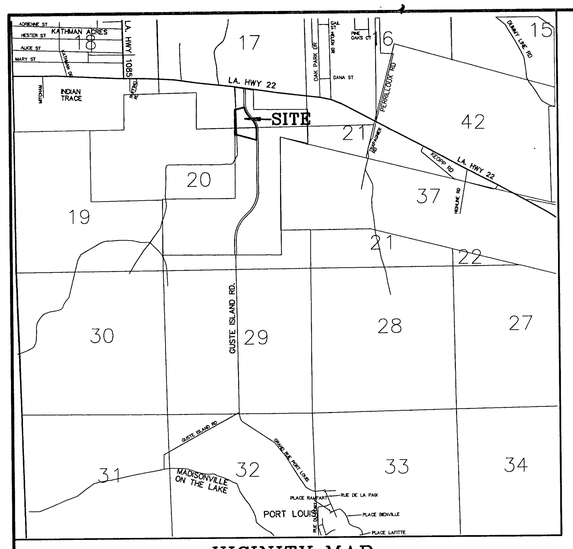
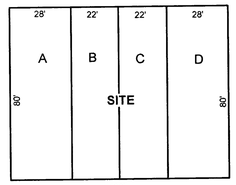
GUSTE ISLAND ESTATES
PARCEL A
"THE VILLAGE"
SECTIONS 17 & 20, T-7-S, R-10-E
ST. TAMMANY PARISH, LA.



