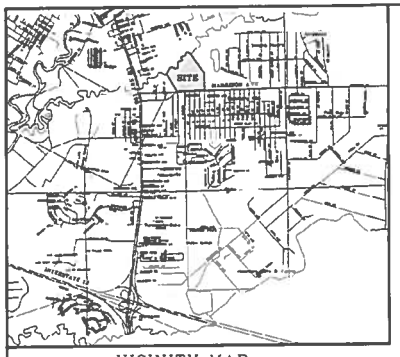
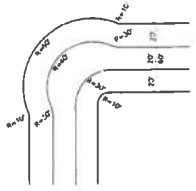
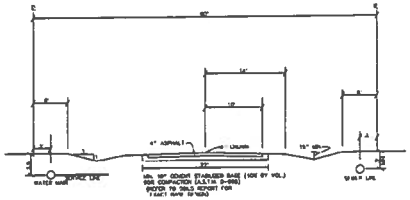
ABITA RIDGE PHASE 2-A
SECTIONS 2 & 3, T-7-S, R-11-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.



VICINITY MAP



BROW DETAIL



TYPICAL STREET SECTION

Legal Description

A certain piece of ground situated in Sections 2 & 3, Township-7-South, Range-11-East, Greensburg Land District, St. Tammany Parish, Louisiana and more fully described as follows:

From the Section Corner common to Sections 2, 3, 10, & 11 Township-7-South, Range-11-East, proceed North 00 degrees 00 minutes 00 seconds East a distance of 9.29 feet to a point; Thence North 00 degrees 25 minutes 38 seconds West a distance of 9.13 feet to the POINT OF BEGINNING.

From the Point Of Beginning proceed:

South 00 degrees 25 minutes 38 seconds West a distance of 306.35 feet to a point;
Thence South 00 degrees 31 minutes 04 seconds East a distance of 7.148 feet to a point;
Thence South 00 degrees 31 minutes 04 seconds West a distance of 63.41 feet to a point;
Thence South 00 degrees 52 minutes 52 seconds West a distance of 33.62 feet to a point;
Thence South 78 degrees 18 minutes 10 seconds West a distance of 14.28 feet to a point;
Thence North 00 degrees 58 minutes 18 seconds West a distance of 75.35 feet to a point;
Thence North 01 degrees 36 minutes 47 seconds West a distance of 30.10 feet to a point;
Thence North 00 degrees 24 minutes 10 seconds West a distance of 75.00 feet to a point;
Thence North 01 degrees 04 minutes 43 seconds East a distance of 29.142 feet to a point;
Thence South 88 degrees 52 minutes 41 seconds East a distance of 3.880 feet to a point;
Thence North 00 degrees 32 minutes 11 seconds East a distance of 120.00 feet to a point;
Thence North 00 degrees 30 minutes 16 seconds East a distance of 301.89 feet to a point;
Thence South 89 degrees 34 minutes 22 seconds East a distance of 27.30 feet to a point;
Thence South 00 degrees 25 minutes 38 seconds East a distance of 49.01 feet to a point on a curve;
Thence along a curve to the right having a radius of 10.00 feet, a delta of 90 degrees 00 minutes 00 seconds, an arc length of 15.71 feet, and a chord which bears South 45 degrees 25 minutes 38 seconds East having a chord distance of 14.14 feet to a point of tangency;
Thence South 00 degrees 25 minutes 38 seconds East a distance of 687 feet to a point of curve;
Thence along a curve to the right having a radius of 10.00 feet, a delta of 90 degrees 11 minutes 11 seconds, an arc length of 15.74 feet, and a chord which bears South 05 degrees 42 minutes 11 seconds East having a chord distance of 14.17 feet to a point of tangency;
Thence South 00 degrees 58 minutes 45 seconds East a distance of 23.01 feet to a point of curve;
Thence along a curve to the right having a radius of 10.00 feet, a delta of 10 degrees 33 minutes 27 seconds, an arc length of 12.00 feet, and a chord which bears South 05 degrees 42 minutes 11 seconds East having a chord distance of 11.97 feet to a point of tangency;
Thence South 09 degrees 25 minutes 38 seconds East a distance of 0.87 feet to the POINT OF BEGINNING, and containing 3.0939 acre(s) of land, more or less.

