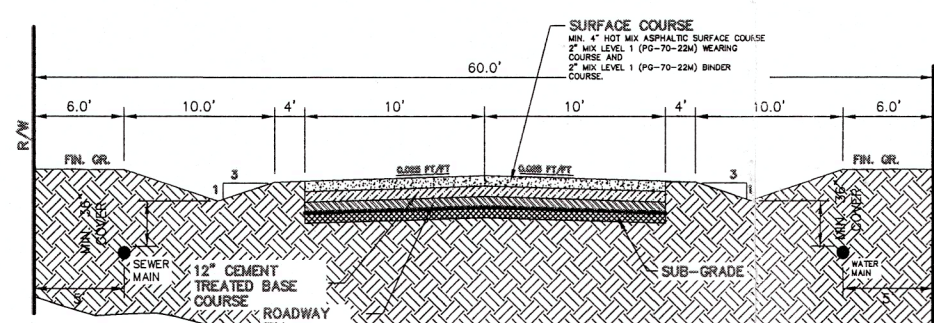
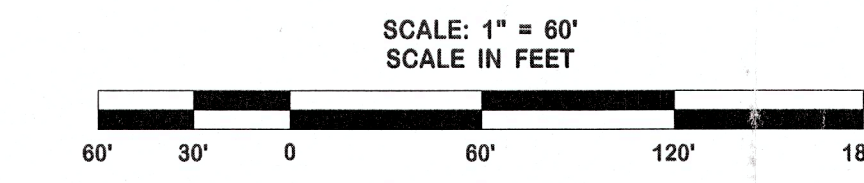
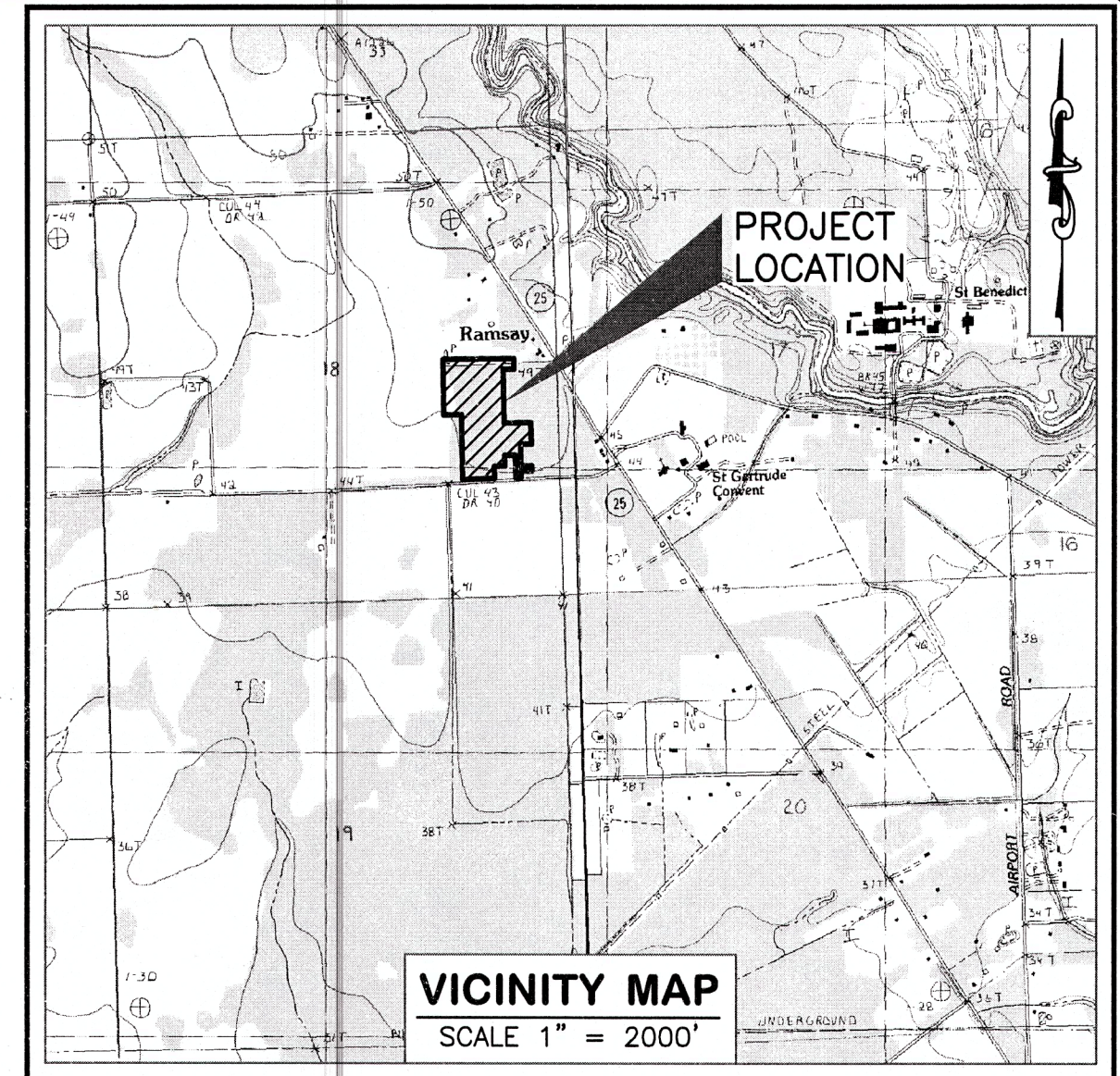




