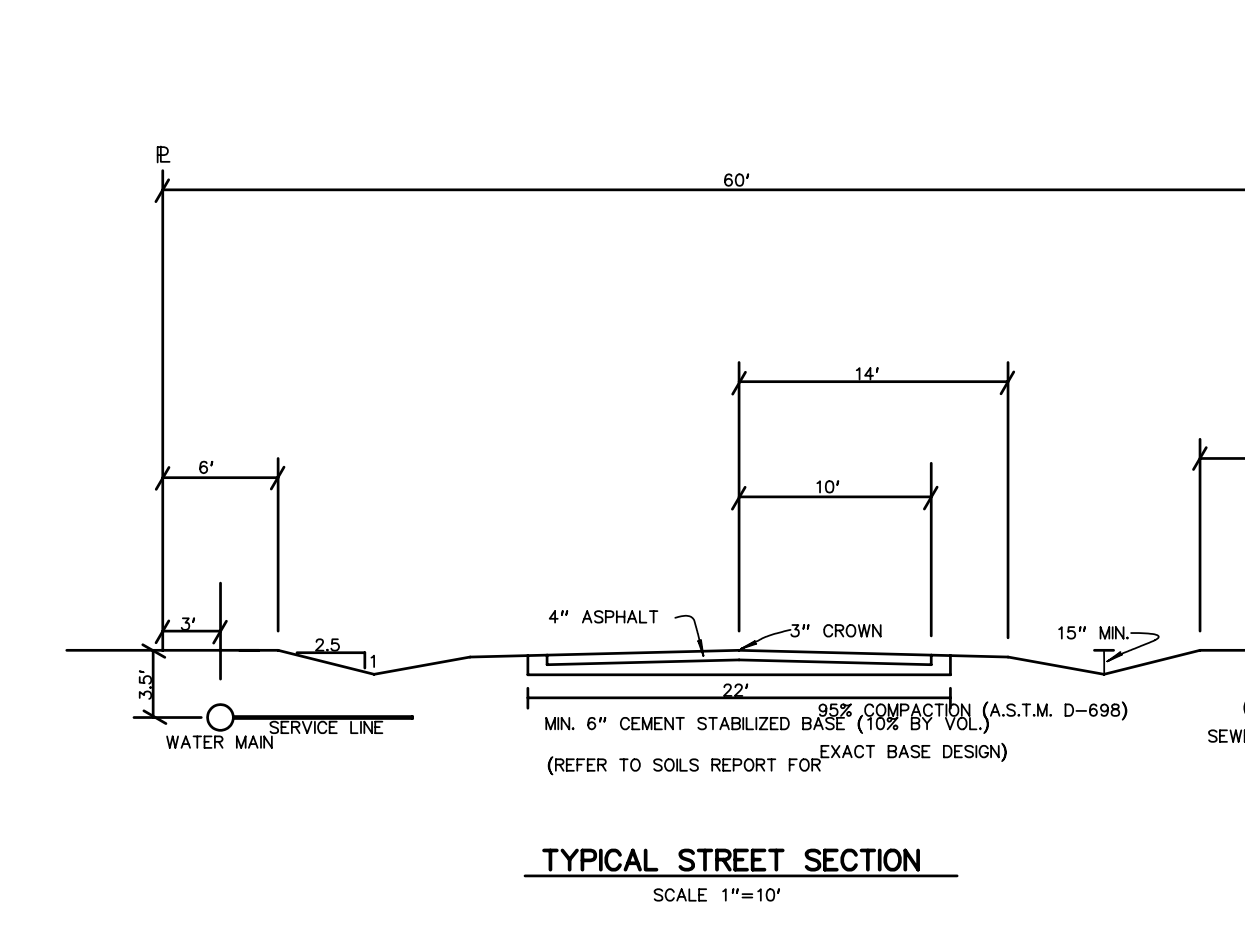
PLAN



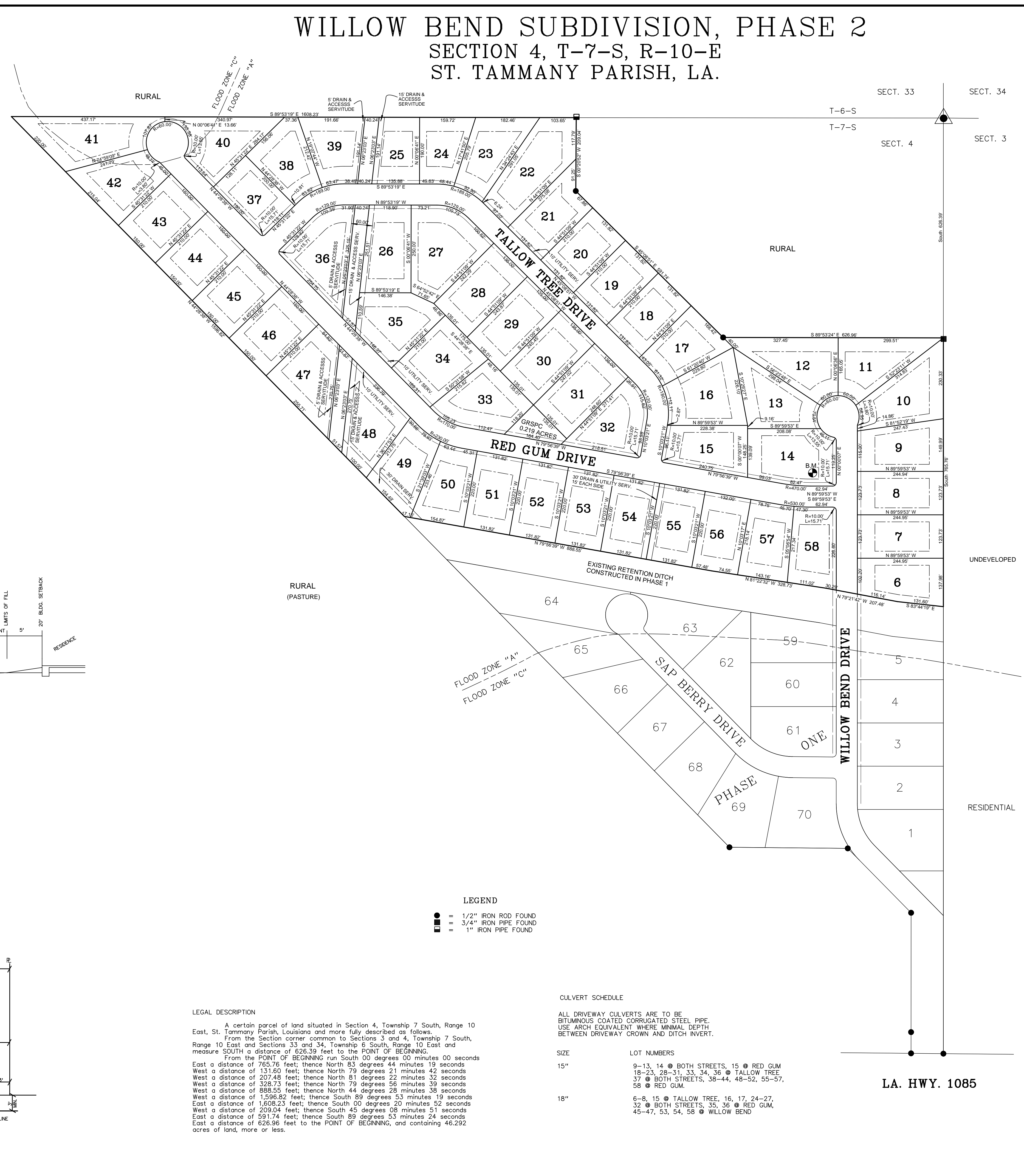
SECTION A-A SIDE YARD DRAINAGE



CORNER & CUL-DE-SAC DETAIL
1"=50'



TYPICAL STREET SECTION
SCALE 1"=10'



LEGAL DESCRIPTION
A certain parcel of land situated in Section 4, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana and more fully described as follows:
From the Section corner common to Sections 3 and 4, Township 7 South, Range 10 East and Sections 33 and 34, Township 6 South, Range 10 East and measure SOUTH a distance of 626.39 feet to the POINT OF BEGINNING.
From the POINT OF BEGINNING run South 00 degrees 00 minutes 00 seconds East a distance of 765.76 feet; thence North 83 degrees 44 minutes 19 seconds West a distance of 131.60 feet; thence North 79 degrees 21 minutes 42 seconds West a distance of 207.45 feet; thence North 81 degrees 22 minutes 32 seconds West a distance of 328.73 feet; thence North 79 degrees 56 minutes 39 seconds West a distance of 888.53 feet; thence