

$\frac{18.645 \text{ ACRES}}{\text{AREA}}$	$\frac{4}{\text{NO. OF LOTS}}$	$\frac{800' + /-}{\text{LENGTH OF STREETS}}$	$\frac{\text{CENTRAL}}{\text{SEWER SYSTEM}}$
$\frac{1.136 \text{ ACRES} +}{\text{AVERAGE LOT SIZE}}$	$\frac{200' +}{\text{LOT FRONTAGE}}$	$\frac{80'}{\text{STREET WIDTH}}$	$\frac{\text{CENTRAL}}{\text{WATER SYSTEM}}$
$\frac{\text{CONCRETE}}{\text{ROAD SURFACE}}$	$\frac{110' +}{\text{LOT DEPTH}}$	$\frac{\text{M2}}{\text{ZONING}}$	$\frac{800'}{\text{MAX BLOCK LENGTH}}$

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 SUBSIDIOUS 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 INCIDENTAL 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 COB _____ FOLIO _____ SHALL BE RECITED IN AND BE A PART OF EACH TITLE OR DEED. THE FOREGOING 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 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.
13. EASEMENTS OR SERVITUDES FOR INSTALLATION OF UTILITIES ARE RESERVED AS SHOWN ON PLAT OF SUBDIVISION.
14. 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.
15. 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 SIDE. HOWEVER, PARISH MINIMUM LANDSCAPE BUFFER REQUIREMENTS WILL APPLY THAT MAY EXCEED MINIMUM SETBACK REQUIREMENTS.
16. DETENTION PONDS SHALL BE MAINTAINED BY THE PROPERTY OWNER.
17. ROADSIDE DITCHES MUST REMAIN UNCOVERED, SUBSURFACE DRAINAGE WILL NOT BE ALLOWED.

POB IS REPORTED TO BE S00°00'32"E 1348.21';
N89°58'40"E 1340.78'; AND S00°07'52"E 529.12'
FROM THE NW CORNER OF SECTION 3, T7S, R10E.

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH,
RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA AND MORE
FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTIONS 3, OF
SAID TOWNSHIP AND RANGE, THENCE S00°00'22"E 1349.21';
THENCE N89°58'40"E 1340.78'; THENCE S00°07'52"E 529.12'
TO THE POINT OF BEGINNING,

THENCE N89°59'03"E 435.77'; THENCE S00°00'44"W 43.76';
THENCE N89°59'40"E 80.0'; THENCE S00°00'44"W 170.0';
THENCE N89°59'40"E 679.38'; THENCE N52°38'07"E 185.52';
THENCE S00°12'49"E 711.36'; THENCE N89°30'57"W 1278.92'
THENCE N00°01'22"E 187.97'; THENCE N89°54'04"E 205.0';
THENCE N00°09'02"W 322.62'; THENCE S89°54'17"W 270.11';
THENCE N00°05'18"W 291.03' TO THE POINT OF BEGINNING,
CONTAINING, 18,645 ACRES.

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THENCE N00°05'18"W 291.03' TO THE POINT OF BEGINNING,
CONTAINING, 18,645 ACRES.

BE IT RESOLVED BY THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON
THAT THIS IS A TRUE AND ACCURATE PLAT OF
NORTHPOINTE BUSINESS PARK, PHASE 3
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.

NORTHPOINTE BUSINESS PARK, LLC
CHRIS LOPEZ
2780 ORCHARD ROAD
RIVER RIDGE, LA 70123

Emile Lombard
CHAIRMAN OF THE PLANNING COMMISSION

Ron Keller
SECRETARY OF THE PLANNING COMMISSION

Joe A. An
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT
7/20/2011 4998
DATE FILED MAP FILE NO.

PLAT FOR NORTHPOINTE BUSINESS PARK, LLC BY NED
R. WILSON, SURVEYOR, DATED FEBRUARY 19, 2010.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTIONS AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME OR THOSE UNDER MY DIRECTION, AND CONFORMS TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF LOUISIANA, AND THE SUBDIVISION ORDINANCES RS: 33-5051 AND BEAR A CLASS C SURVEY.

JOHN G. CUMMINGS, P.L.S.

503 N. JEFFERSON AVE. COVINGTON, LOUISIANA 70433 (985) 892-1549

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 10 EAST,
ST. TAMMANY PARISH, LOUISIANA.

SCALE: 1" = 100'	DATE: 7-15-2010	JOB NO. 10090-PH3	REVISED: 7-28-2010 9-14-2010
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CURVE	RADIUS	ARC LENGTH	CHORD
C1	159.07'	80.57'	N14°22'58"E 79.71'
C2	159.07'	73.81'	N33°54'05"E 77.71'
C3	79.07'	37.28'	S20°43'39"E 37.71'
C4	136.46'	38.22'	N08°15'36"W 38.10'
C5	219.46'	59.41'	N07°46'33"W 59.23'
C6	136.46'	38.01'	S07°45'42"E 37.89'
C7	219.46'	59.46'	S07°42'48"E 59.28'
C8	159.07'	80.57'	S02°44'56"W 81.67'
C9	159.07'	92.80'	S22°12'23"W 92.81'
C10	79.07'	53.88'	S19°31'56"W 52.84'

LEGEND

○ = 1/2" IRON PIPE FOUND
⊗ = 1" IRON PIPE FOUND
⊙ = 1/2" IRON ROD FOUND
● = 1/2" IRON ROD SET

1. CULVERT REQUIREMENTS FOR ALL LOTS IS 18" BCCMP CULVERT.
2. THIS PROPERTY IS LOCATED IN FLOOD ZONE A PER F.E.M.A. MAP NO. 225205 0210 C, DATED OCT. 17, 1989.

[illegible]

<u>LEGEND: CONCRETE PAVING</u>	<u>BASE PREPARATION AND PAVING NOTES</u>
① 7" THICK CONCRETE	1. ALL WORK AND MATERIAL TO BE IN COMPLIANCE WITH LOUISIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, LATEST EDITION, UNLESS OTHERWISE NOTED.
② 12" SOIL CEMENT BASE LATIOID SPEC - LATEST EDITION	2. EXISTING TOP SOIL, IN PROPOSED ROAD BED TO BE EXCAVATED AND REMOVED AS NECESSARY FOR FINAL GRADE.
③ A-4 MATERIAL, COMPACTED TO 95% MAX. DENSITY (ASTM D-1558)	3. GRUB REMOVING BASE MATERIAL, TO A DEPTH OF 6" BEFORE TREATING WITH CEMENT.
④ COMPACTED SUBBASE (95% STANDARD PROCTOR)	