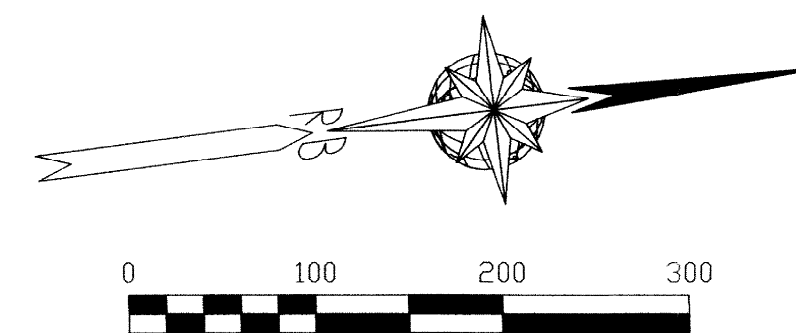


FINAL PLAT THE SANCTUARY * PHASE 5

SUBDIVISION OF A PARCEL OF GROUND SITUATED IN
TRACT 44, TOWNSHIP 8 SOUTH - RANGE 11 EAST
CITY OF MANDEVILLE - DISTRICT 1
ST. TAMMANY PARISH, LOUISIANA
INTO LOTS 452-480 AND PARCELS A, B, C & D

356 ACRES R.D.W. AREA	4182 ACRES TOTAL AREA	21 NUMBER OF LOTS	CENTERLINE ROAD SURFACING
826 ACRES GREEN SPACE	2,330 ± L.F. LENGTH OF STREETS	CENTRAL SEWERAGE SYSTEM	19.874 SQ. FT. LOT AREA MINIMUM
R-1 ZONING	60' ST. R/W WIDTH	CENTRAL WATER SYSTEM	152,720 SQ. FT. LOT AREA MAXIMUM
			FIRE DISTRICT 4 FIRE DISTRICT



CULVERT INFO

Lot	Culvert Size	Notes
452	13" x 22"	Linnette Lane side 23' x 36' Pintail Trace side
453	15" in addition to existing 8"	See HOA for additional culvert requirements
454	Existing 8" Subsurface	See HOA for additional culvert requirements
455	Existing 8" Subsurface	See HOA for additional culvert requirements
456	Existing 8" Subsurface	See HOA for additional culvert requirements
457	13" x 22" Linnette Lane side	See HOA for additional culvert requirements
458	No Culvert Required	
459	13" x 22"	
460	13" x 22"	
461	Existing 8" Subsurface	See HOA for additional culvert requirements
462	Existing 8" Subsurface	See HOA for additional culvert requirements
463	Existing 8" Subsurface	See HOA for additional culvert requirements
464	Existing 8" Subsurface	See HOA for additional culvert requirements
465	Existing 8" Subsurface	See HOA for additional culvert requirements
466	18" x 29"	
467	13" x 22"	
468	13" x 22"	
469	13" x 22"	
470	13" x 22"	
471	18" x 29"	
472	24" x 22"	
473	18" x 29"	
474	13" x 22"	
475	13" x 22"	
476	Existing 8" Subsurface	See HOA for additional culvert requirements
477	Existing 8" Subsurface	See HOA for additional culvert requirements
478	Existing 8" Subsurface	See HOA for additional culvert requirements
479	13" x 22"	
480	18" x 29"	