GENERAL INFORMATION			
RIVER PARK PHASE 2			
20.220	RESIDENTIAL	79	60' X 120'
AREA	LAND USE	NUMBER OF LOTS	AVG. LOT SIZE
60'	OPEN DITCH	CENTRAL	CENTRAL
LOT FRONTAGE	DRAINAGE	SEWER	WATER SYSTEM
± 4,050 LF	480 LF	ASPHALT	120
LENGTH OF STREET	MAX. BLOCK LENGTH	ROAD SURFACE	LOT DEPTH
60'	42.1 MSL	A2-R0/AAA	TOE/FUNCTN RIVER
ROAD R.O.W.	MIN. HEIGHT OF ROADWAY	ZONING	ULTIMATE SURFACE WATER DISPOSAL
Square 2, Lots 1-10, Front Setback 20 feet, Rear Setback 20 feet Square 2, Lots 11-18, Front Setback 20 feet, Rear Setback 20 feet Square 3, Lots 1-18, Front Setback 20 feet, Rear Setback 20 feet Square 4, Lots 9-18, Front Setback 20 feet, Rear Setback 20 feet Square 10, Lots 1-18, Front Setback 20 feet, Rear Setback 20 feet Square 10, Lots 11-18, Front Setback 20 feet, Rear Setback 20 feet Square 11, Lots 1-18, Front Setback 20 feet, Rear Setback 20 feet Square 12, Lots 1-18, Front Setback 20 feet, Rear Setback 20 feet SDE: 5' (1" Side Street)			
BUILDING SETBACKS			



