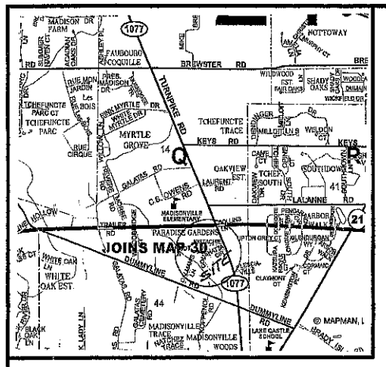
MADISON VILLAS

A PLANNED UNIT DEVELOPMENT
SECTION 44, TOWNSHIP 7 SOUTH, RANGE 10 EAST
WARD 1, DISTRICT 1
ST. TAMMANY PARISH, LOUISIANA



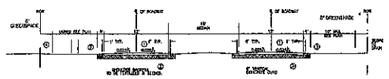
VICINITY MAP

LEGAL DESCRIPTION:

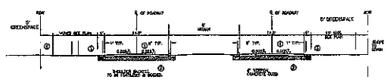
A certain parcel of land located in Section 44, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana more fully described as follows, to-wit;

Commence at the Northeast Corner of Section 44, Township 7 South, Range 10 East, thence South 89 degrees West 957.0 feet, thence South 14 degrees 40 minutes East 4381.24 feet, thence South 54 degrees 23 minutes East 539.22 feet to the Point of Beginning, thence

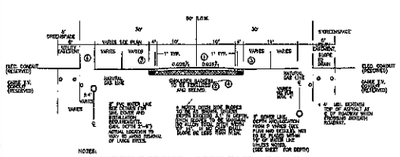
South 21 degrees 56 minutes 43 seconds East 371.36 feet, thence
South 68 degrees 54 minutes 10 seconds West 139.68 feet, thence
South 20 degrees 39 minutes 18 seconds East 222.89 feet, thence
South 68 degrees 51 minutes 34 seconds West 239.19 feet, thence
South 21 degrees 32 minutes 26 seconds East 189.75 feet, thence
North 63 degrees 12 minutes 25 seconds West 110.85 feet, thence
South 10 degrees 59 minutes 48 seconds East 277.96 feet, thence
South 88 degrees 15 minutes 49 seconds West 154.51 feet, thence
North 39 degrees 10 minutes 41 seconds West 470.39 feet, thence
North 22 degrees 04 minutes 43 seconds West 352.52 feet, thence
North 00 degrees 53 minutes 00 seconds East 181.34 feet, thence
North 87 degrees 50 minutes 00 seconds East 210.00 feet, thence
North 00 degrees 53 minutes 00 seconds East 210.00 feet, thence
North 87 degrees 50 minutes 00 seconds East 467.18 feet to the Point of Beginning containing 13.36 acres.