VICINITY MAP

TYPICAL SITE

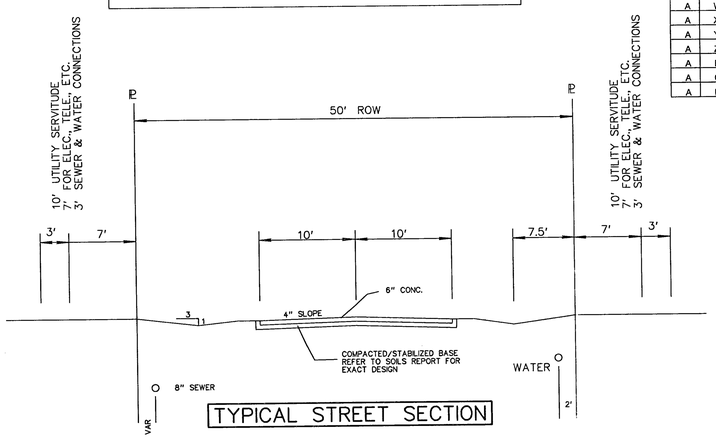


MUNICIPAL NUMBERS

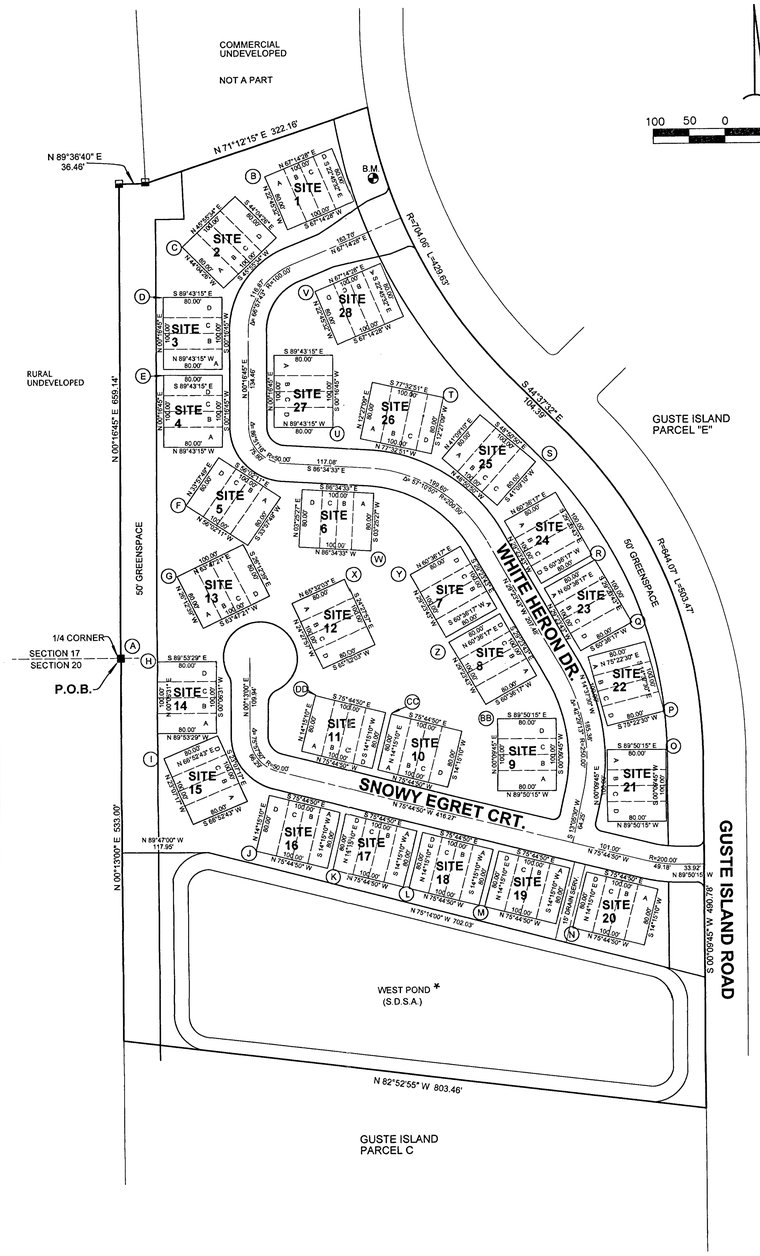
SITE 1	SITE 8	SITE 15	SITE 22
UNIT A 106	UNIT A 170	UNIT A 243	UNIT A 173
UNIT B 104	UNIT B 168	UNIT B 245	UNIT B 175
UNIT C 102	UNIT C 166	UNIT C 247	UNIT C 177
UNIT D 100	UNIT D 164	UNIT D 249	UNIT D 179
SITE 2	SITE 9	SITE 16	SITE 23
UNIT A 114	UNIT A 184	UNIT A 233	UNIT A 165
UNIT B 112	UNIT B 182	UNIT B 235	UNIT B 167
UNIT C 110	UNIT C 180	UNIT C 237	UNIT C 269
UNIT D 108	UNIT D 178	UNIT D 241	UNIT D 171
SITE 3	SITE 10	SITE 17	SITE 24
UNIT A 122	UNIT A 230	UNIT A 225	UNIT A 157
UNIT B 120	UNIT B 228	UNIT B 227	UNIT B 159
UNIT C 118	UNIT C 226	UNIT C 229	UNIT C 161
UNIT D 116	UNIT D 224	UNIT D 231	UNIT D 163
SITE 4	SITE 11	SITE 18	SITE 25
UNIT A 130	UNIT A 238	UNIT A 217	UNIT A 149
UNIT B 128	UNIT B 236	UNIT B 219	UNIT B 151
UNIT C 126	UNIT C 234	UNIT C 221	UNIT C 153
UNIT D 124	UNIT D 232	UNIT D 223	UNIT D 155
SITE 5	SITE 12	SITE 19	SITE 26
UNIT A 138	UNIT A 264	UNIT A 209	UNIT A 141
UNIT B 136	UNIT B 262	UNIT B 211	UNIT B 143
UNIT C 134	UNIT C 260	UNIT C 213	UNIT C 145
UNIT D 132	UNIT D 258	UNIT D 215	UNIT D 147
SITE 6	SITE 13	SITE 20	SITE 27
UNIT A 146	UNIT A 259	UNIT A 201	UNIT A 123
UNIT B 144	UNIT B 261	UNIT B 203	UNIT B 125
UNIT C 142	UNIT C 263	UNIT C 205	UNIT C 127
UNIT D 140	UNIT D 265	UNIT D 207	UNIT D 129
SITE 7	SITE 14	SITE 21	SITE 28
UNIT A 162	UNIT A 251	UNIT A 181	UNIT A 101
UNIT B 160	UNIT B 253	UNIT B 183	UNIT B 103
UNIT C 158	UNIT C 255	UNIT C 185	UNIT C 105
UNIT D 156	UNIT D 257	UNIT D 187	UNIT D 107