2 TYPICAL ROAD SECTION

LOT AREA TABLE			
SQUARE 2		SQUARE 3	
LOT NO.	SQUARE FEET - ACRES	LOT NO.	SQUARE FEET - ACRES
1	7,200 SQ. FT. - 0.165 ACRES	1	7,200 SQ. FT. - 0.165 ACRES
2	7,200 SQ. FT. - 0.165 ACRES	2	7,200 SQ. FT. - 0.165 ACRES
3	7,200 SQ. FT. - 0.165 ACRES	3	7,200 SQ. FT. - 0.165 ACRES
4	7,200 SQ. FT. - 0.165 ACRES	4	7,200 SQ. FT. - 0.165 ACRES
5	7,200 SQ. FT. - 0.165 ACRES	5	7,200 SQ. FT. - 0.165 ACRES
6	7,200 SQ. FT. - 0.165 ACRES	6	7,200 SQ. FT. - 0.165 ACRES
7	7,200 SQ. FT. - 0.165 ACRES	7	7,200 SQ. FT. - 0.165 ACRES
8	7,200 SQ. FT. - 0.165 ACRES	8	7,200 SQ. FT. - 0.165 ACRES
9	7,200 SQ. FT. - 0.172 ACRES	9	7,088 SQ. FT. - 0.163 ACRES
10	11,418 SQ. FT. - 0.262 ACRES	10	7,075 SQ. FT. - 0.163 ACRES
11	7,200 SQ. FT. - 0.165 ACRES	11	7,075 SQ. FT. - 0.163 ACRES
12	9,635 SQ. FT. - 0.222 ACRES	12	7,088 SQ. FT. - 0.163 ACRES
13	7,200 SQ. FT. - 0.165 ACRES	13	7,088 SQ. FT. - 0.163 ACRES
14	7,200 SQ. FT. - 0.165 ACRES	14	7,075 SQ. FT. - 0.163 ACRES
15	7,200 SQ. FT. - 0.165 ACRES	15	7,110 SQ. FT. - 0.163 ACRES
16	7,200 SQ. FT. - 0.165 ACRES	16	7,110 SQ. FT. - 0.163 ACRES
SQUARE 10		SQUARE 4	
LOT NO.	SQUARE FEET - ACRES	LOT NO.	SQUARE FEET - ACRES
1	7,200 SQ. FT. - 0.165 ACRES	1	7,200 SQ. FT. - 0.165 ACRES
2	7,200 SQ. FT. - 0.165 ACRES	2	7,200 SQ. FT. - 0.165 ACRES
3	7,200 SQ. FT. - 0.165 ACRES	3	7,200 SQ. FT. - 0.165 ACRES
4	7,200 SQ. FT. - 0.165 ACRES	4	7,200 SQ. FT. - 0.165 ACRES
5	7,200 SQ. FT. - 0.165 ACRES	5	7,200 SQ. FT. - 0.165 ACRES
6	7,200 SQ. FT. - 0.165 ACRES	6	7,200 SQ. FT. - 0.165 ACRES
7	7,200 SQ. FT. - 0.165 ACRES	7	7,200 SQ. FT. - 0.165 ACRES
8	7,200 SQ. FT. - 0.165 ACRES	8	7,200 SQ. FT. - 0.165 ACRES
9	7,200 SQ. FT. - 0.165 ACRES	9	7,200 SQ. FT. - 0.165 ACRES
10	7,200 SQ. FT. - 0.165 ACRES	10	7,200 SQ. FT. - 0.165 ACRES
SQUARE 11		SQUARE 12	
LOT NO.	SQUARE FEET - ACRES	LOT NO.	SQUARE FEET - ACRES
1	7,200 SQ. FT. - 0.165 ACRES	1	7,200 SQ. FT. - 0.165 ACRES
2	7,200 SQ. FT. - 0.165 ACRES	2	7,200 SQ. FT. - 0.165 ACRES
3	7,200 SQ. FT. - 0.165 ACRES	3	7,200 SQ. FT. - 0.165 ACRES
4	7,200 SQ. FT. - 0.165 ACRES	4	7,200 SQ. FT. - 0.165 ACRES
5	7,200 SQ. FT. - 0.165 ACRES	5	7,200 SQ. FT. - 0.165 ACRES
6	7,200 SQ. FT. - 0.165 ACRES	6	7,200 SQ. FT. - 0.165 ACRES
7	7,200 SQ. FT. - 0.165 ACRES	7	7,200 SQ. FT. - 0.165 ACRES
8	7,200 SQ. FT. - 0.165 ACRES	8	7,200 SQ. FT. - 0.165 ACRES
9	7,200 SQ. FT. - 0.165 ACRES	9	7,200 SQ. FT. - 0.165 ACRES
10	7,200 SQ. FT. - 0.165 ACRES	10	7,200 SQ. FT. - 0.165 ACRES
11	7,200 SQ. FT. - 0.165 ACRES	11	7,132 SQ. FT. - 0.164 ACRES
12	7,200 SQ. FT. - 0.165 ACRES	12	7,132 SQ. FT. - 0.164 ACRES
13	7,200 SQ. FT. - 0.165 ACRES	13	7,148 SQ. FT. - 0.164 ACRES
14	7,200 SQ. FT. - 0.165 ACRES	14	7,153 SQ. FT. - 0.164 ACRES
15	7,200 SQ. FT. - 0.165 ACRES	15	7,160 SQ. FT. - 0.164 ACRES
16	7,200 SQ. FT. - 0.165 ACRES	16	7,167 SQ. FT. - 0.164 ACRES
		17	7,167 SQ. FT. - 0.164 ACRES
		18	7,171 SQ. FT. - 0.165 ACRES
		19	7,181 SQ. FT. - 0.165 ACRES
		20	7,188 SQ. FT. - 0.165 ACRES

NOTE: DRAINAGE DETENTION SHALL BE DRY PONDS LOCATED ON SITE. PONDS SHALL BE MAINTAINED BY ST. TAMMANY PARISH.

