



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

ADMINISTRATIVE COMMENT

The following recommendations for the below listed Performance and/or Warranty Obligations are as follows:

1. **Grande Maison Subdivision, Phase 3-B**
Extended Warranty Obligation - \$42,500.00 - Release
2. **Guste Island Estates Subdivision, Parcel D-3-A**
Extended Warranty Obligation - \$42,600.00 - Extend
3. **Versailles Business Park Subdivision, Phase 2**
Extended Warranty Obligation - \$16,875.00 - Release



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

February 23, 2024

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

Re: Grande Maison Subdivision, Phase 3-B
Extended Warranty Obligation - \$42,500.00 - LOC #610

Mr. Bennett,

The extended Warranty Obligation in the amount of \$42,500.00 expires May 19, 2024 and is scheduled for review by the Parish Council at the March 7, 2024 meeting.

This office has inspected the site. All work covered by this Warranty Obligation is satisfactory.

Therefore, it is recommended that the Warranty Obligation be released. This is a public access subdivision and the Parish is responsible for all maintenance specifically outlined in the Recorded Plat File No. 5650.

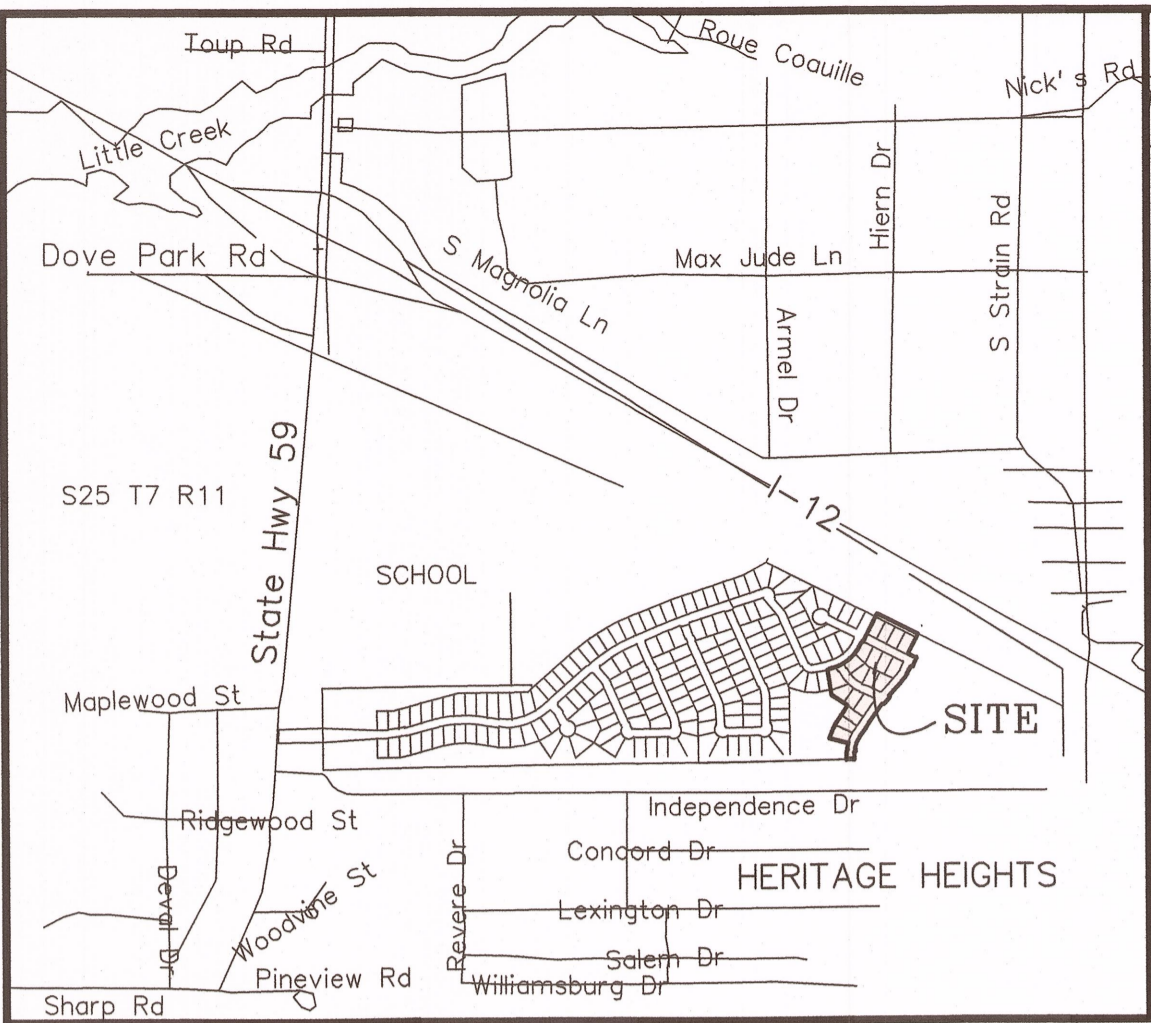
Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel P. Hill".

Daniel P. Hill, P.E.
Director, Department of Engineering

Attachment: Grande Maison Subdivision, Phase 3B Recorded Plat File No. 5650

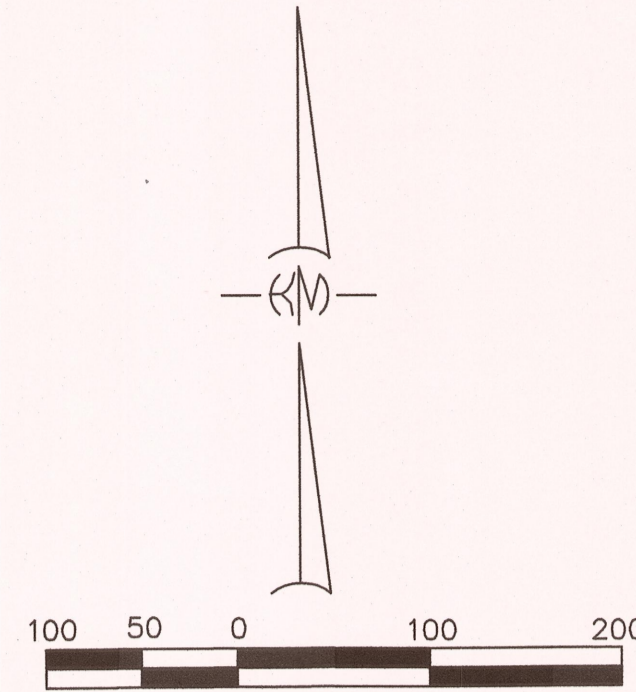
xc: Honorable Michael Copper
Honorable Pat Phillips
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Leslie Long
Mr. Tim Brown
Mr. Theodore Reynolds, P.E.
Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Ms. Jan Pavur
Mr. Matt Bennett, Grande Maison Development, LLC
Mr. Kelly McHugh, P.L.S., P.E., Kelly McHugh & Associates, Inc.



