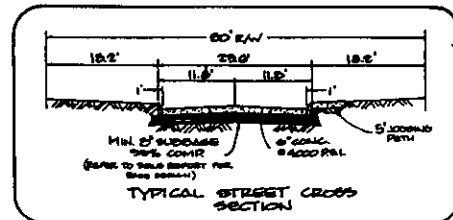
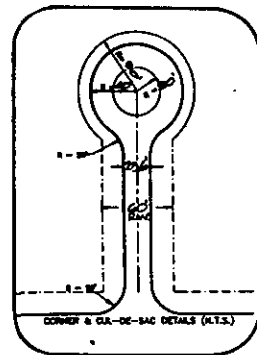
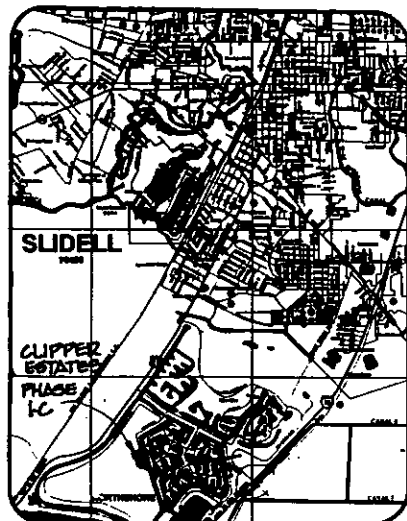


# CLIPPER ESTATES PHASE 1-C



**PROPERTY DESCRIPTION**

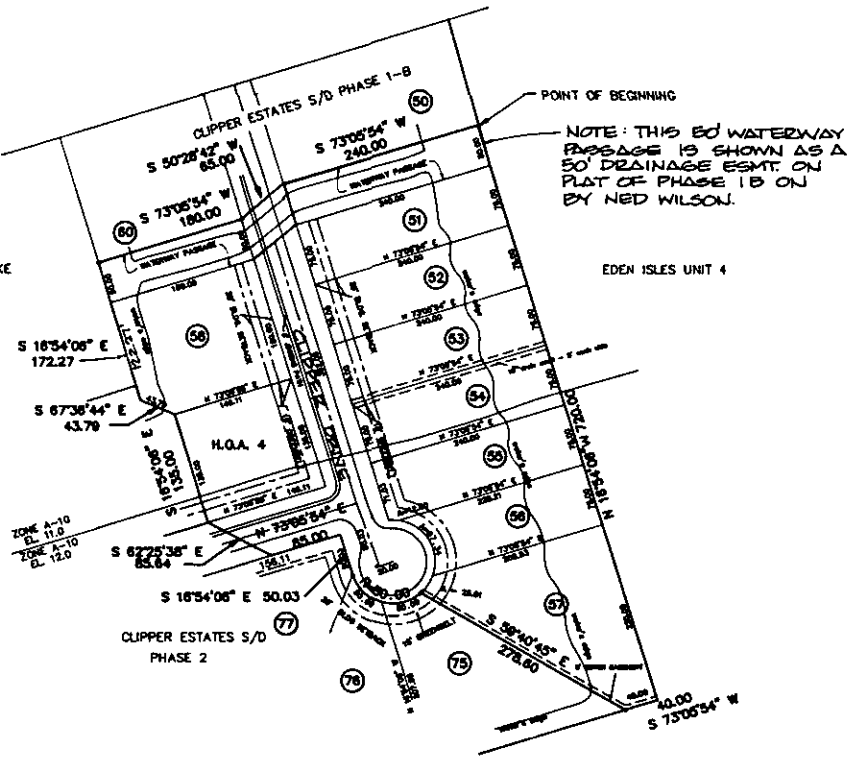
All that certain lot or parcel of land lying and being situated in sections 32, 33, and 44 of Township 9 North Range 15 East, St. Tammany Parish, Louisiana more fully described as follows:

From the Southwest Corner of Section 44, Township 9 North Range 14 East go North 23 degrees 14 minutes 32 seconds East - 1485.14 feet; thence South 18 degrees 54 minutes 06 seconds East - 1014.08 feet to the point of beginning.

From the point of beginning go South 73 degrees 05 minutes 54 seconds West - 240.00 feet; thence South 50 degrees 28 minutes 42 seconds West - 85.00 feet; thence South 73 degrees 05 minutes 54 seconds West - 180.00 feet; thence South 18 degrees 54 minutes 06 seconds East - 172.27 feet; thence South 67 degrees 38 minutes 44 seconds East - 43.78 feet; thence South 18 degrees 54 minutes 06 minutes East - 135.00 feet; thence South 82 degrees 25 minutes 38 seconds East - 85.84 feet; thence North 73 degrees 05 minutes 54 seconds East - 85.00 feet; thence South 18 degrees 54 minutes 06 seconds East - 50.03 feet; thence along a curve which bears to the left and whose radius is 50.00 feet an arc distance of 100.00 feet; thence South 08 degrees 40 minutes 45 seconds East - 278.80 feet; thence North 73 degrees 05 minutes 54 seconds East - 40.00 feet; thence North 18 degrees 54 minutes 06 seconds West - 720.00 feet back to the point of beginning.

Said parcel contains 5.5088 Acres.

