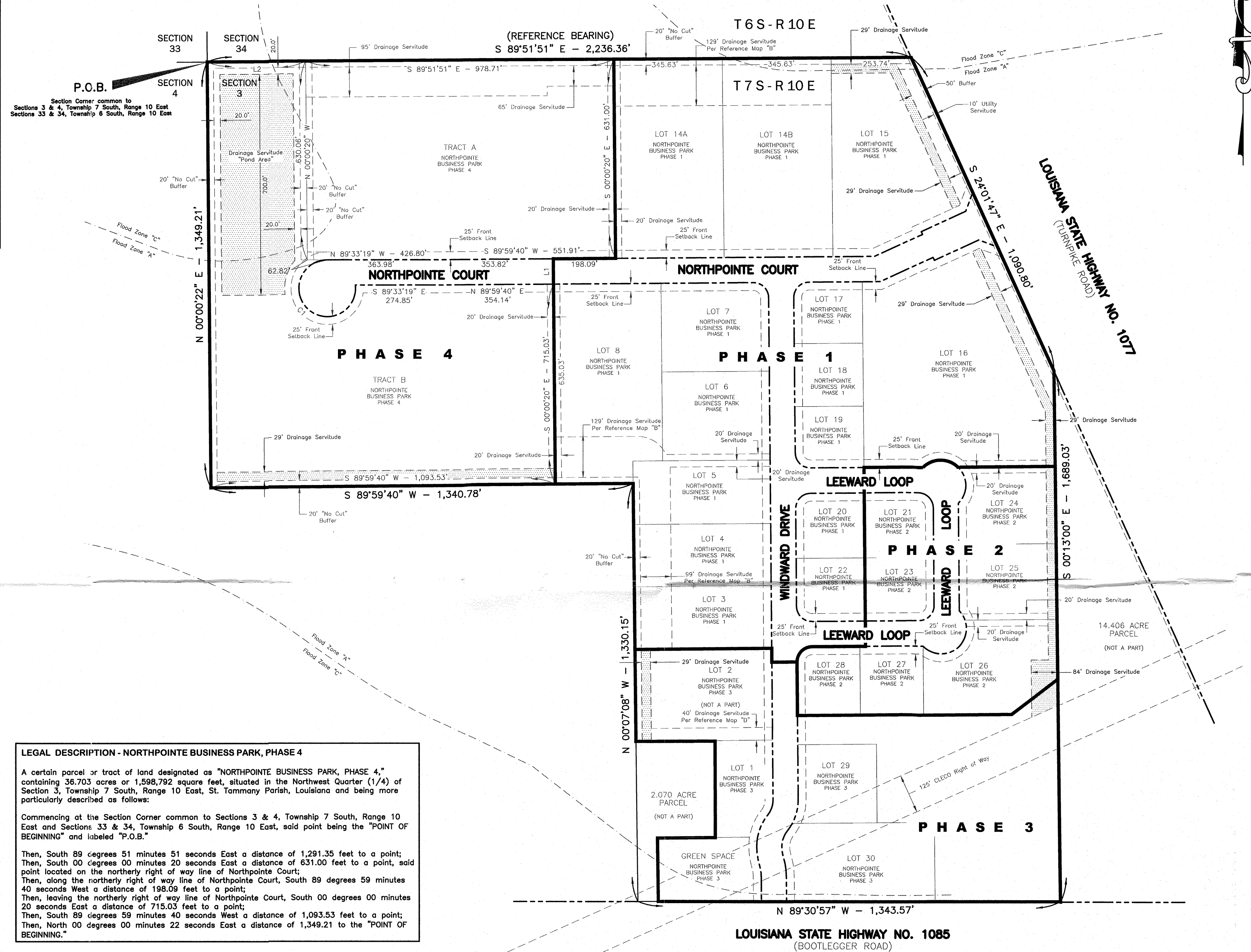


VICINITY MAP
SCALE 1" = 2000'

T 7 S - R 10 E
SECTION 3

NORTHPOINTE BUSINESS PARK
PHASE 1, 2, 3 & 4
(AMENDMENT TO DETENTION AREAS)
LOCATED IN SECTION 3,
TOWNSHIP 7 SOUTH - RANGE 10 EAST
ST. TAMMANY PARISH, LOUISIANA
FOR
NORTHPOINTE BUSINESS PARK, LLC



LEGAL DESCRIPTION - NORTHPOINTE BUSINESS PARK, PHASE 4

A certain parcel or tract of land designated as "NORTHPOINTE BUSINESS PARK, PHASE 4," containing 36.703 acres or 1,598,792 square feet, situated in the Northwest Quarter (1/4) of Section 3, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana and being more particularly described as follows:

Commencing at the Section Corner common to Sections 3 & 4, Township 7 South, Range 10 East and Sections 33 & 34, Township 6 South, Range 10 East, said point being the "POINT OF BEGINNING" and labeled "P.O.B."

