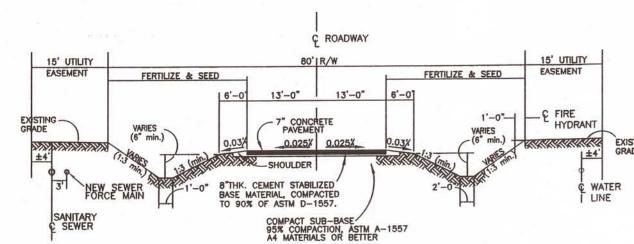


#### NORTHPOINTE BUSINESS PARK PHASE 2

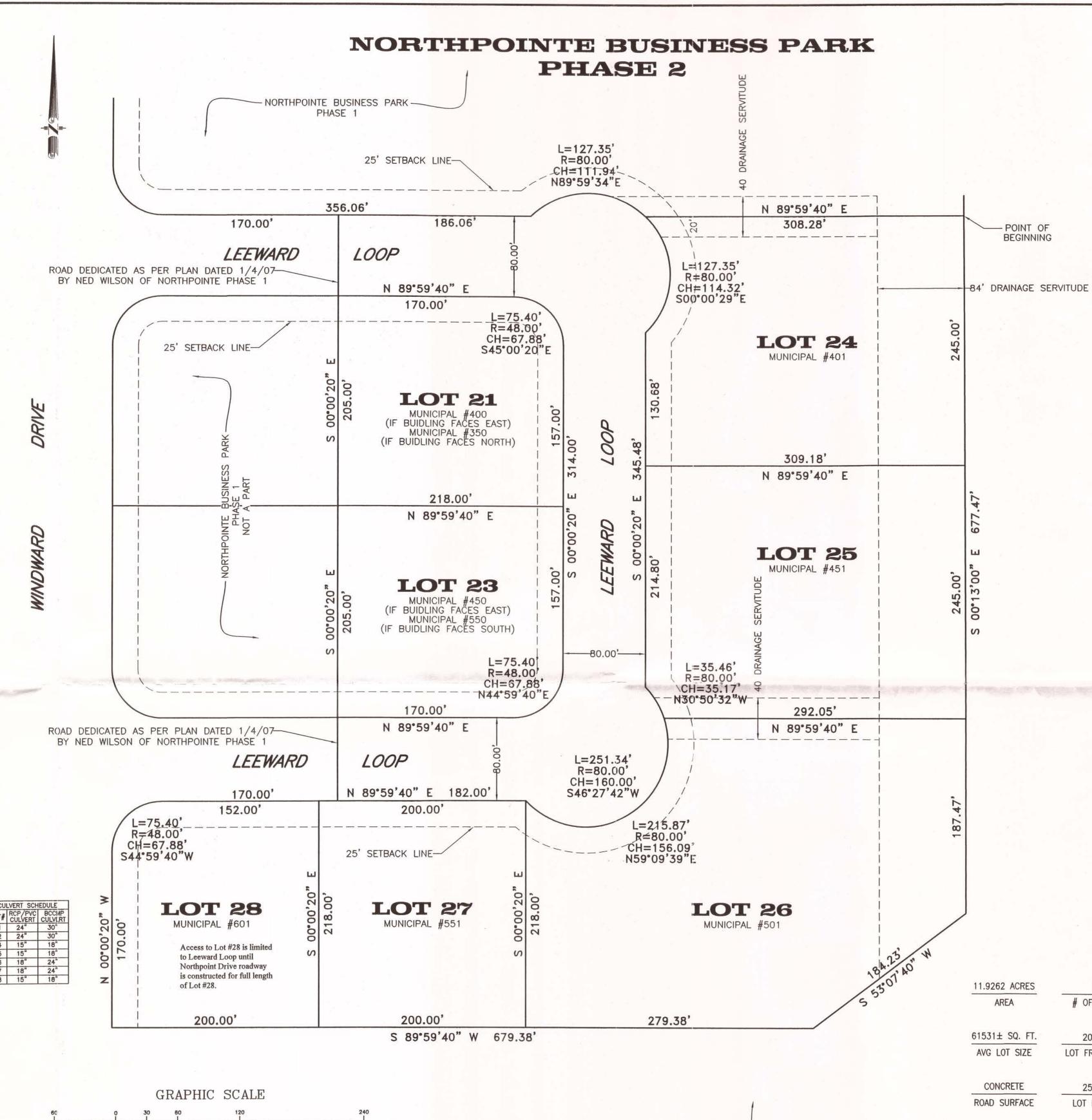
A CERTAIN PIECE OR PORTION OF GROUND SITUATED IN THE STATE OF LOUISIANA, PARISH OF ST. TAMMANY, NORTHPOINTE BUSINESS PARK PHASE 2 AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT CORNER COMMON TO SECTIONS 33 AND 34, TOWNSHIP 6 SOUTH, RANGE 10 EAST, THENCE S89°51'56"E A DISTANCE OF 1291.70 FEET TO A POINT; THENCE S89°51'56"E A DISTANCE OF 945.00 TO A POINT; THENCE \$24°01'47"E A DISTANCE OF 1090.80 FEET TO A POINT; THENCE S00°12'49"E A DISTANCE OF 302.38 FEET TO A POINT, THE POINT OF BEGINNING. MEASURE THENCE FROM THE POINT OF BEGINNING S00°13'00"E A DISTANCE OF 677.47 FEET TO A POINT; THENCE S53°07'40"W A DISTANCE OF 184.23 FEET TO A POINT; THENCE S89°59'40"W A DISTANCE OF 679.38 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF WINDWARD DRIVE; THENCE N00°00'20"W A DISTANCE OF 170.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF LEEWARD LOOP; THENCE ALONG SAID SOUTHERLY LINE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 48.00 FEET. AN ARC LENGTH OF 75.40 FEET, A CHORD BEARING OF N44°59'40"E. A CHORD DISTANCE OF 67.88 FEET; THENCE ALONG SAID SOUTHERLY LINE N89°59'40"E A DISTANCE OF 170.00 FEET TO A POINT; THENCE N00°00'20"W A DISTANCE OF 570.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF LEEWARD LOOP; THENCE ALONG SAID NORTHERLY LINE N89°59'40"E A DISTANCE OF 186.06 FEET TO A POINT OF CURVATURE: THENCE ALONG SAID NORTHERLY LINE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET, AN ARC LENGTH OF 127.35 FEET, A CHORD BEARING OF N89°59'34"E, A CHORD DISTANCE OF 111.94 FEET TO A POINT; THENCE N89°59'40"E A DISTANCE OF 308.28 FEET TO A POINT, THE POINT OF BEGINNING.