MINIMUM RESTRICTIVE COVENANTS

1. ONLY ONE DWELLING WILL BE PERMITTED ON EACH SINGLE RESIDENTIAL LOT.
2. NO DWELLING MAY BE OCCUPIED BEFORE SEWER AND WATER SYSTEMS ARE INSTALLED AND OPERABLE AS CERTIFIED TO BY THE CITY OF MANDEVILLE.
3. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN CITY DRAINAGE OR STREET EASEMENTS.
4. NO NOXIOUS OR OFFENSIVE ACTION SHALL BE CARRIED UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY OR MAY NOT BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CARS STORAGE.
5. MOBILE HOMES WILL NOT BE PERMITTED TO OCCUPY LOTS AS RESIDENCES IN THIS SUBDIVISION.
6. THIS IS A PRIVATE ACCESS GATED COMMUNITY.
7. THE FINISHED FLOOR ELEVATIONS FOR THE DWELLINGS SHALL BE A MINIMUM OF THE BASE FLOOD ELEVATION (BFE) +2', 24" ABOVE THE CENTERLINE OF THE STREET OR ELEVATION 13' MSL, WHICHEVER IS THE HIGHER. ANY ENCLOSED NON-LIVING AREA, SUCH AS A GARAGE OR STORAGE ROOM SHALL BE AT A MINIMUM ELEVATION OF 18" ABOVE THE CENTERLINE OF THE STREET OR ELEVATION 9.5' MSL, WHICHEVER IS THE HIGHER.
8. RESUBDIVISION OF LOTS RESULTING INTO LOTS SMALLER THAN THE ORIGINAL LOTS WILL NOT BE PERMITTED.
9. THE FOREGOING WILL BE THE MINIMUM COVENANT RUNNING WITH EACH TITLE AND REFERENCE SHALL BE MADE THERETO IN EACH TITLE. THE DEVELOPER WILL PROVIDE EACH BUYER WITH COPIES OF ALL THE RESTRICTIVE COVENANTS RECORDED IN C.O.B.
10. THE SERVICES SHOWN ON THIS PLAN ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPLYING WITH THE DATA FOR THIS PROJECT.
11. THIS PERMIT PLAN SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED BY THE SURVEYOR.
12. BEARINGS AND EXISTING RECORD BEARINGS.
13. THIS IS TO CERTIFY THAT SUBJECT PROPERTY IS A LOCATED FLOOD ZONE: AE (EL. 10') FIRM MAP NUMBER 2202020313D AND 2202020426D, DATED MAY 16, 2012.
14. BUILDING SETBACKS ARE: FRONT 30', SIDE 15', & REAR 30'. UNLESS OTHERWISE INDICATED ON PLAT. BUILDING SETBACK REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MANDEVILLE PROVISIONS, WHICHEVER IS MORE RESTRICTIVE.

PROPERTY DESCRIPTION

COMMENCING FROM THE SECTION CORNER COMMON TO SECTIONS 4, 42, 43, 44, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, GO SOUTH 07 DEGREES 13 MINUTES 46 SECONDS WEST A DISTANCE OF 207.42 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING GO SOUTH 07 DEGREES 13 MINUTES 46 SECONDS WEST A DISTANCE OF 1809.08 FEET; THENCE SOUTH 85 DEGREES 26 MINUTES 13 SECONDS WEST A DISTANCE OF 719.03 FEET; THENCE NORTH 74 DEGREES 50 MINUTES 37 SECONDS WEST A DISTANCE OF 71.21 FEET; THENCE NORTH 04 DEGREES 08 MINUTES 29 SECONDS EAST A DISTANCE OF 200.00 FEET; THENCE NORTH 54 DEGREES 49 MINUTES 15 SECONDS EAST A DISTANCE OF 107.76 FEET; THENCE NORTH 06 DEGREES 17 MINUTES 07 SECONDS EAST A DISTANCE OF 280.10 FEET; THENCE SOUTH 74 DEGREES 34 MINUTES 03 SECONDS WEST A DISTANCE OF 245.21 FEET; THENCE NORTH 03 DEGREES 21 MINUTES 34 SECONDS WEST A DISTANCE OF 344.28 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 4.92', WITH A RADIUS OF 330.30', WITH A CHORD BEARING OF SOUTH 76 DEGREES 45 MINUTES 08 SECONDS WEST, WITH A CHORD LENGTH OF 4.92'; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 570.92', WITH A RADIUS OF 566.68', WITH A CHORD BEARING OF SOUTH 74 DEGREES 36 MINUTES 23 SECONDS WEST, WITH A CHORD LENGTH OF 566.68'; THENCE NORTH 26 DEGREES 47 MINUTES 01 SECONDS WEST A DISTANCE OF 203.29 FEET; THENCE NORTH 14 DEGREES 25 MINUTES 25 SECONDS EAST A DISTANCE OF 173.26 FEET; THENCE NORTH 23 DEGREES 18 MINUTES 15 SECONDS EAST A DISTANCE OF 245.74 FEET; THENCE NORTH 15 DEGREES 45 MINUTES 43 SECONDS EAST A DISTANCE OF 15.39 FEET; THENCE NORTH 83 DEGREES 03 MINUTES 23 SECONDS EAST A DISTANCE OF 58.16 FEET; THENCE NORTH 64 DEGREES 18 MINUTES 15 SECONDS EAST A DISTANCE OF 69.24 FEET; THENCE NORTH 04 DEGREES 08 MINUTES 29 SECONDS EAST A DISTANCE OF 135.97 FEET; THENCE SOUTH 74 DEGREES 49 MINUTES 18 SECONDS WEST A DISTANCE OF 69.24 FEET; THENCE NORTH 80 DEGREES 14 MINUTES 15 SECONDS EAST A DISTANCE OF 212.15 FEET; THENCE NORTH 82 DEGREES 46 MINUTES 03 SECONDS EAST A DISTANCE OF 192.04 FEET; THENCE NORTH 01 DEGREES 25 MINUTES 43 SECONDS WEST A DISTANCE OF 141.74 FEET; THENCE NORTH 25 DEGREES 23 MINUTES 13 SECONDS EAST A DISTANCE OF 447.83 FEET; THENCE SOUTH 64 DEGREES 36 MINUTES 47 SECONDS WEST A DISTANCE OF 539.87 FEET BACK TO THE POINT OF BEGINNING.