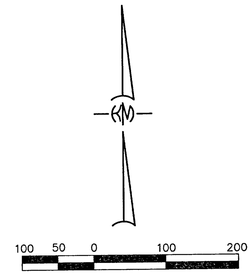
SITE P.O.B. TIES

FROM POINT	TO POINT	BEARING/DISTANCE
A	B	N 16°46'27" E 697.27'
A	C	N 08°53'47" E 577.76'
A	D	N 07°06'22" E 504.75'
A	E	N 08°57'21" E 397.72'
A	F	N 23°21'47" E 230.37'
A	G	N 34°51'51" E 137.09'
A	H	S 83°54'00" E 50.47'
A	I	S 22°21'13" E 151.80'
A	J	S 33°50'14" E 325.14'
A	K	S 43°55'28" E 411.88'
A	L	S 50°22'32" E 506.86'
A	M	S 54°45'13" E 606.21'
A	N	S 58°15'46" E 722.87'
A	O	S 79°52'33" E 756.37'
A	P	S 83°54'03" E 747.18'
A	Q	N 86°20'24" E 701.56'
A	R	N 77°53'14" E 661.86'
A	S	N 64°46'39" E 631.26'
A	T	N 51°06'12" E 572.41'
A	U	N 42°26'04" E 432.10'
A	V	N 27°53'00" E 574.02'
A	W	N 66°50'41" E 373.66'
A	X	N 70°40'53" E 324.91'
A	Y	N 74°07'16" E 413.42'
A	Z	N 87°35'00" E 451.06'
A	BB	S 80°16'41" E 522.93'
A	CC	S 77°41'22" E 378.19'
A	DD	S 78°27'56" E 270.27'



TYPICAL STREET SECTION





MINIMUM 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 OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY THE ENVIRONMENTAL SERVICES DEPARTMENT 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).
3. BUILDING SETBACKS ARE: FRONT – 10. SIDE 3, REAR 10 AND SIDE STREET 10.
4. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS.
5. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON 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. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED FROM THE LATEST FEMA FLOOD INSURANCE RATE MAPS. THIS PROPERTY LOCATED IN FLOOD ZONE C, F.I.R.M. NO. 225205 0215 C, REVISED 04-02-1991.
7. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
8. NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
9. THE MINIMUM RESTRICTIVE COVENANTS CITED ABOVE ARE AS PER SECTION 7.08 OF PARISH ORDINANCE NO. 499 (SUBDIVISION REGULATIONS). ADDITIONAL BUILDING RESTRICTIONS AND COVENANTS ARE RECORDED IN C.O.B. FOLIO
10. THE MAINTENANCE OF THE "OPEN SPACE" AND "DETENTION POND" SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
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. 94-2142, ADOPTED 12/15/94)

DEDICATION:
ALL STREET RIGHTS-OF-WAY 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 OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE.

OWNER — DATE 10/26/06

OWNER — DATE 10/25/06

THIS PLAN IS CERTIFIED TO CONFORM TO THE STATE OF LOUISIANA RS:33-5051 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 FOR A CLASS C SURVEY.

STATE OF LOUISIANA — KELLY McHUGH — License No. 18940 — PROFESSIONAL ENGINEER IN CIVIL ENGINEERING

STATE OF LOUISIANA — KELLY McHUGH — License No. 4443 — PROFESSIONAL LAND SURVEYOR

10-25-06
LOUISIANA REGISTERED LAND SURVEYOR NO. 4443
LOUISIANA REGISTERED CIVIL ENGINEER NO. 18940

19.878 ACRES	112	2,075	CENTRAL
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
80' X 100'	VARIES	50' ROW	CENTRAL
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
CONCRETE	VARIES	PUD	
ROAD SURFACE	LOT DEPTH	ZONING	