VICINITY MAP
N.T.S.

GRANDE MAISON, PH. 3-B

SECTION 30, T-7-S, R-12-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.



- ### MINIMUM RESTRICTIVE COVENANTS
- EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
 - NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND ALL OTHERS CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS, ALL AS APPROVED BY THE ST. TAMMANY PARISH PLANNING COMMISSION, AND A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), AND 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) SEWERAGE AND/OR WATER SYSTEM.
 - BUILDING SETBACKS ARE: FRONT - 30', SIDE - 7 1/2', REAR - 20' & SIDE STREET - 15', OR AS SHOWN ON THE SURVEY. DRIVEWAYS (INCLUDING DRIVEWAYS) SHALL BE CONSTRUCTED WITHIN 20' OF THE TOP BANK OF A LATERAL DITCH.
 - CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS.
 - 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 DRIVING OR JUNK CAR STORAGE.
 - THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE 1.0' ABOVE THE CROWN OF THE STREET OR AT BASE FLOOD ELEV. WHICHEVER IS GREATER. THIS PROPERTY LOCATED IN FLOOD ZONE "C", F.I.R.M. NO. 225205 (2015 C REVISION) 10'-10" (NO BASE FLOOD ELEV IS APPLICABLE).
 - NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
 - NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION AND THE ENVIRONMENTAL SERVICES DEPARTMENT OF ST. TAMMANY PARISH.
 - THE MINIMUM RESTRICTIVE COVENANTS CITED ABOVE ARE AS PER SECTION 7.08 OF PARISH ORDINANCE NO. 499 (SUBDIVISION REGULATIONS). ADDITIONAL BUILDING RESTRICTIONS AND COVENANTS ARE RECORDED IN COLE FOLDER 10-21-10-001, 10-21-10-002, 10-21-10-003, 10-21-10-004, 10-21-10-005, 10-21-10-006, 10-21-10-007, 10-21-10-008, 10-21-10-009, 10-21-10-010, 10-21-10-011, 10-21-10-012, 10-21-10-013, 10-21-10-014, 10-21-10-015, 10-21-10-016, 10-21-10-017, 10-21-10-018, 10-21-10-019, 10-21-10-020, 10-21-10-021, 10-21-10-022, 10-21-10-023, 10-21-10-024, 10-21-10-025, 10-21-10-026, 10-21-10-027, 10-21-10-028, 10-21-10-029, 10-21-10-030, 10-21-10-031, 10-21-10-032, 10-21-10-033, 10-21-10-034, 10-21-10-035, 10-21-10-036, 10-21-10-037, 10-21-10-038, 10-21-10-039, 10-21-10-040, 10-21-10-041, 10-21-10-042, 10-21-10-043, 10-21-10-044, 10-21-10-045, 10-21-10-046, 10-21-10-047, 10-21-10-048, 10-21-10-049, 10-21-10-050, 10-21-10-051, 10-21-10-052, 10-21-10-053, 10-21-10-054, 10-21-10-055, 10-21-10-056, 10-21-10-057, 10-21-10-058, 10-21-10-059, 10-21-10-060, 10-21-10-061, 10-21-10-062, 10-21-10-063, 10-21-10-064, 10-21-10-065, 10-21-10-066, 10-21-10-067, 10-21-10-068, 10-21-10-069, 10-21-10-070, 10-21-10-071, 10-21-10-072, 10-21-10-073, 10-21-10-074, 10-21-10-075, 10-21-10-076, 10-21-10-077, 10-21-10-078, 10-21-10-079, 10-21-10-080, 10-21-10-081, 10-21-10-082, 10-21-10-083, 10-21-10-084, 10-21-10-085, 10-21-10-086, 10-21-10-087, 10-21-10-088, 10-21-10-089, 10-21-10-090, 10-21-10-091, 10-21-10-092, 10-21-10-093, 10-21-10-094, 10-21-10-095, 10-21-10-096, 10-21-10-097, 10-21-10-098, 10-21-10-099, 10-21-10-100.
 - THE DETENTION PONDS SHALL BE DEDICATED TO & MAINTAINED BY ST. TAMMANY PARISH.

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

OWNER: *[Signature]* DATE: 6-16-17

THIS PLAN IS CERTIFIED TO CONFORM WITH THE LAWS AND ORDINANCES OF ST. TAMMANY PARISH, LOUISIANA, AND CERTIFIED TO BE CORRECT AND ACCURATE WITH A PHYSICAL SURVEY MADE ON THE PREVIOUSLY DESCRIBED PROPERTY UNDER THE SUPERVISION OF THE UNDERSIGNED FOR A CLASS "C" SURVEY.