DEPOSITION:

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 PLAT OF THE SANCTUARY PHASE 5. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSES. THE INDICATION OF THE STREETS AND ROADWAYS ON THIS PLAT IS NOT INTENDED AS A DEDICATION TO THE CITY OF MANDEVILLE, PARISH OF ST. TAMMANY, THE STATE OF LOUISIANA, OR THE PUBLIC IN GENERAL. THE AREA SHOWN AS STREETS AND ROADWAYS SHALL BE DEFINED AS TO BE SERVITUDES ONLY. A SERVITUDE OF PASSAGE FOR OWNERS OF LOTS IN THE SANCTUARY PHASE 5 AND ALL SUBSEQUENT FUTURE PHASES OR SECTIONS. THE FEE TITLE TO SUCH AREA BELONGING TO THE OWNERS ASSOCIATION, OR THE DEVELOPER, THE CITY OF MANDEVILLE IS HEREBY GRANTED. NON-EXCLUSIVE EASEMENTS AND RIGHTS OF WAY FOR THE LOCATION OF UNDERGROUND SEWERAGE AND WATER PIPES, LINES AND CONDUITS, AND ABOVE GROUND LIFT STATIONS, MACHINERY AND APPARATUS WITHIN THE STREET RIGHTS-OF-WAY AND UTILITY SERVIDUES AS SHOWN ON THIS PLAT. THE CITY OF MANDEVILLE THROUGH ITS DEPARTMENT OF PUBLIC WORKS SHALL MAINTAIN AND CLEAN ALL EXISTING ROAD SIDE DITCHES, DRAINAGE CHANNELS AND CULVERTS LOCATED WITHIN THE STREET AND DRAINAGE SERVIDUES SHOWN ON THIS PLAT. THE SANCTUARY HOMEOWNERS ASSOCIATION SHALL CUT AND MAINTAIN THE GRASS AND LANDSCAPING IN THE COMMON AREAS AND THE INDIVIDUAL LOT OWNER SHALL CUT GRASS ADJACENT TO ROAD SIDE DITCHES ADJOINING HIS/HER LOT. THE APPLICABLE PROVISIONS OF THE CITY OF MANDEVILLE OUTDOOR LIGHTING CODE WILL BE ADHERED TO.

BY: JOHN L. CROSBY, JR. PRESIDENT

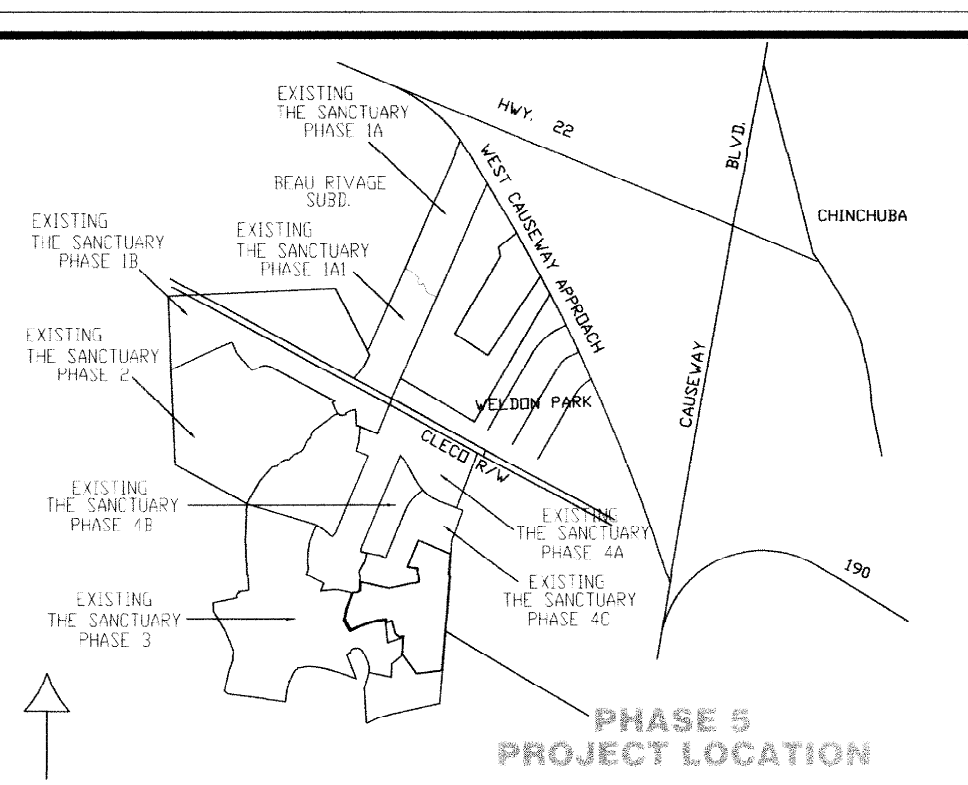
FINAL APPROVAL:

MAYOR, CITY OF MANDEVILLE
CHAIRMAN OF PLANNING COMMISSION
DIRECTOR OF PUBLIC WORKS
CITY PLANNER



- GENERAL NOTES:
- 1) 1/2" IRON PIPES TO BE SET AT ALL LOT CORNERS UPON RECORDATION.
 - 2) (100) DENOTES MUNICIPAL ADDRESS NUMBERS.
 - 3) GEOMETRICS FOR THIS PHASE WERE PROVIDED BY OTHERS.
 - 4) A 15' UTILITY SERVIDUE EXISTS ALONG EACH LOT ADJACENT TO THE RIGHT OF WAY.
 - 5) THIS SURVEYOR HAS NOT AND DOES NOT DETERMINE WETLAND DELINEATIONS. THE WETLAND INFORMATION SHOWN HEREON WAS PROVIDED BY OTHERS AND SHOWN FOR INFORMATIONAL PURPOSES ONLY.
 - 6) THE DATA AND LOCATION OF THE 5' CONTOUR LINE THAT IS SHOWN HEREON WAS OBTAINED FROM ATLAS: THE LOUISIANA STATEWIDE GIS. LSU DEPARTMENT OF GEOGRAPHY AND ANTHROPOLOGY, BATON ROUGE, LA. (2010). THIS CONTOUR LINE WAS CHECKED BY FIELD SURVEYING.
 - 7) ALL LOTS HAVE AN AREA OF 10,800 SQ.FT. OR GREATER ABOVE THE 5' CONTOUR LINE.

SEC. 44
SEC. 43
SEC. 42

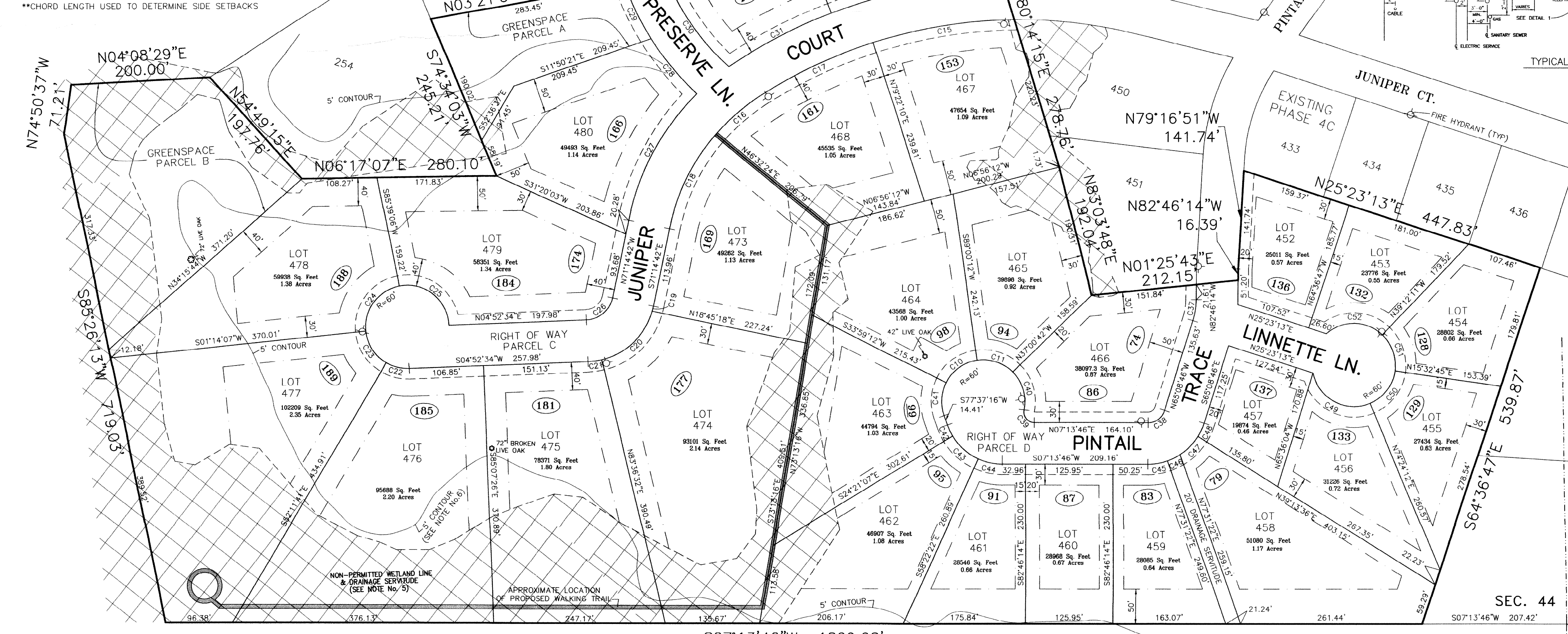


VICINITY MAP
NOT TO SCALE

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD	BEARING
C1	60.00'	77.12'	71.96'	N02°52'27"E
C2	60.00'	77.12'	71.96'	N02°52'27"E
C3	60.00'	77.12'	71.96'	N02°52'27"E
C4	60.00'	77.12'	71.96'	N02°52'27"E
C5	60.00'	77.12'	71.96'	N02°52'27"E
C6	60.00'	77.12'	71.96'	N02°52'27"E
C7	60.00'	77.12'	71.96'	N02°52'27"E
C8	60.00'	77.12'	71.96'	N02°52'27"E
C9	60.00'	77.12'	71.96'	N02°52'27"E
C10	60.00'	77.12'	71.96'	N02°52'27"E
C11	60.00'	77.12'	71.96'	N02°52'27"E
C12	60.00'	77.12'	71.96'	N02°52'27"E
C13	60.00'	77.12'	71.96'	N02°52'27"E
C14	60.00'	77.12'	71.96'	N02°52'27"E
C15	60.00'	77.12'	71.96'	N02°52'27"E
C16	60.00'	77.12'	71.96'	N02°52'27"E
C17	60.00'	77.12'	71.96'	N02°52'27"E
C18	60.00'	77.12'	71.96'	N02°52'27"E
C19	60.00'	77.12'	71.96'	N02°52'27"E
C20	60.00'	77.12'	71.96'	N02°52'27"E
C21	60.00'	77.12'	71.96'	N02°52'27"E
C22	60.00'	77.12'	71.96'	N02°52'27"E
C23	60.00'	77.12'	71.96'	N02°52'27"E
C24	60.00'	77.12'	71.96'	N02°52'27"E
C25	60.00'	77.12'	71.96'	N02°52'27"E
C26	60.00'	77.12'	71.96'	N02°52'27"E
C27	60.00'	77.12'	71.96'	N02°52'27"E
C28	60.00'	77.12'	71.96'	N02°52'27"E
C29	60.00'	77.12'	71.96'	N02°52'27"E
C30	60.00'	77.12'	71.96'	N02°52'27"E
C31	60.00'	77.12'	71.96'	N02°52'27"E
C32	60.00'	77.12'	71.96'	N02°52'27"E
C33	60.00'	77.12'	71.96'	N02°52'27"E
C34	60.00'	77.12'	71.96'	N02°52'27"E
C35	60.00'	77.12'	71.96'	N02°52'27"E
C36	60.00'	77.12'	71.96'	N02°52'27"E