LAKE PONTCHARTRAIN
ULTIMATE SURFACE WATER DISPOSAL

FOR:
GUSTE ISLAND HOLDING CO., LLC & KB HOME/SHAW LOUISIANA, LLC
CORPORATION

CLINT L. SZUBINSKI
OFFICER

3636 I-10 SERVICE ROAD SOUTH
METAIRE, LA. 70002
ADDRESS

APPROVAL:
CHAIRMAN PARISH PLANNING COMMISSION
SECRETARY PARISH PLANNING COMMISSION
PARISH ENGINEER
12-14-2006 — DATE FILED
4361 — FILE NO.
Deputy Letausha V. Goodley — CLERK OF COURT

NOTES:

1. ALL LOT CORNERS MARKED WITH ½" IRON RODS.
2. THIS PROPERTY LOCATED IN FLOOD ZONE C, FIRM PANEL NO. 225205 0215C, REVISED 04-02-1991.
3. ALL LOTS SUBJECT TO A 10' UTILITY SERVITUDE ALONG ALL STREET RIGHTS OF WAY.
4. ⊕ = BENCHMARK = 60d NAIL IN POWER POLE AS SHOWN. ELEVATION – 18.10' M.S.L. (GEOID03 NAVD88).
5. * INDICATES THE PROPERTY OWNED BY GUSTE ISLAND HOLDING CO., LLC.

LEGEND
■ = 1" IRON PIPE FOUND
▬ = 1/2" IRON PIPE FOUND

LEGAL DESCRIPTION

A certain parcel of land situated in Sections 17 and 20, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana and more fully described as follows.
Commence at the Quarter (1/4) Corner common to Sections 17 and 20, Township 7 South, Range 10 East, said point being the POINT OF BEGINNING, and run North 00 degrees 16 minutes 45 seconds East a distance of 659.14 feet; thence North 89 degrees 36 minutes 40 seconds East a distance of 36.46 feet; thence North 71 degrees 12 minutes 15 seconds East a distance of 322.16 feet to a point on a curve; thence along a curve to the left having a radius of 704.06 feet, a delta of 34 degrees 57 minutes 45 seconds, an arc length of 429.63 feet, and a chord which bears South 27 degrees 08 minutes 38 seconds East having a chord distance of 422.99 feet to a point of tangency; thence South 44 degrees 37 minutes 32 seconds East a distance of 104.39 feet to a point of curve; thence along a curve to the right having a radius of 644.07 feet, a delta of 44 degrees 47 minutes 17 seconds, an arc length of 503.47 feet, and a chord which bears South 22 degrees 13 minutes 53 seconds East having a chord distance of 490.75 feet to a point of tangency; thence South 00 degrees 09 minutes 45 seconds West a distance of 490.78 feet; thence North 82 degrees 52 minutes 55 seconds West a distance of 803.46 feet; thence North 00 degrees 13 minutes 00 seconds East a distance of 533.00 feet to the POINT OF BEGINNING, and containing 19.878 acres of land, more or less.

CUL'VERT SCHEDULE

ALL DRIVEWAY CULVERTS ARE TO BE BITUMINOUS COATED CORRUGATED STEEL PIPE. USE ARCH EQUIVALENT WHERE MINIMAL DEPTH BETWEEN DRIVEWAY CROWN AND DITCH INVERT.

SIZE	LOTS NUMBERS
15"	SITES 1-7, 10-20 & 23-28
18"	SITES 8, 9, 21 & 22

FINAL PLAT

GUSTE ISLAND ESTATES
PARCEL A
"THE VILLAGE"
SECTIONS 17 & 20, T-7-S, R-10-E
ST. TAMMANY PARISH, LA

REVISIONS	
MARK	DATE
	6-29-06
	7-06-06
	9-13-06
	9-20-06
	10-04-06
	10-24-06
	10-25-06

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST. - MANDEVILLE, LA.
626-5611

SCALE:	1" = 100'	DATE:	06-20-2006
DRAWN:	R.F.D.	JOB NO.:	06-241
CHECKED:	KJM	DWG. NO.:	