KELLY J. McHUGH
REGISTERED LAND SURVEYOR
LOUISIANA REGISTERED LAND SURVEYOR # 4443
EXPIRES 12/31/19

6-16-17

8.286 ACRES	22	1700' +/-	CENTRAL
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
60' x 140'	60'	60'	CENTRAL
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
CONCRETE	VARIABLE	PLUD	
ROAD SURFACE	LOT DEPTH	ZONING	

LAKE PONCHARTRAIN
ULTIMATE SURFACE WATER DISPOSAL

APPROVAL: *[Signature]*
CHAIRMAN PARISH PLANNING COMMISSION

[Signature]
SECRETARY PARISH PLANNING COMMISSION

[Signature]
DIRECTOR OF ST. TAMMANY PARISH ENGINEERING

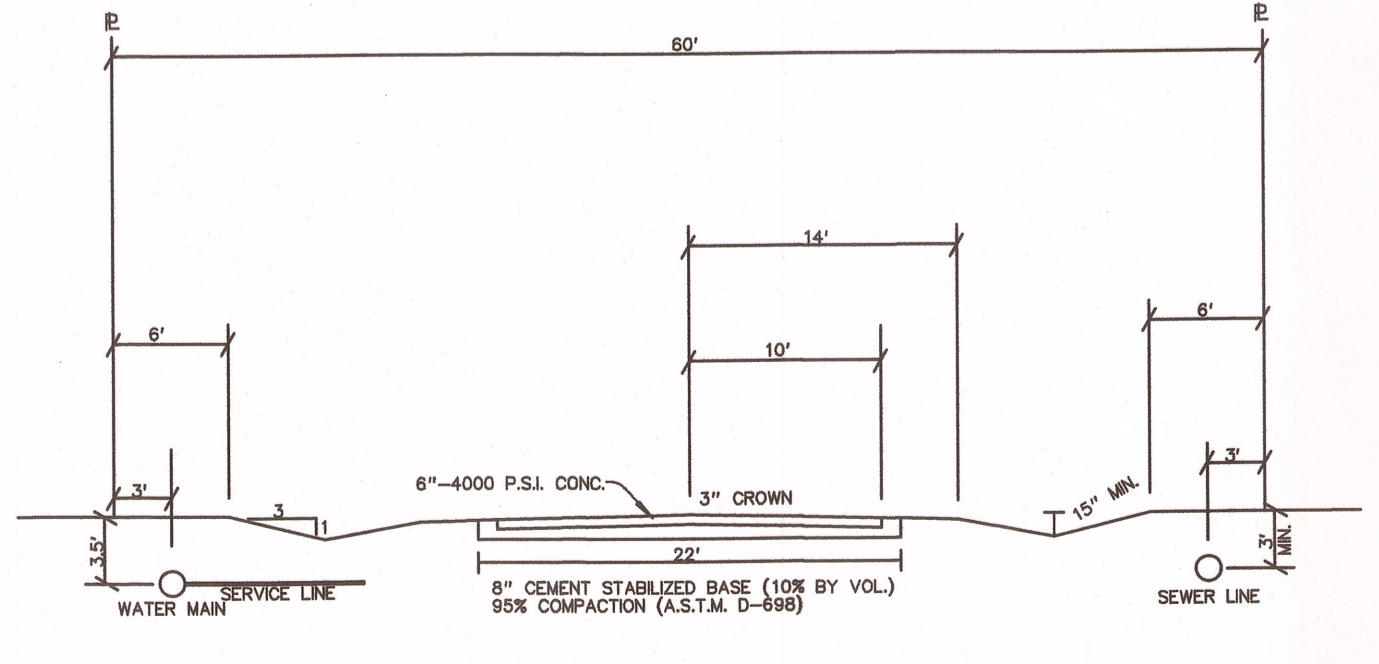
06-23-2017 5650
DATE FILED FILE NO.
[Signature]
CLERK OF COURT