ENTRANCE BOULEVARD AT WIDEST POINT IN MEDIAN CROSS SECTION
NOT TO SCALE



ENTRANCE BOULEVARD AT BEGINNING OF MEDIAN CROSS SECTION
NOT TO SCALE

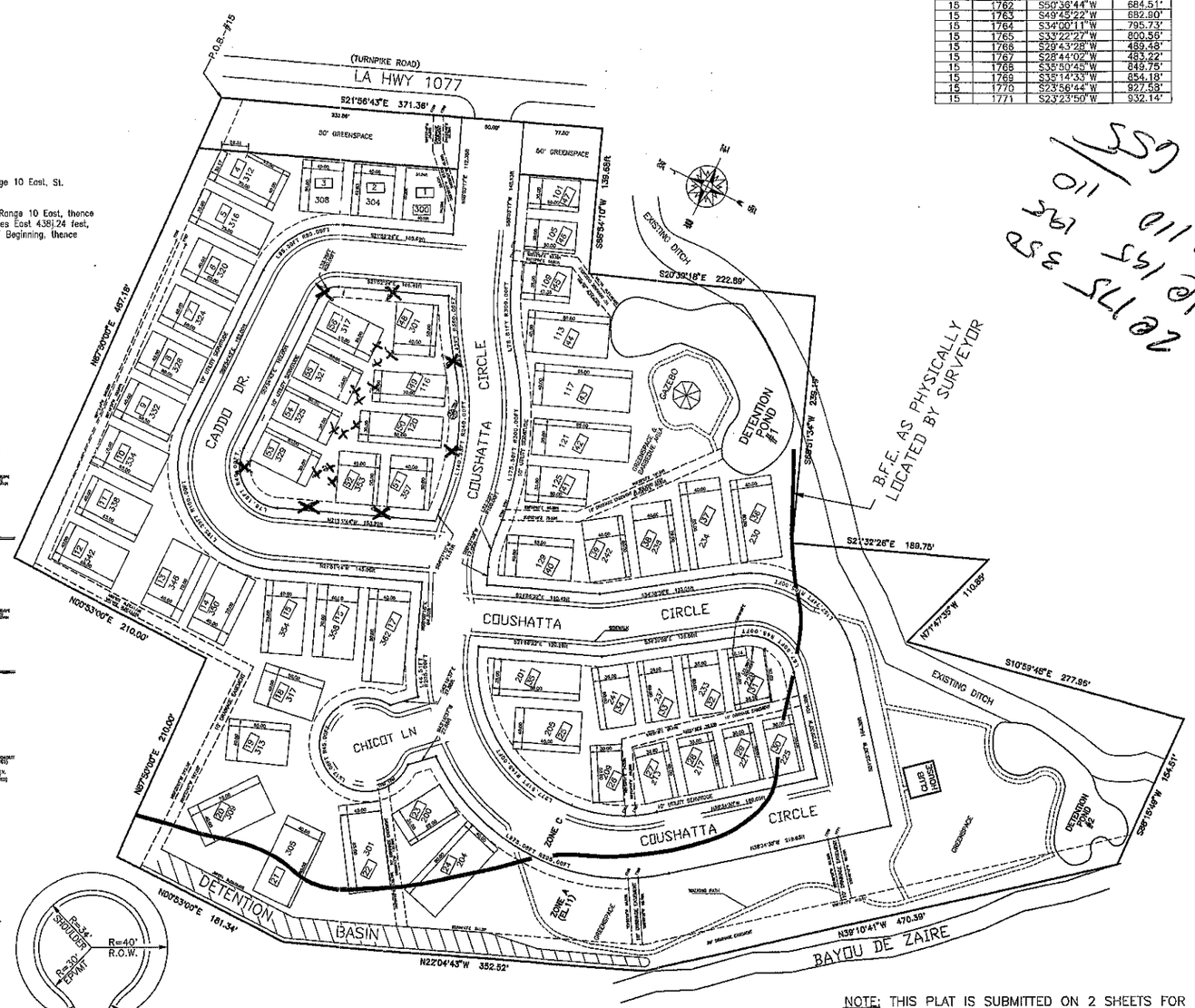


TYPICAL ASPHALTIC ROADWAY SECTION
NOT TO SCALE

LEGEND: FOR ASPHALT PAVING
① 6" THICK (MIN.) ASPHALT PAVEMENT, 12" TYPE B(M)-1 WEARING COURSE, 2" TYPE 3 = BINDER COURSE)
② 16" (MIN.) EXISTING BASE, STABILIZED WITH 50# (6% VOLUME) EXP. I PORTLAND CEMENT, AND COMPACTED TO 95% OF ITS STANDARD PROCTOR DENSITY. (12" MIN.)
③ MIN. 6" THICK, SUBGRADE BASEFILL MATERIAL COMPACTED TO 95% OF ITS STANDARD PROCTOR DENSITY. MATERIAL TO BE IN ACCORDANCE WITH THE APPLICABLE SECTION OF THE LOUISIANA SPECIFICATIONS FOR TRANSPORTATION STRUCTURES, ROADWAYS AND BRIDGES, AND LATEST ADDENDA THERETO.
④ EXISTING GROUND.

BASE PREPARATION AND PAVING NOTES:
1. ALL BASE AND MATERIAL TO BE IN COMPLIANCE WITH LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT SPECIFICATIONS FOR ROADS AND BRIDGES, LATEST EDITION, UNLESS OTHERWISE NOTED.
2. EXISTING BASE SOIL OR IMPORTED ROAD BASE TO BE EXCAVATED AND COMPACTED AS NECESSARY FOR FINAL GRADE.
3. ROAD PAVEMENT BASE MATERIAL TO BE DEPTH OF 12" BEFORE TREATING WITH CEMENT.

NOTE: CROSS SECTIONS AS PER COOPER ENGINEERING.



CUL-DE-SAC DETAILS
NOT TO SCALE

NOTE: ALL DRIVEWAY CULVERTS ARE TO BE RCP A MINIMUM OF 15" IN DIAMETER, OR AN ARCH EQUIVALENT.
2. UNITS REQUIRING CULVERTS ARE: 1,2,3,5,17,21,22,23,24,34,35, 39,40,46,47,48,49, & 51.
3. ALL OTHER LOTS TO SLOPE DRIVEWAYS ON LOTS, AND TO CONTRUCT DRIVEWAYS ACROSS DITCHES SUCH THAT TOP OF SLAB IS AT TOP OF DITCH ELEVATION AND SUCH THAT DRVEWAYS DO NOT IMPEDE DITCH FLOW.

[#]-INDICATES UNIT NUMBER

NOTE: THIS PLAT IS SUBMITTED ON 2 SHEETS FOR CLARITY AS PER THE MINIMUM STANDARDS OF THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

NOTE: All drainage servitudes are to be 10' wide (5' each side of existing centerline of drainage pipe).