ALL AS MORE FULLY SHOWN ON PLAN OF SUBDIVISION BY RICHMOND W. KREBS, PLS DATED JANUARY 10, 2007 AND REVISED JANUARY 4,



TYPICAL ROADWAY SECTION



#### RESTRICTIVE COVENANTS

- 1. Natural drainage of streets, lots or roadway ditches will not be impaired by any person or persons.
- 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. 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. No structure shall be used as a residential dwelling other than hotel and motel facilities
- 4. Utilities shall be placed underground.
- 5. No building on any lot shall exceed three (3) stories plus incidential roof-located structures such as elevator and/or heating ventilation and air conditioning facilities.
- 6. No use which involves the raising, breeding or keeping of any animals or poultry shall be acceptable.
- 7. No lot will be further subdivided without approval of the St. Tammany Planning Commission.
- 8. No mobile homes will be permitted in this subdivision.
- 9. Construction of any nature is prohibited in any of the drainage or street easements. Additional restrictions may run with each title.
- 10. The restrictive covenants recited above together with those recorded in C.O.B. Folio shall be recited in and be a part of each title or deed the for going shall be a covenant running with each title and reference shall be made thereto in each title.
- 11. No trees, including live oak trees, shall be cut from any lot except where permanent structures are to be constructed as per Parish Ordinance. Exceptions to this rule include only those trees which are unhealthy or which present a danger to person or property.
- 12. No structure shall be used as a residential dwelling other than hotel and motel facilities.
- 13. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon that may become a nuisance to the neighborhood, particularly the use of lots as dumps or junk car storage.
- 14. Easements or servitudes for installation of utilities are reserved as shown on Plat of Subdivision.
- 15. Driveways on corner lots shall not be located any closer than sixty (60) feet from a corner of said property closest to the intersection as measured from the corner of the property where the said two street rights-of-way intersect. No driveways shall be located on Live Oak Boulevard.
- 16. The building setbacks are:
- FRONT 25' REAR & SIDE YARDS: 0 for Party Walls, otherwise 5'
- If adjoining a non industrial zoning district, then the front yard requirements shall apply to the rear and sides. However, Parish minimum landscape buffer requirements will apply that may exceed minimum setback requirements.
- 17. Detention ponds shall be maintained property owners.
- 18. Roadside ditches must remain uncovered, subsurface drainage will not be allowed.

## DEDICATION

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

## NORTHEPOINTE BUSINESS PARK, PHASE 2

And the servitudes shall be reserved for drainage and utilities as indicated hereon and no obstructions or improvements shall be allowed that would prevent them from being used for their intended purposes. The Streets are dedicated to the Parish of St. Tammany.

### 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 certifie i to conform to the provisions of the State of Louisiana RS 33:5051 and the ordinances of the Parish of St. Tammany.

OWNER:

1006'

STREET LENGTH

80

STREET WIDTH

M2

ZONING

# OF LOTS

200'±

LOT FRONTAGE

250'±

LOT DEPTH

FLOOD ZONE "A"

CPN: 225205 0210 C

NORTHPOINTE BUSINESS PARK, L.L.C. 116 MOSS LANE RIVER RIDGE, LA 70123

CENTRAL

SEWER SYSTEM

CENTRAL

WATER SYSTEM

490'

MAX BLOCK LENGTH

BASE FLOOD 25.0' MSL

DATE: 17 OCT 1989

APPROVALS.

CHAIRMAN OF PLANNING COMMISSION

SECRETARY, PARISH PLANNING COMMISION

CLERK OF COURT

DATE

FILE NO.

**ELEVATION NOTES** THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED: 10/17/89 FLOOD ZONE: A BASE FLOOD ELEVATION: 25.0' MSL COMMUNITY PANEL #: 225205 0210

THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY. THIS PERIMETER SURVEY 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 THE SURVEYOR. THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND THE SURFACE FEATURES OF

LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON, EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

( IN FEET

1 inch = 60 ft.

REFERENCE NOTES ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN # REFERENCE PLAN #1: A PLAN OF SURVEY BY NED R. WILSON DATED SEPTEMBER 14, 2006; REVISED JANUARY 18, 2007.

COMPUTER #:

DATE: JANUARY 10, 200

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 46:LXI, CHAPTER 25 FOR A CLASS "C" (SUBURBAN) SURVEY

MADE AT THE REQUEST OF E & T CONSTRUCTION REVISED TO SHOW ADDITIONAL INFORMATION JANUARY 4, 2008

-FUTURE DEVELOPMENT



1.4661 ACRES

SERVITUDE AREA

# RICHMOND W. KREBS

PROFESSIONAL LAND SURVEYING P.O. BOX 8641

METAIRIE, LA. 70011-8641 PHONE: (504) 889-9616 FAX: (504) 889-0916 E-MAIL: richmondk@krebssurvey.com

SUBDIVISION PLAT OF NORTHPOINTE BUSINESS PARK PHASE 2 ST. TAMMANY PARISH, LA.

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