FOR: GRANDE MAISON DEVELOPMENT, LLC.
CORPORATION
MATT BENNETT
OFFICER
7037 HWY 190
COVINGTON, LA.
ADDRESS

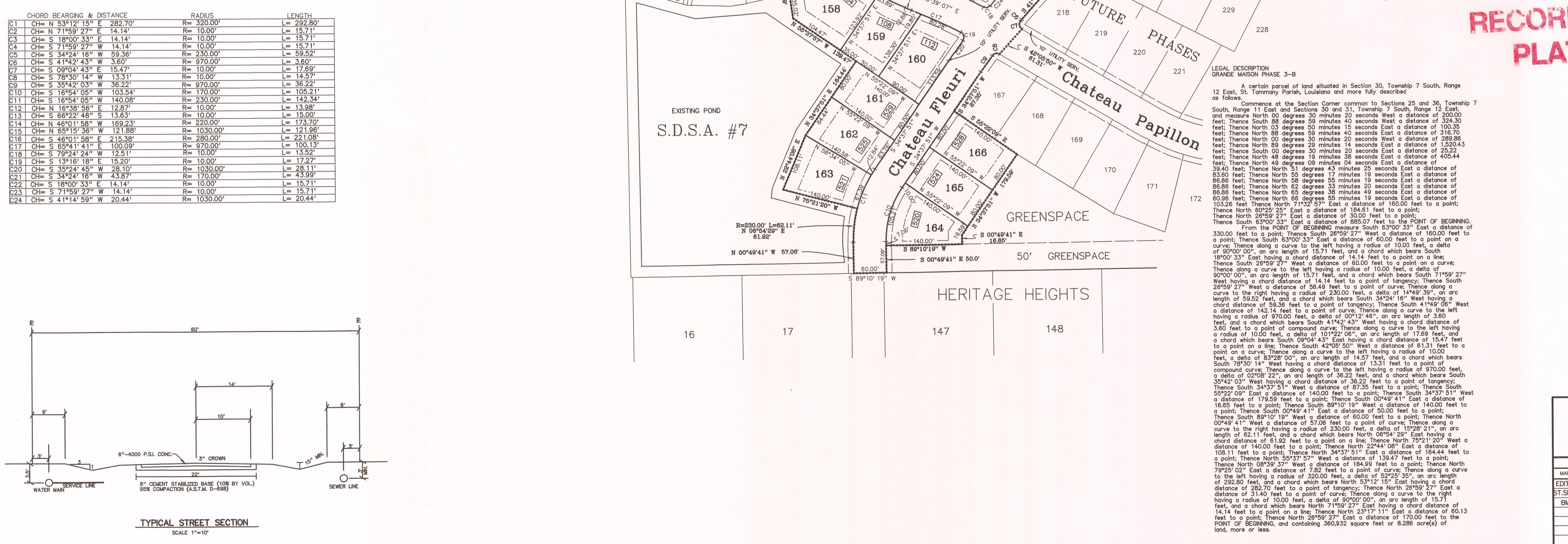
RECORDED
PLAT

CURVE DATA

CHORD BEARING & DISTANCE	RADIUS	LENGTH
C1 CH= N 53°12'15" E 282.70'	R= 320.00'	L= 292.80'
C2 CH= N 71°59'27" E 14.14'	R= 10.00'	L= 15.71'
C3 CH= S 18°00'33" E 14.14'	R= 10.00'	L= 15.71'
C4 CH= S 71°59'27" W 14.14'	R= 10.00'	L= 15.71'
C5 CH= S 34°24'16" W 59.36'	R= 230.00'	L= 59.52'
C6 CH= S 41°42'43" W 3.60'	R= 970.00'	L= 3.60'
C7 CH= S 09°04'43" E 15.47'	R= 10.00'	L= 17.69'
C8 CH= S 78°30'14" W 13.31'	R= 10.00'	L= 14.57'
C9 CH= S 35°42'03" W 36.22'	R= 970.00'	L= 36.22'
C10 CH= S 16°54'05" W 103.54'	R= 170.00'	L= 105.21'
C11 CH= S 16°54'05" W 140.08'	R= 230.00'	L= 142.34'
C12 CH= N 16°38'56" E 12.87'	R= 10.00'	L= 13.98'
C13 CH= S 66°22'48" S 13.63'	R= 10.00'	L= 15.00'
C14 CH= N 46°01'58" W 169.23'	R= 220.00'	L= 173.70'
C15 CH= N 65°15'36" W 121.98'	R= 1030.00'	L= 121.98'
C16 CH= S 46°01'58" E 215.38'	R= 280.00'	L= 221.08'
C17 CH= S 65°41'41" E 100.09'	R= 970.00'	L= 100.13'
C18 CH= S 79°24'24" W 12.51'	R= 10.00'	L= 13.52'
C19 CH= S 13°16'18" E 19.20'	R= 10.00'	L= 17.27'
C20 CH= S 35°24'45" W 28.10'	R= 1030.00'	L= 28.11'
C21 CH= S 34°24'16" W 43.87'	R= 170.00'	L= 43.99'
C22 CH= S 18°00'33" E 14.14'	R= 10.00'	L= 15.71'
C23 CH= S 71°59'27" W 14.14'	R= 10.00'	L= 15.71'
C24 CH= S 41°14'59" W 20.44'	R= 1030.00'	L= 20.44'



TYPICAL STREET SECTION
SCALE 1"=10'



A certain parcel of land situated in Section 30, Township 7 South, Range 12 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commence at the Section Corner common to Sections 25 and 36, Township 7 South, Range 12 East and Sections 30 and 31, Township 7 South, Range 12 East, and measure North 00 degrees 30 minutes 20 seconds West a distance of 200.00 feet; Thence South 88 degrees 59 minutes 40 seconds West a distance of 524.30 feet; Thence North 03 degrees 50 minutes 15 seconds East a distance of 100.35 feet; Thence North 88 degrees 59 minutes 40 seconds East a distance of 289.88 feet; Thence North 00 degrees 30 minutes 20 seconds West a distance of 1520.43 feet; Thence North 89 degrees 29 minutes 14 seconds East a distance of 1520.43 feet; Thence North 00 degrees 30 minutes 20 seconds East a distance of 28.23 feet; Thence North 48 degrees 19 minutes 38 seconds East a distance of 405.44 feet; Thence North 49 degrees 00 minutes 04 seconds East a distance of 39.40 feet; Thence North 51 degrees 43 minutes 25 seconds East a distance of 83.80 feet; Thence North 55 degrees 17 minutes 19 seconds East a distance of 86.86 feet; Thence North 58 degrees 53 minutes 19 seconds East a distance of 86.86 feet; Thence North 62 degrees 33 minutes 20 seconds East a distance of 86.86 feet; Thence North 65 degrees 38 minutes 49 seconds East a distance of 60.96 feet; Thence North 66 degrees 35 minutes 19 seconds East a distance of 103.28 feet; Thence North 71°32'57" East a distance of 160.00 feet to a point; Thence North 60°25'25" East a distance of 184.81 feet to a point; Thence North 26°59'27" East a distance of 30.00 feet to a point; Thence South 63°00'33" East a distance of 680.07 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING measure South 63°00'33" East a distance of 330.00 feet to a point; Thence South 28°59'27" West a distance of 160.00 feet to a point; Thence South 63°00'33" East a distance of 60.00 feet to a point on a curve; Thence along a curve to the left having a radius of 10.00 feet, a delta of 90°00'00", an arc length of 15.71 feet, and a chord which bears South 71°59'27" West having a chord distance of 14.14 feet to a point of tangency; Thence South 26°59'27" West a distance of 66.49 feet to a point of tangency; Thence South curve to the right having a radius of 230.00 feet, a delta of 14°49'39", an arc length of 59.52 feet, and a chord which bears South 34°24'16" West having a chord distance of 59.52 feet to a point of tangency; Thence South 14°49'39" East a distance of 142.14 feet to a point of curve; Thence along a curve to the left having a radius of 970.00 feet, a delta of 0°02'44", an arc length of 3.60 feet, and a chord which bears South 41°42'43" West having a chord distance of 3.60 feet to a point of compound curve; Thence along a curve to the left having a radius of 970.00 feet, a delta of 0°02'44", an arc length of 36.22 feet, and a chord which bears South 35°42'03" West having a chord distance of 36.22 feet to a point of tangency; Thence South 34°24'16" East a distance of 61.31 feet to a point; Thence South 52°22'09" East a distance of 140.00 feet to a point; Thence South 52°22'09" East a distance of 140.00 feet to a point; Thence South 52°22'09" East a distance of 140.00 feet to a point; Thence North 22°44'08" East a distance of 108.11 feet to a point; Thence North 34°37'51" East a distance of 164.44 feet to a point; Thence North 35°27'57" East a distance of 138.47 feet to a point; Thence North 08°59'37" West a distance of 184.98 feet to a point; Thence North 79°29'02" East a distance of 7.82 feet to a point of curve; Thence along a curve to the left having a radius of 320.00 feet, a delta of 52°29'35", an arc length of 222.80 feet, and a chord which bears North 53°12'15" East having a chord distance of 282.70 feet to a point of tangency; Thence North 26°59'27" East a distance of 31.40 feet to a point of curve; Thence along a curve to the right having a radius of 10.00 feet, a delta of 80°00'00", an arc length of 15.71 feet, and a chord which bears North 71°59'27" East having a chord distance of 14.14 feet to a point on a line; Thence North 23°17'11" East a distance of 60.13 feet to a point; Thence North 26°59'27" East a distance of 170.00 feet to the POINT OF BEGINNING, and containing 360,932 square feet or 8.286 acres (if) of land, more or less.