- NOTES:**
1. THIS PROPERTY IS IN FLOOD ZONE A10- BFE 11 OR 12 - PANEL 225205 05350, DATED 4-2-1991.
  2. THERE IS A 10' CLECO UTILITY SERVIDE INSIDE AND ADJACENT TO EACH LOT AS RECORDED IN INSTRUMENT NO. 3.
  3. ULTIMATE DISPOSAL OF DRAINAGE IS LAKE PONTCHARTRAIN.
  4. BENCHMARK - "X" IN BASE OF METAL POLE - FRONT OF LOT 18 - ELEVATION 9.57 M.S.L.
  5. THERE SHALL BE A 5' JOGGING PATH ADJACENT TO THE STREET CURBS ON LOT 58 AND PARCEL H.O.A. 4 ONLY, AS SHOWN ON THE TYPICAL STREET CROSS SECTION.



## CLIPPER ESTATES SUBDIVISION PHASE 1-C

### SEC 32,33 & 44, T9S, R14E ST. TAMMANY PARISH, LA.

#### RESTRICTIVE COVENANTS

1. Each lot will not have more than one single family dwelling.
2. No dwelling may be occupied before sewer and water systems are installed and approved by the Environmental Services Commission.
3. The building setback lines shall be in accordance with the restrictions recorded in the PUD documents.
4. Construction of any nature is prohibited in drainage or street easements. Additional restrictions may run with each title.
5. No noxious or offensive action shall be carried upon any lot, nor shall anything be done thereon which may or may become an annoyance or nuisance to the neighborhood, particularly the use of lots as dumps or junk car storage.
6. This subdivision is in P.L.R.S. Community Panel 225 205 05350. The base fixed elevation shall be obtained from the St. Tammany Department of Public Works.
7. Driveway culverts are not required because subdivision has subsurface drainage.
8. Mobile homes will not be permitted to occupy lots as a residence in this subdivision.
9. No lot shall be further subdivided without prior approval of the Parish Board of Health - Planning Commission and the Environmental Services Commission.
10. Additional covenants recorded in C.O.S. \_\_\_\_\_, Folio \_\_\_\_\_, and C.O.S. \_\_\_\_\_, Folio \_\_\_\_\_.
11. 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 Commission 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).

The foregoing shall be a covenant running with each title and reference shall be made thereto in each title. This shall comply with the description and comments filed under C.O.S. \_\_\_\_\_, Folio \_\_\_\_\_, recorded in the Saint Tammany Parish Clerk of Court.

#### CERTIFICATION:

This map is certified to be correct and in accordance with a physical survey made on this ground under supervision of the undersigned.

*C. W. Williams*  
LA. REGISTERED LAND SURVEYOR # 840

This plan is certified to conform to the provisions of the State of Louisiana R.S. 5 - 33: 6 - 5001 and laws and ordinances of the Parish of St. Tammany with voters.

*C. W. Williams*  
LA. REGISTERED CIVIL ENGINEER # 6997

#### DEDICATION:

Be it resolved, by the undersigned owner of the land as shown and described herein, that he does declare this to be a true and accurate map of

**CLIPPER ESTATES SUBDIVISION PHASE 1-C**

The streets are not dedicated to the public, but are private streets. These private streets are to be maintained by Clipper Estates Homeowners Assoc., Inc. or its successors and/or assigns. These streets cannot be accepted into the Parish of St. Tammany road maintenance system until they meet the required street and road specifications as set forth in the Louisiana Department of Transportation and Development Manual as amended or subsequent editions thereto.

Easements shall be reserved for drainage and utilities as indicated herein and no obstruction or improvements shall be allowed that would prevent them being used for their intended purposes.

MANAGING MEMBER \_\_\_\_\_ DATE \_\_\_\_\_

FOR: CLIPPER ISLAND, LLC 100 METABO BOULEVARD METABO, LA 70005

MANAGING MEMBER \_\_\_\_\_

APPROVAL: \_\_\_\_\_ CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION \_\_\_\_\_

PARISH ENGINEER \_\_\_\_\_

7-2-1996 1446  
DATE FILED FILE NO.

CLERK OF COURT \_\_\_\_\_

5,000 ACRES \_\_\_\_\_  
AREA \_\_\_\_\_  
NO. OF LOTS \_\_\_\_\_  
AVG. LOT SIZE \_\_\_\_\_  
DRAINAGE SYSTEM \_\_\_\_\_  
CONCRETE \_\_\_\_\_  
ROAD SURFACING \_\_\_\_\_

8 \_\_\_\_\_  
HO. OF LOTS \_\_\_\_\_  
DRAINAGE SYSTEM \_\_\_\_\_  
CONCRETE \_\_\_\_\_  
STREET WIDTH \_\_\_\_\_

ST. TAMMANY PARISH, LA. \_\_\_\_\_  
PLANS \_\_\_\_\_  
ZONING \_\_\_\_\_  
GENERAL \_\_\_\_\_  
WATER SYSTEM \_\_\_\_\_

ACT. OF CORR. - DISTANCE AT REAR OF LOT 58  
REV. 6-20-1996 ADDED WATERWAY PASSAGE

J.V. BURKES & ASSOC., INC.  
2990 E. GAUSE BLVD (504) 849-0075 SLIDELL, LA. 70461

SCALE: 1" = 100' DRAWN BY: JVB

DATE: 03-14-96

CLIPPER ESTATES S/D PH. 1-C

SEC. 32,33 & 44 - T. 9 S. - R. 14 E.

FOR: CLIPPER ISLAND, LLC DWG. NO. 960501

COGO: CLIPP  
MAPFILE: CLIPP  
MAPFILE: CLIPP1C

Clipper Est. P. 1-C 6-20-96