North 44 degrees 28 minutes 38 seconds West a distance of 1,596.52 feet; thence South 89 degrees 53 minutes 19 seconds East a distance of 1,608.23 feet; thence South 00 degrees 20 minutes 52 seconds West a distance of 209.04 feet; thence South 45 degrees 08 minutes 51 seconds East a distance of 591.74 feet; thence South 89 degrees 53 minutes 24 seconds East a distance of 626.96 feet to the POINT OF BEGINNING, and containing 46,292 acres of land, more or less.

CULVERT SCHEDULE
ALL DRIVEWAY CULVERTS ARE TO BE BITUMINOUS COATED CORRUGATED STEEL PIPE. USE ARCH EQUIVALENT WHERE MINIMAL DEPTH BETWEEN DRIVEWAY CROWN AND DITCH INVERT.

SIZE	LOT NUMBERS
15"	9-13, 14 @ BOTH STREETS, 15 @ RED GUM 18-23, 28-31, 33, 34, 36 @ TALLOW TREE 37 @ BOTH STREETS, 38-44, 48-52, 55-57, 58 @ RED GUM.
18"	6-8, 15 @ TALLOW TREE, 16, 17, 24-27, 32 @ BOTH STREETS, 35, 36 @ RED GUM, 45-47, 53, 54, 58 @ WILLOW BEND

- LEGEND**
- = 1/2" IRON ROD FOUND
 - = 3/4" IRON PIPE FOUND
 - = 1" IRON PIPE FOUND