- ### NOTES:
- ALL LOT CORNERS MARKED WITH 1/2" IRON RODS
 - THIS PROPERTY LOCATED IN FLOOD ZONE C, F.I.R.M. PANEL NO. 225205 0245 C, REVISION 10-17-89.
 - ALL LOTS SUBJECT TO A 10' UTILITY SERVIDE ALONG ALL STREET RIGHTS OF WAY.
 - ALL ELEVATIONS ARE REFERENCED TO M.S.L. (NAVD 88 GEIOD 03)
 - BENCHMARK = 60d NAIL IN PIPE ON LOT 19, ELEV.=33.07' NAVD 88 GEIOD 12A
 - XXX INDICATES MUNICIPAL ADDRESS
 - REFERENCE SURVEY A PLAT OF GRANDE MAISON PH-3A, BY THIS FIRM, FILED FOR RECORD 05/02/2014, MAP NO. 5258

LEGEND

- = 1/2" IRON ROD FOUND
- = 1/2" IRON SET

FINAL PLAT

GRANDE MAISON, PH. 3-B
SECTION 30, T-7-S, R-12-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.

REVISIONS		KELLY J. McHUGH & ASSOC., INC.	
MARK	DATE	CIVIL ENGINEERS & LAND SURVEYORS	
ED. SEC.	04/11/17	845 GALVEZ ST. - MANDEVILLE, LA. 70150	
ST. SECT.	05/11/17	628-5611	
BM	05/24/17	SCALE: 1" = 100'	DATE: 03/18/15
		DRAWN: M D M	JOB NO.: 15-06-01
		CHECKED:	DWG. NO.: 15-06-01-SUBD

DATE: 03/18/15
JOB NO.: 15-06-01
DWG. NO.: 15-06-01-SUBD



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

February 23, 2024

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

Re: Guste Island Estates Subdivision, Parcel D-3-A
Extended Warranty Obligation - \$42,600.00 - Letter of Credit #606

Honorable Council Members,

The extended Warranty Obligation in the amount of \$42,600.00 expires April 3, 2024 and is scheduled for review by the Parish Council at the March 7, 2024 meeting.

The developer was notified on December 7, 2023 by the Department of Engineering of the punch list items required. The developer's engineer shall certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

The following punch list items remain:

1. Replace the broken concrete section in front of Lot #339 (See Picture #1);
2. Replace the broken concrete section in front Lot #341 (See Picture #2);
3. Fix the holes in the concrete pavement located in the vicinity of Lots #346 and #413 (See Picture #3);
4. Repair the damaged concrete section along the turnout radius at the intersection of Scarlet Tanager Drive and Ring Neck Drive (See Pictures #4 & #5);
5. Correct the erosion issues and add rip-rap at the upstream side of the subsurface pipe between Lots #338 & #339 (See Picture #6);
6. Repair the damaged concrete pavement located in the intersection of Ring Neck Drive and Scarlet Tanager Drive (See Picture #7).

This office is working with the developer and the developer's engineer to satisfactorily accomplish the outstanding punch list items. This obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

Sincerely,


Daniel P. Hill, P.E.

Director, Department of Engineering

Attachment: Representative photos from site inspection performed on December 6, 2023

xc: Honorable Michael Cooper
Honorable Kathy Seiden
Mr. Cary Menard
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Leslie Long
Mr. Tim Brown
Mr. Theodore Reynolds, P.E.
Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Mr. Joey Lobrano
Ms. Jan Pavur
Mr. Greg Intravia, McInt, LLC
Mr. Kelly McHugh, P.E., P.L.S., Kelly McHugh & Associates, Inc.
Mr. Jeff Schoen, Jones Fussell, LLP



Picture 1



Picture 2



Picture 3



Picture 4



Picture 5



Picture 6



Picture 7



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

February 23, 2024

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

Re: Versailles Business Park Subdivision, Phase 2
Extended Warranty Obligation - \$16,875.00 - Cash in Escrow

Honorable Council Members,

The extended Warranty Obligation in the amount of \$16,875.00 expires October 13, 2024 and is scheduled for review by the Parish Council at the March 7, 2024 meeting.

This office has inspected the site. All work covered by this Warranty Obligation is satisfactory.

Therefore, it is recommended that the Warranty Obligation be released. This is a public access subdivision and the Parish is responsible for all maintenance specifically outlined in the Recorded Plat File No. 5717.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel P. Hill".

Daniel P. Hill, P.E.
Director, Department of Engineering

Attachment: Versailles Business Park Subdivision, Phase 2 Recorded Plat File No. 5717

xc: Honorable Michael Cooper
Honorable Pat Phillips
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Leslie Long
Mr. Tim Brown
Mr. Theodore Reynolds, P.E.
Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Mr. Joey Lobrano
Ms. Jan Pavur
Mr. Thomas Buckel, P.E., Duplantis Design Group, PC
Mr. David Ball, TDG Northshore, LLC
Mr. John Stacy, TDG Northshore, LLC

LEGAL DESCRIPTION - LOT 7 VERSAILLES BUSINESS PARK (PHASE 2)

A certain tract or parcel of land designated as "LOT 7 VERSAILLES BUSINESS PARK A (PHASE 2)" containing 24.459 acres or 1,065,430 square feet, located in Sections 15 & 16, Township 7 South - Range 11 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the southerly right of way line of Holiday Square Boulevard and westerly right of way line of Holiday Square Boulevard, said point being the "POINT OF COMMENCEMENT" and labeled "P.O.C.;"

