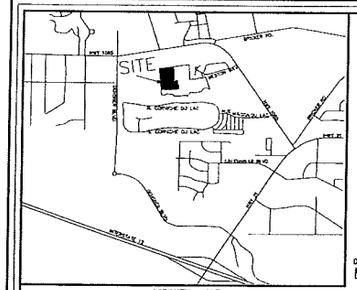
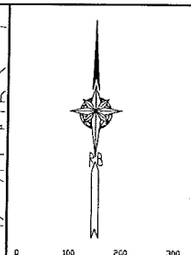
FINAL PLAN OF
WESTON GLEN SUBDIVISION * PH. 2A
SECTION 45, TOWNSHIP 7 SOUTH – RANGE 10 EAST &
SECTION 46, TOWNSHIP 7 SOUTH – RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA

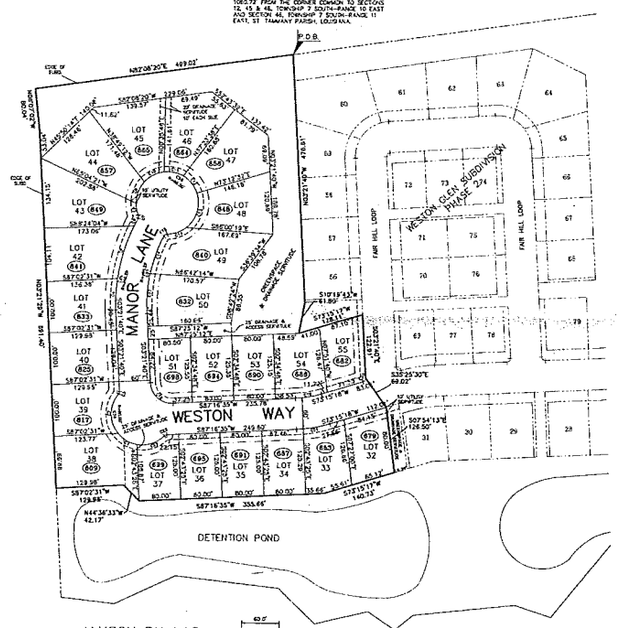
11.0 ACRES AREA	24 NO. OF LOTS	CENTRAL SEWER SYSTEM	PUD PRESENT ZONING
12,499± Sq. Ft. AVG. LOT SIZE	24' STREET WIDTH	CENTRAL WATER SYSTEM	4661 Ft. MAX. BLK. LENGTH
CONCRETE ROAD SURFACE	LAKE PONTCHARTRAIN ULTIMATE SURFACE WATER RECIPIENT		9038 Ft. STREET LENGTH



VICINITY MAP
NOT TO SCALE



NOTE:
P.O.B. IS REPORTED TO BE N89°49'W, 2028.09';
N22°37'E, 1150.85'; NORTH, 1904.78'; N32°08'20"E, 1433.95'; N08°57'18"W, 83.04'; N83°59'20"E, 1065.72' FROM THE CORNER COMMON TO SECTIONS 12, 13 & 46, TOWNSHIP 7 SOUTH-RANGE 10 EAST AND SECTION 45, TOWNSHIP 7 SOUTH-RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.



REFERENCE BENCH MARK= G.P.S. METHOD (LEICA SMARTNET) (NAVD88)(GEOID09)

T.B.M. = TOP OF CURB INLET ON NORTH EDGE OF WESTON WAY, 210'± EAST OF THE INTERSECTION OF WESTON WAY AND FAIR HILL LOOP. ELEVATION = 18.9' (NAVD88)