Then, South 89 degrees 51 minutes 51 seconds East a distance of 1,291.35 feet to a point;
Then, South 00 degrees 00 minutes 20 seconds East a distance of 631.00 feet to a point, said point located on the northerly right of way line of Northpointe Court;
Then, along the northerly right of way line of Northpointe Court, South 89 degrees 59 minutes 40 seconds West a distance of 198.00 feet to a point;
Then, leaving the northerly right of way line of Northpointe Court, South 00 degrees 00 minutes 20 seconds East a distance of 715.03 feet to a point;
Then, South 89 degrees 59 minutes 40 seconds West a distance of 1,093.53 feet to a point;
Then, North 00 degrees 00 minutes 22 seconds East a distance of 1,349.21 to the "POINT OF BEGINNING."

APPROVALS:

CHAIRMAN OF THE PLANNING COMMISSION _____ DATE _____

SECRETARY OF THE PLANNING COMMISSION _____ DATE _____

DIRECTOR, DEPARTMENT OF ENGINEERING _____ DATE _____

CLERK OF COURT _____ DATE _____

MAP FILE NUMBER 5416

8-19-2015

THIS RESUBDIVISION PLAT SUPERSEDES THE PREVIOUS RESUBDIVISION PLAT RECORDED JANUARY 15, 2015 AT MAP FILE NUMBER 5334

DEDICATION:

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 4 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.

OWNER:
NORTHPOINTE BUSINESS PARK, LLC

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 00°00'20" W	80.00'
L2	S 89°51'51" E	312.64'

CURVE TABLE			
CURVE	DELTA	RADIUS	ARC LENGTH
C1	27°22'46"	90.00'	434.14'

LEGEND

FOUND PROPERTY CORNER (AS NOTED) ○
SET 3/4" IRON ROD ○
REVISED DRAINAGE SERVITUDES

LOTS AFFECTED BY REVISED DRAINAGE SERVITUDES

PHASE 1: LOT 15 & LOT 16
PHASE 2: LOT 24, LOT 25, LOT 26
PHASE 3: LOT 2
PHASE 4: TRACT B

SCALE: 1" = 200'
SCALE IN FEET



CERTIFICATION:
To: Northpointe Business Park, LLC
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 most recent 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 specification and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

BYRON J. ONCALE
Louisiana No. 5211
PROFESSIONAL

Byron J. Oncale, P.L.S.,
This survey plot is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

Reg. No. 5011

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 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 _____ 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 sides. 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.

NOTES:

- 1.) Culvert requirements for all lots is 18" BCCMP culvert.
- 2.) Reference Maps:
A.) A Resubdivision of Lot 14, Northpointe Business Park, Phase 1 into Lots 14A and 14B, Northpointe Business Park, Phase 1, located in Section 3, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana.
Date Filed: 07/12/2010, Map File No.: 4900E
B.) Northpointe Business Park, Phase 1, Section 3, Township 7 South, Range 10 East, Ward 1, District 1, St. Tammany Parish, Louisiana. Survey By: Ned R. Wilson, PLS, Dated: 09/14/2006, Revised: 09/16/2006, Job No.: 11494.
Date Filed: 05/15/2007, Map File No.: 4465
C.) Subdivision Plat of Northpointe Business Park, Phase 2, St. Tammany Parish, Louisiana. Survey By: Richmond W. Krebs.
Date Filed: 02/28/2008, Map File No.: 4637
D.) Northpointe Business Park, Phase 3, A Parcel of Land Located in Section 3, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana. Survey By: John G. Cummings & Associates, Dated: 07/15/2010, Last Revised: 08/14/2010, Job No.: 10090-PH3.
Date Filed: 07/20/2011, Map File No.: 4998
- 3.) Basis of Bearing: Reference Map "A"
- 4.) Flood Note: In accordance with the FEMA Flood Insurance Rate Map, Community-Panel Numbers: 225205 0205 C and 225205 0210 C, dated October 17, 1989, for St. Tammany, Louisiana, the property hereon is located in Flood Zone "A" (base flood elevations not determined) and Flood Zone "C".
- 5.) Utilities: Acadia Land Surveying, L.L.C. made no attempt to locate visible or buried utilities as part of this survey.
- 6.) No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- 7.) Acadia Land Surveying, L.L.C. has not and does not provide Delineation of Jurisdictional Wetlands.
- 8.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

ACADIA
LAND SURVEYING, LLC
LOUISIANA • MISSISSIPPI • TEXAS
314 EAST BAYOU ROAD, THIBODAUX, LOUISIANA 70301
Phone • (985) 449-0094 Fax • (985) 449-0095
EMAIL • ACADIA@ACADIALANDSURVEYING.COM

DATE	REVISION DESCRIPTION	INT.
FIELD BOOK: 299, PG 26-29	FIELD WORK COMPLETED ON: August 28, 2013	ALS FILE: 2014-14-451a/14-451a.dwg