Then, continuing along the westerly right of way line of Holiday Square Boulevard, South 00 degrees 09 minutes 00 seconds East a distance of 357.29 feet to a point; Then, along a curve to the right, having a delta of 57 degrees 36 minutes 15 seconds, a radius of 270.00 feet, an arc length of 271.45 feet, a chord bearing of South 28 degrees 39 minutes 08 seconds West and a chord distance of 260.17 feet to a point; Then, South 57 degrees 27 minutes 16 seconds West a distance of 655.77 feet to a point; Then, along a curve to the left, having a delta of 60 degrees 00 minutes 37 seconds, a radius of 740.00 feet, an arc length of 775.06 feet, a chord bearing of South 27 degrees 01 minutes 16 seconds West and a chord distance of 740.11 feet to a point; Then, South 02 degrees 33 minutes 21 seconds East a distance of 246.04 feet to a point, said point being the "POINT OF BEGINNING" and labeled "P.O.B.;"

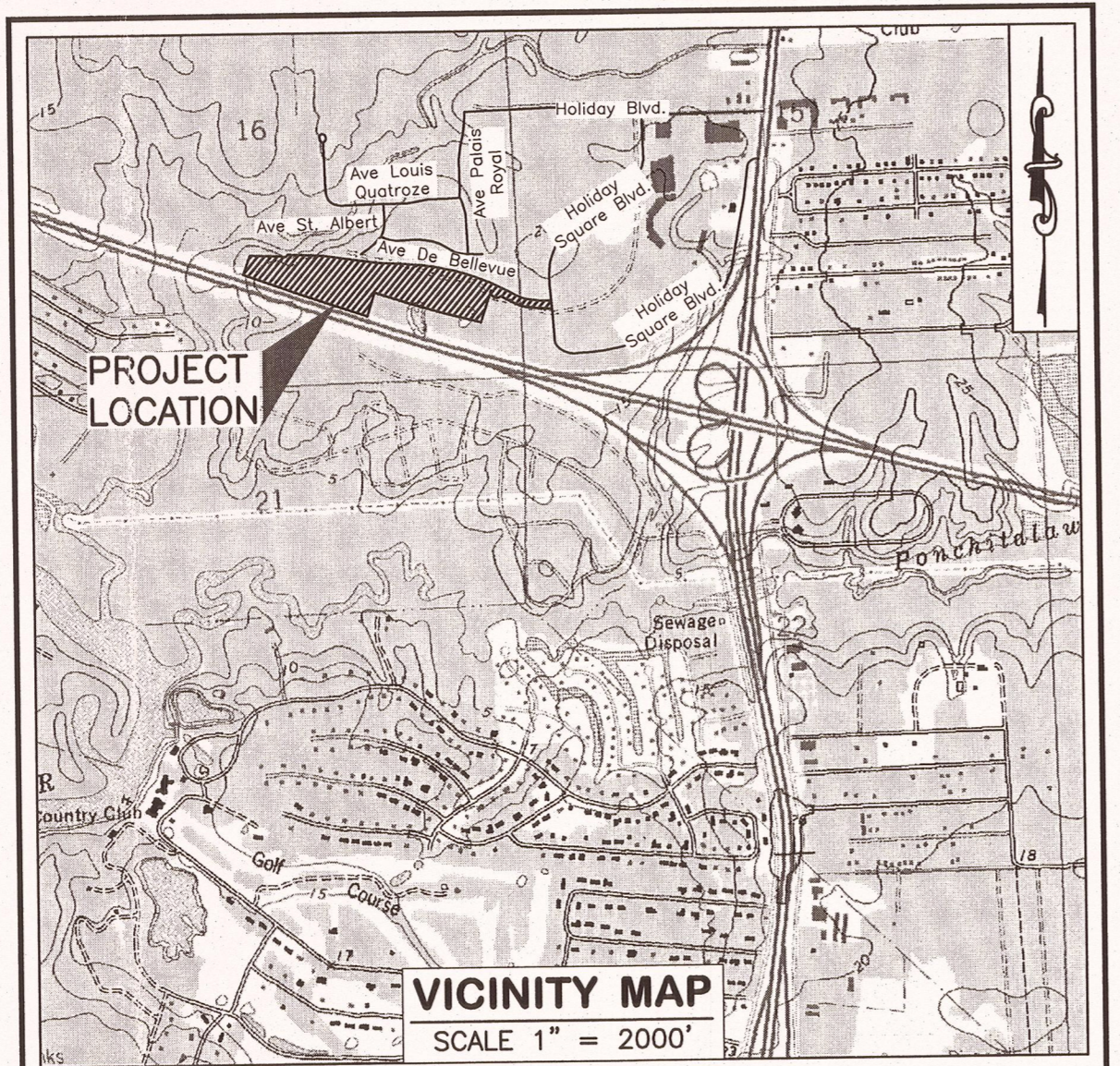
Then, South 02 degrees 33 minutes 21 seconds East a distance of 80.04 feet to a point; Then, departing the westerly right of way line of Holiday Square Boulevard, along a curve to the right, having a delta of 12 degrees 18 minutes 00 seconds, a radius of 1191.82 feet, an arc length of 255.86 feet, a chord bearing of North 84 degrees 33 minutes 14 seconds West and a chord distance of 255.36 feet to a point;

Then, along a curve to the right, having a delta of 16 degrees 23 minutes 17 seconds, a radius of 536.97 feet, an arc length of 153.59 feet, a chord bearing of North 68 degrees 37 minutes 14 seconds West and a chord distance of 153.06 feet to a point; Then, North 60 degrees 23 minutes 29 seconds West a distance of 135.83 feet to a point; Then, along a curve to the right, having a delta of 151 degrees 32 minutes 24 seconds, a radius of 60.00 feet, an arc length of 158.89 feet, a chord bearing of North 56 degrees 13 minutes 35 seconds West and a chord distance of 116.32 feet to a point; Then, South 20 degrees 20 minutes 56 seconds West a distance of 341.63 feet to a point; Then, along a curve to the right, having a delta of 02 degrees 52 minutes 34 seconds, a radius of 22,518.31 feet, an arc length of 1,130.41 feet, a chord bearing of North 71 degrees 53 minutes 20 seconds West and a chord distance of 1,130.29 feet to a point; Then, South 19 degrees 37 minutes 45 seconds West a distance of 250.00 feet to a point on the northerly right of way line of Interstate Highway No. 12;