CURVE TABLE

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING
C1	15.00'	90°00'00"	23.56'	S42°08'20"W
C2	15.00'	90°00'00"	23.56'	S47°51'40"E
C3	15.00'	90°00'00"	23.56'	N42°08'20"E
C4	15.00'	90°00'00"	23.56'	N47°51'40"W
C5	50.00'	90°00'00"	78.54'	S42°08'20"W
C6	50.00'	90°00'00"	78.54'	S47°51'40"E
C7	50.00'	90°00'00"	78.54'	N42°08'20"E
C8	50.00'	90°00'00"	78.54'	N47°51'40"W
C9	50.00'	90°00'00"	78.54'	S42°08'20"W
C10	50.00'	90°00'00"	78.54'	S47°51'40"E
C11	50.00'	90°00'00"	78.54'	N42°08'20"E
C12	50.00'	90°00'00"	78.54'	N47°51'40"W
C13	50.00'	90°00'00"	78.54'	S42°08'20"W
C14	50.00'	90°00'00"	78.54'	S47°51'40"E
C15	50.00'	90°00'00"	78.54'	N42°08'20"E
C16	50.00'	90°00'00"	78.54'	N47°51'40"W
C17	50.00'	90°00'00"	78.54'	S42°08'20"W
C18	50.00'	90°00'00"	78.54'	S47°51'40"E
C19	50.00'	90°00'00"	78.54'	N42°08'20"E
C20	50.00'	90°00'00"	78.54'	N47°51'40"W
C21	50.00'	90°00'00"	78.54'	S42°08'20"W
C22	50.00'	90°00'00"	78.54'	S47°51'40"E
C23	50.00'	90°00'00"	78.54'	N42°08'20"E
C24	50.00'	90°00'00"	78.54'	N47°51'40"W
C25	50.00'	90°00'00"	78.54'	S42°08'20"W
C26	50.00'	90°00'00"	78.54'	S47°51'40"E
C27	50.00'	90°00'00"	78.54'	N42°08'20"E
C28	50.00'	90°00'00"	78.54'	N47°51'40"W
C29	50.00'	90°00'00"	78.54'	S42°08'20"W
C30	50.00'	90°00'00"	78.54'	S47°51'40"E
C31	50.00'	90°00'00"	78.54'	N42°08'20"E
C32	50.00'	90°00'00"	78.54'	N47°51'40"W
C33	50.00'	90°00'00"	78.54'	S42°08'20"W
C34	50.00'	90°00'00"	78.54'	S47°51'40"E
C35	50.00'	90°00'00"	78.54'	N42°08'20"E
C36	50.00'	90°00'00"	78.54'	N47°51'40"W
C37	50.00'	90°00'00"	78.54'	S42°08'20"W
C38	50.00'	90°00'00"	78.54'	S47°51'40"E
C39	50.00'	90°00'00"	78.54'	N42°08'20"E
C40	50.00'	90°00'00"	78.54'	N47°51'40"W
C41	50.00'	90°00'00"	78.54'	S42°08'20"W
C42	50.00'	90°00'00"	78.54'	S47°51'40"E
C43	50.00'	90°00'00"	78.54'	N42°08'20"E
C44	50.00'	90°00'00"	78.54'	N47°51'40"W
C45	50.00'	90°00'00"	78.54'	S42°08'20"W
C46	50.00'	90°00'00"	78.54'	S47°51'40"E
C47	50.00'	90°00'00"	78.54'	N42°08'20"E
C48	50.00'	90°00'00"	78.54'	N47°51'40"W

PROPERTY DESCRIPTION

ALL THAT CERTAIN PARCEL OF GROUND BEING IN SECTION 45, TOWNSHIP 7 SOUTH-RANGE 10 EAST & SECTION 46, TOWNSHIP 7 SOUTH-RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