BUILDING SETBACKS

FRONT	25'
SIDE	10'
REAR	20'
STREET SIDE	10'

LINE DATA TABLE

	BEARING AND DISTANCE
1	N 10°53'33" W 12.43'
2	S 20°18'10" W 14.70'
3	N 81°04'42" W 50.00'
4	S 09°53'16" E 30.90'
5	S 89°34'22" W 7.30'
6	N 00°25'38" E ADJUST
7	S 00°25'38" E 4.87'
8	S 10°06'42" E 23.03'

CURVE DATA TABLE

	CHORD BEARING & DIS.	RADIUS	DISTANCE
1	C1 North 05°42'11" W	10.00'	12.89'
2	C2 S.A.M. 05°42'11" W	130.00'	23.94'
3	C3 North 45°25'38" W	10 MAT	14.71'
4	C4 N.E. 78°40'48" W	10.00'	3.80'
5	C5 North 01°06'18" W	10.00'	3.80'
6	C6 North 64°07'24" W	10.00'	14.23'

RESTRICTIVE COVENANTS

1. EACH LOT WILL HAVE MORE THAN ONE DWELLING
2. 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 ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES WHICHEVER HAPPENS FIRST. THE ABITA RIVER SUBDIVISION WATER DISTRIBUTION SYSTEM. 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. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE OR UTILITY EASEMENTS.
4. NO REPAIRS OR MAINTENANCE SHALL BE CARRIED ON WITH ANY MOTOR VEHICLE, MOTORCYCLE, MOTORBOAT OR OTHER ON WHICH MAY BE OF ANY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
5. THE FRONT 7' OF EACH LOT IS SUBJECT TO A UE EASEMENT ALONG ALL STREETS
7. NO SIGNS WHATSOEVER SHALL BE INSTALLED ON THIS SUBDIVISION.
8. NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT THE PRIOR APPROVAL OF ST. TAMMANY PARISH.
9. EACH RESIDENCE ON THE ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND CONNECT TO THE WATER AND SEWERAGE SERVICES PROVIDED BY UTILITIES, INC. OF LOUISIANA.
10. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60') FEET FROM THE CORNER OF THE PROPERTY WHERE THE TWO STREET RIGHTS OF WAY INTERSECT.
11. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE 12" ABOVE THE CROWN OF THE STREET OR 12" ABOVE CURRENT BASE FLOOD ELEVATION WHERE THE B.F.E. IS MORE THAN 12" BELOW THE STREET CROWN. (SEE FLOOD ZONE DESIGNATION ON THIS PLAT)
12. THE DRAINAGE SWITCHES AND DETENTION POND LOT 2 SHALL BE MAINTAINED BY ST. TAMMANY PARISH
13. PARKING, TANK, 1/2 COURT BASKETBALL, AND PARKING AREA FOR THE ACTIVE RECREATION SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THIS SUBDIVISION

DEDICATION

ALL STREET RIGHTS-OF-WAYS AND DETENTION POND 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 OF EASEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THE PURPOSE INTENDED. THE STREETS, TRAFFIC CONTROL SIGNS, AND THE MONUMENTS PLACED WITHIN THIS SUBDIVISION ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THIS DEVELOPMENT.

Buddy Coate February 27, 2020
OWNER DATE

THIS PLAN IS CERTIFIED TO CONFORM TO THE STATE OF LOUISIANA RS.33:203, 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.

3.0939 AC.	12	400' +/-	CENTRAL
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
VARIES	VARIES	50'	CENTRAL
AVE. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
VARIES	VARIES	PUD	340'
ADT VALT	LOT DEPTH	ZONING	MAX BLK LENGTH
ROAD SURFACE			

ABITA RIVER
ULTIMATE SURFACE WATER DRAINAGE

FOR:

ABITA RIVER PARK, LLC
CORPORATION

BUDDY COATE
OWNER

401 MARINA BAYS DR.
MANDEVILLE, LA 70471
ADDRESS

APPROVED:
CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

03-25-2020 5923
DATE FILED FILE NO.

Marietta Barnes
CLERK OF COURT

Marietta Barnes, Deputy Clerk

RECORDED PLAT

NOTES

1. ALL ELEVATIONS ARE REFERENCED TO MSL NAVD 88 (GEOID 12A)
2. COMMUNITY SEWER AND WATER SERVICES TO BE PROVIDED BY UTILITIES INC. OF LOUISIANA
   AT AN EXISTING FACILITY LOCATED OFFSITE
3. INDIVIDUAL LOT BUILDERS ARE RESPONSIBLE FOR GRADING THE LOT TO THE ELEVATIONS SHOWN ON THE AS BUILT PAVING AND DRAINAGE PLAN
3. (S) MUNICIPAL TOP OF SEWER MANHOLE AS SHOWN ELEV 22.9' MSL NAVD 88, (GEOID 12A)

FINAL PLAN

ABITA RIDGE PHASE 2-A
SECTIONS 2 & 3, T-7-S R-11-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.

REVISIONS		KELLY McHUGH & ASSOCIATES, INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA 626-5611	
MARK	DATE		
	02-19-20		
		SCALE: 1" = 50'	DATE: 12-18-19
		DRAWN: NDM	JOB NO.: 18-238
		CHECKED:	DWG. NO.: 18 238 2 A