Then, along said right of way line along a curve to the right having a delta of 01 degree 51 minutes 28 seconds, a radius of 22,768.31 feet, an arc length of 738.25 feet, a chord bearing of North 69 degrees 26 minutes 31 seconds West and a chord distance of 738.22 feet to a point;

Then, North 68 degrees 20 minutes 00 seconds West a distance of 604.86 feet to a point; Then, North 21 degrees 53 minutes 41 seconds East a distance of 205.92 feet to a point; Then, South 85 degrees 50 minutes 06 seconds East a distance of 372.43 feet to a point; Then, North 38 degrees 48 minutes 24 seconds East a distance of 24.31 feet to a point; Then, South 79 degrees 44 minutes 21 seconds East a distance of 362.90 feet to a point; Then, South 85 degrees 31 minutes 17 seconds East a distance of 272.71 feet to a point; Then, along a curve to the right, having a delta of 25 degrees 13 minutes 03 seconds, a radius of 2,456.71 feet, an arc length of 1,081.27 feet, a chord bearing of South 72 degrees 54 minutes 45 seconds East and a chord distance of 1,072.87 feet to a point; Then, South 60 degrees 19 minutes 59 seconds East a distance of 116.81 feet to a point; Then, along a curve to the left, having a delta of 16 degrees 16 minutes 33 seconds, a radius of 457.56 feet, an arc length of 129.98 feet, a chord bearing of South 68 degrees 32 minutes 17 seconds East and a chord distance of 129.54 feet to a point;

Then, along a curve to the left, having a delta of 13 degrees 06 minutes 44 seconds, a radius of 1,023.63 feet, an arc length of 234.26 feet, a chord bearing of South 84 degrees 15 minutes 59 seconds East and a chord distance of 233.75 feet to the "POINT OF BEGINNING".



- RESTRICTIVE COVENANTS: PROVIDED BY OTHERS**
- 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 systems, all as approved by Department of Environmental Services 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).
 - Construction of any nature, including fences, is prohibited in parish drainage easements or street right of way.
 - No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done there on which may or may not become an annoyance or nuisance to the neighborhood, particularly the use of lots as dumps or junk car storage.
 - Flood Note: The property hereon is located in Flood Zone "B", Flood Zone "C" and Flood Zone "A9 (EL 10) in accordance with FEMA Flood Insurance Rate Map Panel Number 225205 0240 E, dated August 16, 1995, for St. Tammany Parish, Louisiana. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
 - No lot will be further subdivided without approval of the St. Tammany Planning Commission.
 - The aforementioned restrictions shall be recited in each title or deed in addition to the required listing on the final subdivision plan. (amended per Ord. No. 88-916, adopted February 18, 1988)
 - Each residence or establishment within the subdivision shall subscribe and be subject to the water, sewerage, and sanitation (garbage and refuse disposal) services provided.
 - The developer and/or association of property owners shall be responsible for the maintenance of all green space and detention ponds. The parish is not responsible for operation and maintenance of the detention ponds.

FOR
VERSAILLES LAND & DEVELOPMENT CO., LLC
Developer

KEVIN KRAMER
Managing Partner

GENERAL INFORMATION

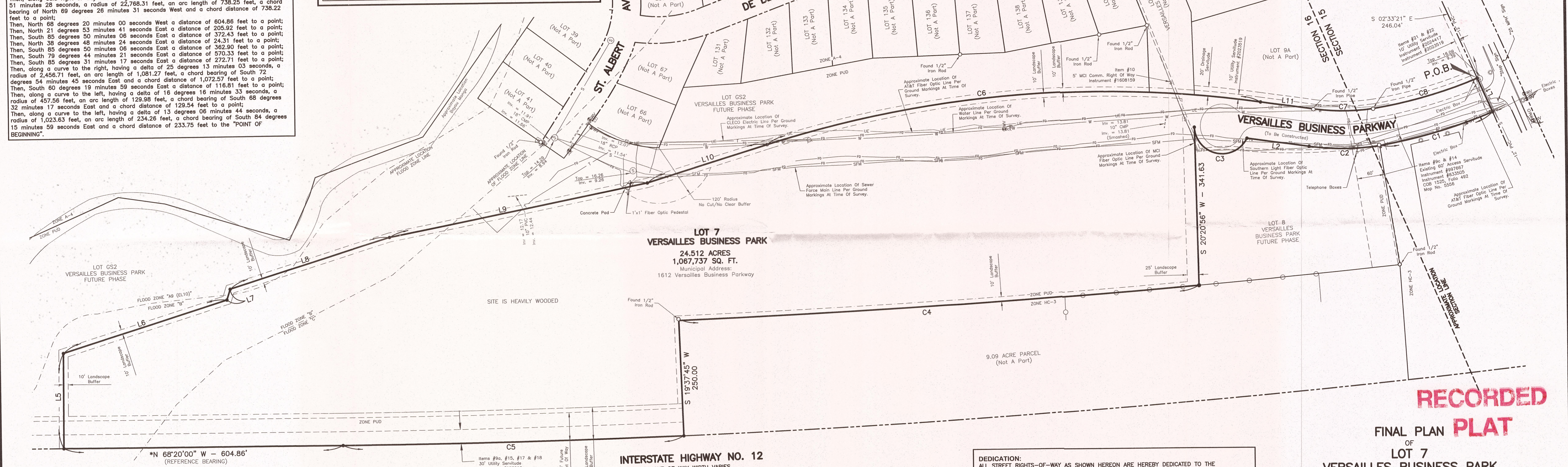
24.512± ACRES	1
AREA	NUMBER OF LOTS
PUD	ASPHALT
PRESENT ZONING	ROAD SURFACE
24 FEET	620± FEET
STREET WIDTH	STREET LENGTH