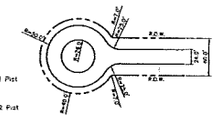
COMMENCE AT THE CORNER COMMON TO SECTIONS 12, 13 & 46, TOWNSHIP 7 SOUTH-RANGE 10 EAST AND SECTION 46, TOWNSHIP 7 SOUTH-RANGE 11 EAST AND MEASURE NORTH 83 DEGREES 43 MINUTES WEST, A DISTANCE OF 2028.09 FEET; THENCE GO NORTH 2 DEGREES 33 MINUTES 59 SECONDS EAST, A DISTANCE OF 1150.85 FEET; THENCE GO NORTH 22 DEGREES 37 MINUTES 00 SECONDS EAST, A DISTANCE OF 1904.78 FEET; THENCE GO NORTH 32 DEGREES 08 MINUTES 20 SECONDS EAST, A DISTANCE OF 1433.95 FEET; THENCE GO NORTH 8 DEGREES 57 MINUTES 18 SECONDS WEST, A DISTANCE OF 83.04 FEET; THENCE GO NORTH 83 DEGREES 59 MINUTES 20 SECONDS EAST, A DISTANCE OF 1065.72 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING GO SOUTH 03 DEGREES 21 MINUTES 43 SECONDS EAST, A DISTANCE OF 478.61 FEET; THENCE SOUTH 10 DEGREES 19 MINUTES 43 SECONDS WEST, A DISTANCE OF 87.83 FEET; THENCE SOUTH 17 DEGREES 19 MINUTES 17 SECONDS EAST, A DISTANCE OF 139.11 FEET; THENCE SOUTH 72 DEGREES 40 MINUTES 43 SECONDS WEST 123.63 FEET; THENCE GO SOUTH 35 DEGREES 15 MINUTES 39 SECONDS EAST, A DISTANCE OF 68.00 FEET; THENCE GO SOUTH 07 DEGREES 54 MINUTES 15 SECONDS EAST, A DISTANCE OF 126.50 FEET; THENCE GO SOUTH 12 DEGREES 10 MINUTES 17 SECONDS WEST, A DISTANCE OF 149.72 FEET; THENCE GO SOUTH 81 DEGREES 19 MINUTES 35 SECONDS WEST, A DISTANCE OF 335.64 FEET; THENCE GO NORTH 44 DEGREES 36 MINUTES 33 SECONDS WEST, A DISTANCE OF 42.17 FEET; THENCE GO SOUTH 87 DEGREES 01 MINUTES 31 SECONDS WEST, A DISTANCE OF 129.68 FEET; THENCE GO NORTH 83 DEGREES 58 MINUTES 29 SECONDS WEST, A DISTANCE OF 431.42 FEET; THENCE GO NORTH 06 DEGREES 01 MINUTES 00 SECONDS WEST, A DISTANCE OF 810.84 FEET; THENCE GO NORTH 83 DEGREES 08 MINUTES 20 SECONDS EAST, A DISTANCE OF 489.03 FEET BACK TO THE POINT OF BEGINNING.

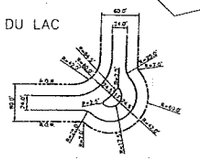
THE RESTRICTIONS AND RESTRICTIVE SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE SUBDIVISION FURNISHED US AND THOSE TO BE INCORPORATED THEREIN ALL APPLICABLE RESTRICTIVES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO FIELD SEARCH OF PUBLIC RECORDS BEYOND HE EXAMINATION OF THE DATA FOR THIS SURVEY.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS__C__SURVEY.

REF:
1) WESTON GLEN SUBD., PH.1 FILING 1 Plat MAP FILE # 4665 DATE FILED: 4-21-2008
2) WESTON GLEN SUBD., PH.1 FILING 2 Plat MAP FILE # 4838 DATE FILED: 4-19-2010
3) SURVEY OF 32.5 ACRES BY THIS FIRM SURVEY # 12631 DATED: 10-25-2012
4) WESTON GLEN SUBD., PH.2 Plat DATE FILED: 7-2-2014

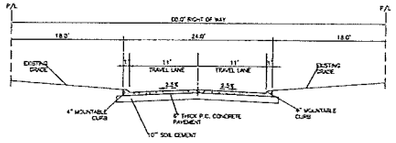


TYPICAL CUL-DE-SAC DETAIL
N.T.S.



TYPICAL "KNEE" CUL-DE-SAC DETAIL
N.T.S.

NOTES:
1) 1/2" IRON PIPES TO BE SET AT ALL SITE CORNERS UPON RECORDATION.
2) (100) DENOTES MUNICIPAL ADDRESS NUMBERS.
3) ALL LOTS SUBJECT TO A 10' UTILITY SERVITUDE ALONG RIGHTS OF WAY.
4) LOT AND STREET GEOMETRICS PROVIDED BY OTHERS.
5) LOT 55 MUST HAVE A SIDE LOADED DRIVEWAY.



TYPICAL 24' WIDE CONCRETE ROADWAY CROSS SECTION – 60' R.O.W.
N.T.S.

Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described _____ located in a special flood hazard area, it is located in Flood Zone _____ B & C

FIRM Panel# 225205 0210 C Rev. 10-17-1978

*NOTE: ALL LOTS IN THIS PHASE HAVE BEEN REMOVED FROM THE SFHA AND ARE NOW IN FLOOD ZONE "C" PER LOMR-F CASE No. 14-06-0021A**

Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04588

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 INSTALLED AND SERVICABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE OR 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-25', SIDE-5', REAR-10', SIDE STREET-10'.
4. ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SEWERAGE, ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENTS.
5. NO NUISANCES OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON 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. THIS PROPERTY IS LOCATED IN FLOOD ZONE "A & C", F.I.R.M. PANEL NO. 225205 0210 C, REVISED 10-17-78. FOR LOTS THAT ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA), THE PROPOSED MINIMUM ELEVATION OF THE FIRST FLOOR (FFE) SHALL BE ELEVATED BY THE 2008 REVISED PRELIMINARY DFIRM OR MOST CURRENT PRELIMINARY DFIRM FLOOD ELEVATION REQUIREMENT, OR 12' (MSL) ABOVE THE CROWN OF THE ADJACENT ROADWAY, WHICHEVER IS HIGHER. FOR LOTS NOT LOCATED IN A SFHA, THE FIRST FLOOR ELEVATION SHALL BE A MINIMUM OF 12' ABOVE THE CROWN OF THE ADJACENT ROADWAY.
   ALL LOTS IN THIS PHASE HAVE BEEN REMOVED FROM THE SFHA PER FEMA LOMR-F CASE No. 14-06-0021A, DATED: NOVEMBER 14, 2013. ALL LOTS ARE NOW LOCATED IN FLOOD ZONE "C".
7. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
8. NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE PLANNING COMMISSION.
9. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60') FEET FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS OF WAY INTERSECT.
10. EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER, SEWERAGE AND SANITATION (GARBAGE AND REFUSE DISPOSAL) SERVICES PROVIDED.
11. 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. 84-2192, ADOPTED 12/13/84)

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

WESTON GLEN SUBDIVISION * PH. 2A

All street right-of-ways and detention pond areas including access tracts through unplatted areas connecting said ponds and Weston Way as shown hereon are dedicated to the perpetual use of public for proper uses and shall be maintained by the Parish of St. Tammany, forever.
Easements shall be reserved for drainage and utilities as indicated hereon and no obstruction or improvements shall be placed that would prevent them from being used for their intended purposes.

2/3/2017
Date

FOR:
VARUSO HOMES L.L.C.
631 PERRILLOUX RD.
MADISONVILLE, LA. 70447
DEVELOPER

RECORDED PLAT

APPROVAL
CHAIRMAN PARISH PLANNING COMMISSION
SECRETARY PARISH PLANNING COMMISSION
PARISH ENGINEER/DIRECTOR
02/21/2017 DATE FILED
5610 FILE NO.
By Courtney Hebert
CLERK OF COURT

RANDALL W. BROWN & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS • PLANNERS • CONSULTANTS
228 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70448
(985) 624-5388 • FAX(985) 624-5309

FINAL PLAT OF
WESTON GLEN SUBDIVISION – PHASE 2A
SECTION 45 – TOWNSHIP 7 SOUTH–RANGE 10 EAST &
SECTION 46 – TOWNSHIP 7 SOUTH–RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA

REVISED DATE:

DRAWN BY: J.E.D.
CHECKED BY: RWB
DATE: 8-15-2016
SCALE: 1"=100'±
SURVEY No.

SHEET

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ROAD INVENTORY # R01E044

ST. TAMMANY ROAD INVENTORY
SUMMARY DATA

COMMUNITY Madisonville
(to be filled out by office personnel)

WARD 1

DISTRICT 1

CLOSEST STATE HWY 1085

BARN 1515

ROAD NAME	GENERAL LOCATION	SECTION TOWNSHIP RANGE	ROADWAY DATA				REMARKS: INTERSECTION/ SURFACE TYPE/ STREET DIRECTION
			STATION	LENGTH	CONDITION SURFACE	CONDITION WIDTH	
Manor Lane	Weston Glen Ph. 2A	47-7-10	0	430	C	24	runs north off Weston Way
			430		C	24	ends at cul-de-sac
ROW:	60'						
MAP NO.:							
ORDINANCE NO.:							
ORDINANCE DATE:							

ROAD INVENTORY #
R01E036

ST. TAMMANY ROAD INVENTORY
SUMMARY DATA

COMMUNITY Madisonville
(to be filled out by office personnel)

WARD 1

DISTRICT 1

CLOSEST STATE HWY 1085

BARN 1515

ROAD NAME	GENERAL LOCATION	SECTION TOWNSHIP RANGE	ROADWAY DATA				REMARKS: INTERSECTION/ SURFACE TYPE/ STREET DIRECTION
			STATION	LENGTH	CONDITION SURFACE	CONDITION WIDTH	
Weston Way	Weston Glen Ph. 2A	47-7-10	2723	445	C	24	continued from Ph. 2
			3168		C	24	ends at intersection with Manor Lane
ROW:	60'						
MAP NO.:							
ORDINANCE NO.:							
ORDINANCE DATE:							