Temporary Bench Mark: 60d nail in 18" Oak, between units 49 & 50 – Elevation 20.0'MSL

DRAINAGE EASEMENT TIES

FROM	TO	BEARING	DISTANCE
15	1756	S81°12'15"W	114.08'
15	1757	S77°17'22"W	145.55'
15	1758	S21°56'46"W	205.67'
15	1759	S21°56'46"E	215.59'
15	1760	S00°50'03"W	316.72'
15	1761	S02°28'19"W	322.73'
15	1762	S50°36'44"W	684.51'
15	1763	S49°45'22"W	682.90'
15	1764	S34°00'11"W	795.73'
15	1765	S33°22'27"W	800.56'
15	1766	S29°43'28"W	489.48'
15	1767	S28°44'02"W	483.22'
15	1768	S35°50'45"W	849.75'
15	1769	S39°14'35"W	854.18'
15	1770	S23°56'44"W	927.58'
15	1771	S23°23'50"W	932.14'

RESTRICTIVE COVENANTS

1. No Certificate of Occupancy shall be issued before the sewerage and water systems are installed operable or otherwise connected to a community (central) sewerage and/or water system(s), all as approved by the 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).

2. No noxious 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.

3. Construction of any nature, including fences, is prohibited in drainage servitudes and street rights-of-way.

4. No mobile homes will be permitted in this subdivision.

5. The Madison Villas Homeowner Association will be responsible for maintaining roadways, Green Space areas and all drainage facilities within this development.

6. In addition to the foregoing minimum restrictive covenants, the developers have created by separate act recorded in original Instrument No. _____, additional restrictive covenants which are applicable to the property being subdivided. The foregoing shall be a covenant running with each title and reference shall be made thereto in each title.

7. The minimum elevation for the lowest floor of all residences shall be determined from the latest revised FEMA FLOOD INSURANCE RATE MAPS. The minimum elevation of the lowest floor in Flood Zone "A" shall be 11.0ft as per Community Determination on the date This Map Was Recorded.

8. Parallel to the roadway right-of-way, a 10' servitude on each side of the roadway is established for utility construction.

9. No dwelling can be further re-subdivided and each dwelling unit shall be a single family residence only. Rental of any dwelling unit is not allowed.

10. Each unit shall have a minimum front setback from the roadway right-of-way of 10 feet. Each unit will be at least 10 feet from the adjacent unit. The rear of each unit shall b e a common green space and the depth of this green space area varies.

11. Roadside ditches must remain; subsurface drainage will not be allowed anytime in the future.

12. Detention ponds are to be maintained by the Home Owner's Association.

NO DEDICATION:

Be it resolved by the undersigned owner of land shown hereon that this is a true and accurate plat of

MADISON VILLAS

The indication of the streets and roadways on this plat is not intended as a dedication to the Parish of St. Tammany, the State Of Louisiana, or The Public in general, of streets and roadways, the areas shown as streets and roadways shall be defined to constitute only a servitude of passage for the owners, invitees and occupants of lots in this subdivision. The fee title from such area shall belong to the developer his sucessors and assigns.

13.36 ACRES	56	2260'	CENTRAL	420'
AREA	UNITS	STREET LENGTH	SEWER SYSTEM	MAX BLOCK LENGTH
ASPHALTIC	P.U.D.	60 FEET	CENTRAL	
ROAD SURFACE	ZONING	STREET WIDTH	WATER SYSTEM	

CERTIFICATION:

This plat is certified to be correct and in accordance with a physical survey made on the ground under the direct supervision of the undersigned and is certified to conform to the provisions of the State of Louisiana RS 33: 5051 and the ordinances of the Parish of St. Tammany.

WILSON-POPE, INC. LOUISIANA REGISTERED LAND SURVEYORS #388

STATE OF LOUISIANA
BRUCE W. POPE, II
REG. No. 4572
REGISTERED PROFESSIONAL LAND SURVEYOR

OWNER

RTM, LLC.
3939 North Causeway Blvd.
Suite 400
Metairie, LA 70002

APPROVAL:

CHAIRMAN, ST. TAMMANY PARISH PLANNING COMMISSION

SECRETARY, ST. TAMMANY PARISH PLANNING COMMISSION

ST. TAMMANY PARISH DEPARTMENT OF ENGINEERING

7-28-2004
DATE FILED

3518
MAP FILE NO.

By ST. TAMMANY PARISH, CLERK OF COURT

See Act of Correction by Bruce W. Pope, II filed 10-12-2004 at Inst # 1458747.
Jane C. Murphy
Deputy Clerk
10-13-2004

See Act of Correction by Ralph Fontenberta Jr. filed on 04-27-2017 at Inst # 2054719
By Clerk [illegible]
Date 03-13-2017

SHEET 1 of 2

	MADISON VILLAS Section 44, Township 7 South, Range 10 East	DRAWN BY: WB CHECKED BY: BWP REVISED: 6 JAN 04
SCALE: 1" = 60' DATE: 17 MAR 03 JOB: 7917 TEXT: PLOT: PG2A	WILSON-POPE, INC. A LOUISIANA PROFESSIONAL CORPORATION 1996 SURGI DRIVE HANDEVILLE, LOUISIANA 70448 TEL: (985)626-5631 FAX (985) 626-5685	20 APR 04 22 JUN 04 1 JULY 04