T 7 S - R 11 E
SECTIONS 15 & 16

BUILDING SETBACKS
SETBACKS AND LANDSCAPE BUFFERS
FRONT - 25'
SIDE - 10'
REAR - 10'

MAXIMUM HEIGHT - 100'

APPROVALS
Chairman Parish Planning Commission
Secretary Parish Planning Commission
Director of Department of Engineering
Clerk of Court Shana Hess, Deputy Clerk
Date Filed: 02-28-2018
File No. 5717



- NOTES:**
- Zoning: PUD - Planned Unit Development. Zoning information acquired from gispub.stpgov.org accessed on January 13, 2017. Setback lines shall be verified by the owner, developer and/or contractor prior to any construction, as an abstract has not been performed by the surveyor. Zoning and setbacks are subject to change and should be verified with the local authority's Zoning Department before any design or construction.
 - Reference Maps: A) Final Plan of Versailles Business Park - Phase 1, Sections 15 & 16, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana. Prepared by: Randall W. Brown & Associates, Inc. Dated: July 26, 2016
 - Basis of Bearings: Bearings are based on Reference Map "A" (*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
 - Flood Note: The property hereon is located in Flood Zone "B", Flood Zone "C" and Flood Zone "A9 (EL 10) in accordance with FEMA Flood Insurance Rate Map Panel Number 225205 0240 E, dated August 16, 1995, for St. Tammany Parish, Louisiana. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
 - Utilities: The underground utilities shown have been located from visible utility features, and previous construction drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, except for above ground visible utility features. No excavations were made during the progress of this survey to locate buried utilities/ structures.
 - No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
 - Acadia Land Surveying, L.L.C. has not and does not provide Delineation of Jurisdictional Wetlands. Acadia Land Surveying, L.L.C. did not receive nor research the location of wetland areas as delineated by the appropriate authorities.
 - The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
 - The surveyor has no knowledge or observed any evidence of the site used as a solid waste dump, sump or sanitary landfill.
 - The surveyor has no knowledge or observed any evidence of current earth moving work, building construction or building additions.
 - The surveyor has no knowledge or observed any evidence of proposed changes in street right of ways.

LINE TABLE

LINE	BEARING	LENGTH
L1	S 02°33'21" E	80.04'
L2	N 60°23'29" W	135.83'
L3	S 20°20'56" W	341.63'
L4	S 19°37'45" W	250.00'
L5	N 21°53'41" E	205.92'
L6	S 85°50'06" E	372.43'
L7	N 38°48'24" E	24.31'
L8	S 85°50'06" E	362.90'
L9	S 79°44'21" E	570.33'
L10	S 85°31'17" E	272.71'
L11	S 60°19'59" E	116.81'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	12°18'00"	1,191.82'	255.86'	N 84°33'14" W - 255.36'
C2	16°23'17"	536.97'	153.59'	N 68°37'14" W - 153.06'
C3	151°32'24"	60.00'	158.89'	N 56°13'35" W - 116.32'
C4	02°52'34"	22,518.31'	1,130.41'	N 71°53'20" W - 1,130.29'
C5	01°51'28"	22,768.31'	738.25'	N 69°26'31" W - 738.22'
C6	25°13'03"	2,456.71'	1,081.27'	S 72°54'45" E - 1,072.57'
C7	16°16'33"	457.56'	129.98'	S 68°32'17" E - 129.54'
C8	13°06'44"	1,023.63'	234.26'	S 84°15'59" W - 233.75'

LEGEND
FOUND PROPERTY CORNER (AS NOTED) ○
SET 3/4" IRON ROD (UNLESS NOTED) ●
EXISTING CHAIN LINK LINE ○—○
EXISTING WOOD FENCE LINE □—□

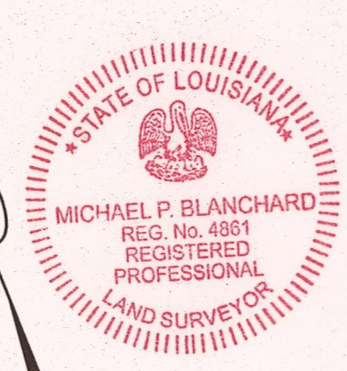
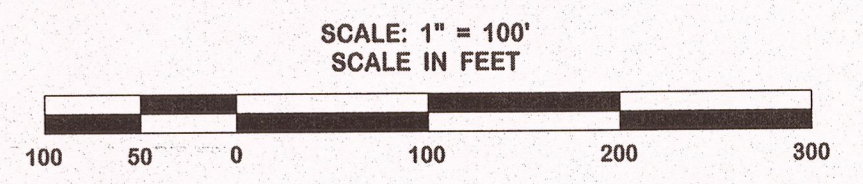
DEDICATION:
ALL STREET RIGHTS-OF-WAY AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USE. EASEMENTS SHALL BE RESERVED FOR DRAINAGE & UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED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

OWNER: [Signature] DATE: 2/28/18

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.

Michael P. Blanchard, P.L.S., Reg. No. 4861

RECORDED
FINAL PLAN PLAT
OF
LOT 7
VERSAILLES BUSINESS PARK
PHASE 2
LOCATED IN SECTIONS 15 & 16,
TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA



CERTIFICATION:
This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Standards of Practice for Boundary Surveys as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the accuracy specification and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

Michael P. Blanchard, P.L.S., Reg. No. 4861

ACADIA LAND SURVEYING, L.L.C.
LOUISIANA • MISSISSIPPI • TEXAS
206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301
Phone • (985) 449-0094 Fax • (985) 449-0085
EMAIL • ACADIA@ACADIALANDSURVEYING.COM

DATE	REVISION DESCRIPTION	APPROVED BY: MPB	INT.
DRAWN BY: APR	CHECKED BY: APR	APPROVED BY: MPB	
FIELD BOOK: 313, PG 74	FIELD WORK COMPLETED ON: NOVEMBER 8, 2016	ALS FILE: 2016/16-330a/16-330a1 plat.dwg	