C37	60.00'	77.12'	71.96'	N02°52'27"E
C38	60.00'	77.12'	71.96'	N02°52'27"E
C39	60.00'	77.12'	71.96'	N02°52'27"E
C40	60.00'	77.12'	71.96'	N02°52'27"E
C41	60.00'	77.12'	71.96'	N02°52'27"E
C42	60.00'	77.12'	71.96'	N02°52'27"E
C43	60.00'	77.12'	71.96'	N02°52'27"E
C44	60.00'	77.12'	71.96'	N02°52'27"E
C45	60.00'	77.12'	71.96'	N02°52'27"E
C46	60.00'	77.12'	71.96'	N02°52'27"E
C47	60.00'	77.12'	71.96'	N02°52'27"E
C48	60.00'	77.12'	71.96'	N02°52'27"E
C49	60.00'	77.12'	71.96'	N02°52'27"E
C50	60.00'	77.12'	71.96'	N02°52'27"E
C51	60.00'	77.12'	71.96'	N02°52'27"E
C52	60.00'	77.12'	71.96'	N02°52'27"E

**CHORD LENGTH USED TO DETERMINE SIDE SETBACKS



THE SERVICES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPLYING WITH THE DATA FOR THIS PROJECT.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

NOTE: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the area described is located in a special flood hazard area, it is located in Flood Zone AE.

FIRM Panel# 220202 0313 D Rev. 5-16-12
FIRM Panel# 220202 0426 D Rev. 5-16-12

RANDALL W. BROWN & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS • PLANNERS • CONSULTANTS
528 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70448
(985) 624-5368 • FAX(985) 624-5309

THE SANCTUARY - PHASE 5
SECTION 44 - TOWNSHIP 8 SOUTH - RANGE 11 EAST
CITY OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA

REVISED DATE:

DRAWN BY: RUB
CHECKED BY: RWB
DATE: 5-9-2019
SCALE: 1"=100'±
SURVEY NO. 19115

SHEET