LEGAL DESCRIPTION - RIVER PARK ESTATES PHASE 2

A certain tract or 880,778 sq. ft. located in section 18, T6S - R11E, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the of the corner corners of Section 17, 18, 19, and 20, said point being the "POINT OF COMMENCEMENT" and labeled "P.O.C.,"

Then, North 01 degrees 11 minutes 38 seconds West a distance of 1,364.78 feet to a point;

Then, South 87 degrees 46 minutes 08 seconds West a distance of 720.69 feet to a point,

said point being the "POINT OF BEGINNING" and labeled "P.O.B.,"

Then, South	87	degrees	46	minutes	08	seconds	West	a distance of	66.01 feet	a to a point;
Then, South	01	degrees	09	minutes	11	seconds	West	a distance of	228.95 feet	a to a point;
Then, South	01	degrees	09	minutes	11	seconds	West	a distance of	120.00 feet	a to a point;
Then, South	89	degrees	11	minutes	28	seconds	East	a distance of	12.00 feet	a to a point;
Then, South	01	degrees	09	minutes	11	seconds	East	a distance of	12.00 feet	a to a point;
Then, South	01	degrees	09	minutes	11	seconds	East	a distance of	12.00 feet	a to a point;
Then, South	01	degrees	09	minutes	11	seconds	East	a distance of	138.56 feet	a to a point;
Then, South	01	degrees	09	minutes	11	seconds	East	a distance of	12.00 feet	a to a point;
Then, North	01	degrees	02	minutes	23	seconds	West	a distance of	75.85 feet	a to a point;
Then, South	88	degrees	58	minutes	08	seconds	East	a distance of	19.98 feet	a to a point;
Then, South	88	degrees	58	minutes	08	seconds	East	a distance of	12.00 feet	a to a point;
Then, North	89	degrees	11	minutes	28	seconds	East	a distance of	80.01 feet	a to a point;
Then, South	01	degrees	09	minutes	52	seconds	East	a distance of	12.00 feet	a to a point;
Then, South	01	degrees	09	minutes	11	seconds	East	a distance of	12.00 feet	a to a point;
Then, South	01	degrees	09	minutes	11	seconds	East	a distance of	80.00 feet	a to a point;
Then, South	01	degrees	09	minutes	11	seconds	East	a distance of	12.00 feet	a to a point;
Then, South	01	degrees	09	minutes	11	seconds	East	a distance of	24.00 feet	a to a point;
Then, South	89	degrees	11	minutes	28	seconds	West	a distance of	12.00 feet	a to a point;
Then, South	01	degrees	09	minutes	11	seconds	East	a distance of	12.00 feet	a to a point;
Then, North	89	degrees	11	minutes	28	seconds	East	a distance of	12.00 feet	a to a point;
Then, South	01	degrees	09	minutes	11	seconds	East	a distance of	65.00 feet	a to a point;
Then, South	01	degrees	09	minutes	11	seconds	East	a distance of	12.00 feet	a to a point;
Then, South	01	degrees	09	minutes	11	seconds	East	a distance of	71.70 feet	a to the "POINT OF BEGINNING".

RESTRICTIVE COVENANTS:

1. No building may be occupied and 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), as so approved by the department of environmental services of St. Tammany Parish, whenever a subdivision is served by the 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 purposes 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).
2. Building Setback SEE GENERAL INFORMATION NOTES
3. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done there that may be or may become a nuisance to the neighborhood, particularly the use of lots as dumps or for junk or other waste.
4. Driveways on corner lots shall not be located any closer than sixty (60) feet from the corner of said property located to the intersection as measured from the corner of the property where the said two street right-of-ways intersect, corner lots which cannot meet this requirement shall be side lot lots.
5. Mobile homes WILL NOT be permitted to occupy lots in this subdivision.
6. No lot shall be further subdivided unless otherwise approved by St. Tammany Parish Planning Commission.
7. Construction of above grade improvements of any nature is prohibited in drainage easements or street right-of-ways.
8. The finished floor elevation shall be a minimum of 12" (1 foot) above the crown of the street in front of lot or meet the FEMA flood zone requirements, whichever is greater.
9. The restrictive covenants recited above together with those recited in C.O.B. Folio mentions shall be read and be a part of each lot's deed.
10. The drainage and storm water detention storage areas (CA-1) as shown herein are to be maintained by the owner of the lot.
11. The park area (CA-2) and park access shown herein are to be owned and maintained by the homeowners association.
12. Each residence or establishment within the subdivision shall subscribe and be subject to the water and sewerage services provided by Magnolia Water Services, Inc.
13. The aforementioned restrictions shall be recited in each lot's deed in addition to the required filing on the first subdivision plat.

NOTES:

- 1) Zoning: A-2 (Suburban)
The proposed lot lines shall be public record 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
- 2) Reference Maps:
A) River Park Estates, Plt.#1, a plat update to a portion of river park estates subdivision, Section 18, T=7N, R=9E, St. Tammany Parish, Louisiana.
Prepared By: Kelly J. McHugh & Associates, Inc.
Dated: January 26, 2017 Entry# 5813
- 3) Basis of Bearings:
The bearings shown herein are based on the "Louisiana Coordinate System of 1983 South Zone - NAD 83" using GPS G46net-RN system accessed on October 10, 2013.
(Y) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
- 4) Flood Note: The property herein is located in Flood Zone "Q" (Areas of minimal flooding) in accordance with FEMA Flood Insurance Rate Map No. 22205 0125 C, dated October 17, 1988, for St. Tammany Parish, Louisiana;
Flood Elevation is subject to be verified with the local authority's Flood Plain Administrator before any design or construction.
- 5) Utilities: Acadia Land Surveying, LLC, made no attempt to locate visible utilities or evidence of buried utilities at part of this survey.
- 6) No attempt has been made by Acadia Land Surveying, LLC to verify title, actual legal ownership, deed restrictions, servitudes, easements, rights-of-way or other burdens on property owned or claimed by either party or their representatives. There is no representation that all applicable servitudes and restrictions are shown herein. The surveyor has made no title search or public record search in compiling the data for this survey.
- 7) Acadia Land Surveying, LLC has not and does not provide Delamination of Jurisdictional Wetlands. Acadia Land Surveying, LLC did not receive nor research the location of wetland areas as delineated by the appropriate authorities.
- 8) The words "Certify," "attest," or "certification" as used herein is understood to be an expression of professional opinion based upon the best knowledge, information, and belief, and such, it does not constitute a guarantee nor a warranty, expressed or implied.

Final Approval:	RECORDED PLAT	
	6/22/22	
Director, Dept. of Engineering	DATE	
	6/22/22	
Secretary, Planning Commission	DATE	
	6/22/22	
Chairman, Planning Commission	DATE	
	06-27-2022	6130
CLERK OF COURT	RECORDED DATE	MAP FILE NUMBER
Monique T Bringol, Deputy Clerk		

DEDICATION:

ALL STREETS RIGHT-OF-WAYS 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 OBSTRUCTIONS OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE. ST. TAMMANY PARISH WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE SERVICES, STREET SIGNS, AND TRAFFIC CONTROL SIGNS WITHIN ITS RIGHT OF WAY.

OWNED BY DATE

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 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 of the location and positional tolerances are in accordance with Class "C" surveys indicated on the above standards. I also certify there are no visible encroachments across any property lines, except as shown.

MICHAEL P. BLANCHARD
REG. NO. 4861
REQUISITED
PROFESSIONAL
LAND SURVEYOR

 06/14/2022

Michael P. Blanchard, P.L.S.,
This survey plan is not valid without the raised or colored seal and signature of the registered Land Surveyor.

Reg. No. 4861

DATE
DRAWN BY:
FIELD

PLAT SHOWING FINAL PLAT
OF
RIVER PARK ESTATES
PHASE 2
LOCATED IN SECTION 18,
TOWNSHIP 6 SOUTH — RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA