

VICINITY MAP
NOT TO SCALE

FINAL SUBDIVISION PLAT OF ALAN PARK



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATES ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 1-03-07
OWNER: *[Signature]*

CERTIFICATE OF APPROVAL AND RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF SLIDELL, LOUISIANA, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF COURT OF ST. TAMMANY PARISH.

DATE: 1/18/07
CHAIRMAN, SLIDELL PLANNING COMMISSION: *[Signature]*

CERTIFICATE OF APPROVAL OF WATER AND SEWERAGE SYSTEMS

I HEREBY CERTIFY THAT THE WATER SUPPLY AND/OR SEWAGE DISPOSAL SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE LOUISIANA STATE HEALTH DEPARTMENT AND ARE HEREBY APPROVED AS SHOWN.

DATE: 1/3/07
PARISH HEALTH OFFICER or his AUTHORIZED REPRESENTATIVE: *[Signature]*

CERTIFICATE OF APPROVAL OF STREETS AND UTILITIES

I HEREBY CERTIFY: (1) THAT STREETS, UTILITIES AND DRAINAGE HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS, OR (2) THAT THE SECURITY BOND IN THE AMOUNT OF \$1,000.00 HAS BEEN RECORDED WITH THE CLERK OF COURT, ST. TAMMANY PARISH, LOUISIANA, TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN THE CASE OF DEFAULT.

DATE: 1-18-07
CITY ENGINEER, SLIDELL, LOUISIANA: *[Signature]*

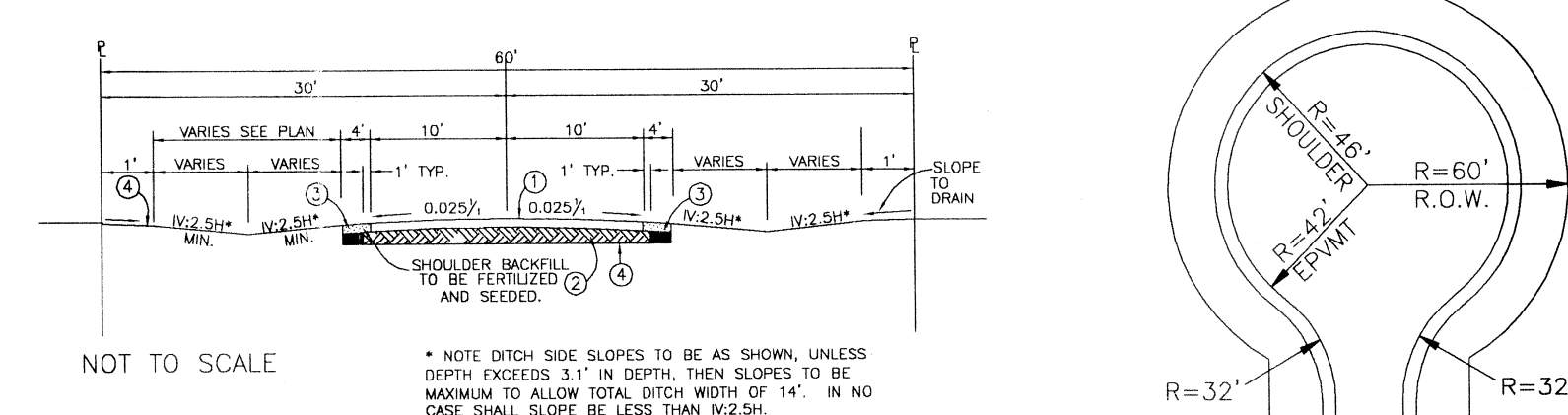
CHAIRMAN, SLIDELL PLANNING COMMISSION: *[Signature]* DATE: 1/18/07

MAYOR, CITY OF SLIDELL: *[Signature]* DATE: 1-25-07

PRESIDENT OF CITY COUNCIL: *[Signature]* DATE: 1/29/07

CLERK OF COURT: *[Signature]* DATE: 2-1-2007

MAP FILE NUMBER: 4394 DATE FILED FOR RECORD: 2-1-2007



TYPICAL CONCRETE ROADWAY SECTION
NOT TO SCALE

- LEGEND: FOR CONCRETE PAVING
- ① 4" THICK (MIN.) CONCRETE PAVEMENT, (2" TYPE DPM-1 WEARING COURSE, 2" TYPE 3 - BINDER COURSE)
 - ② 12" (MIN.) EXISTING BASE, STABILIZED WITH 10% (BY VOLUME) TYPE 1 PORTLAND CEMENT, AND COMPACTED TO 95% OF ITS STANDARD PROCTOR DENSITY. (2" WIDE)
 - ③ MIN. 4" THICK SHOULDER BENCH MATERIAL, COMPACTED TO 95% OF ITS STANDARD PROCTOR DENSITY. MATERIAL TO BE IN COMPLIANCE WITH THE APPLICABLE SECTION OF THE LOUISIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, AND LATEST REVISIONS THEREOF.
 - ④ EXISTING GROUND.
- BASE PREPARATION AND PAVING NOTES:
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. EXISTING TOP SOIL IN PROPOSED ROAD BED TO BE EXCAVATED AND REMOVED AS NECESSARY FOR FINAL GRADE.
 3. DRAIN REMAINING BASE MATERIAL TO A DEPTH OF 12" BEFORE TREATING WITH CEMENT.

RESTRICTIVE COVENANTS

1. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
2. FRONT SETBACK WILL NOT BE LESS THAN 25 FEET FROM THE PROPERTY LINE, 30' IN CUL-DE-SAC. SIDE BUILDING SETBACK WILL NOT BE LESS THAN 5 FEET FROM THE SIDE OF THE PROPERTY LINE. REAR BUILDING SETBACK WILL NOT BE LESS THAN 25 FEET FROM THE REAR PROPERTY LINE, 10' SIDE YARD SETBACK CORNER LOTS.
3. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE APPROVED BY THE CITY OF SLIDELL DEPARTMENT OF ENVIRONMENTAL SERVICES.
4. NO NOXIOUS OR OTHERWISE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
5. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE SERVITUDES AND STREET RIGHT-OF-WAY.
6. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
7. NO LOT SHALL BE FURTHER SUBDIVIDED WITHOUT THE APPROVAL OF THE CITY OF SLIDELL PLANNING COMMISSION.
8. IN ADDITION TO THE FOREGOING MINIMUM RESTRICTIVE COVENANT, THE DEVELOPERS HAVE CREATED BY SEPARATE ACT RECORDED IN ORIGINAL INSTRUMENT NO. 225205 0420 E, THE FOREGOING SHALL BE A COVENANT RUNNING WITH EACH TITLE AND REFERENCE SHALL BE MADE THERETO IN EACH TITLE.
9. LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
10. ALL LOTS ARE LOCATED IN FLOOD ZONE "A-1" WITH A BASE FLOOD ELEVATION OF 14' IN ACCORDANCE WITH COMMUNITY PANEL NO. 225205 0420 E, WITH AN EFFECTIVE DATE OF APRIL 21, 1999.

DEDICATION

BE IT RESOLVED BY THE UNDERSIGNED OWNER(S) OF THE LAND AS SHOWN HEREON THAT HE DOES DECLARE THIS TO BE A TRUE AND ACCURATE PLAT OF

ALAN PARK SUBDIVISION

ALL STREET RIGHTS-OF-WAY AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR THEIR PROPER PURPOSES. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTIONS OR IMPROVEMENTS WILL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE.

OWNER	5.35 ACRES	16
NO. OF LOTS		
11,393 S.F.	VARIES	410± LN. FT.
AVG. LOT SIZE	LOT FRONTAGE	LENGTH OF STREET
CONCRETE ROAD SURFACE	VARIES	60' R.O.W.
	LOT DEPTH	STREET R.O.W.
Diversion Canal (W-14 Main)	A-6	N/A
ULTIMATE SURFACE WATER DISPOSAL	ZONING	MAX. BLOCK LENGTH

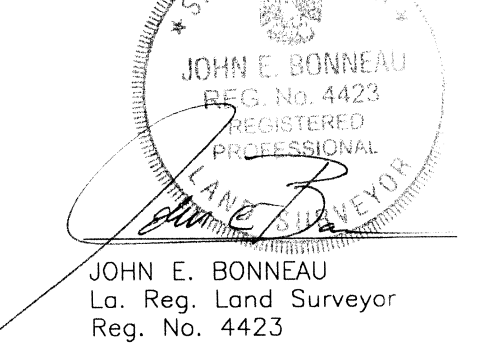
GENERAL NOTES

1. BEARINGS ARE BASED ON MAGNETIC NORTH.
2. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THEY WERE NOT EXCAVATED TO BE ACCURATELY LOCATED. CALL LOUISIANA ONE CALL "DOTTIE" BEFORE DIGGING. (1-800-272-3020)
3. THE PROPERTY IS LOCATED WITHIN FLOOD ZONE "A-1", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 225205 0420 E MAP DATED APRIL 21, 1999. BASE FLOOD ELEVATION IS 14.0'. FLOOD ZONE IS DETERMINED BY GRAPHIC PLOTTING ONLY. (DATUM=NGVD 29)
4. SETBACK LINES SHALL BE VERIFIED BY OWNER OR CONTRACTOR PRIOR TO ANY CONSTRUCTION, AS AN ABSTRACT HAS NOT BEEN PERFORMED BY THE UNDERSIGNED.
5. SERVITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

THIS PLAN IS CERTIFIED TO CONFORM TO THE PROVISION OF THE STATE OF LOUISIANA R.S. 5 - 33: B - 5051 AND LAWS AND ORDINANCES OF THE PARISH OF ST. TAMMANY WITH WAIVERS.

CERTIFICATE OF ACCURACY

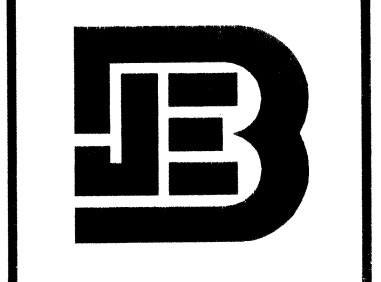
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE SLIDELL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO SPECIFICATIONS OF THE ENGINEERING AUTHORITY OF THE CITY OF SLIDELL.



DATE: 01-02-07
JOHN E. BONNEAU
Reg. Land Surveyor
No. 4423

SURVEYOR'S INFORMATION

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors - Planners - Consultants
1011 N. CAUSEWAY BLVD., SUITE 34 - MANDEVILLE, LA 70471 (985) 626-0808
SLIDELL (985) 643-2508 - MANDEVILLE (985) 626-3546 - N.O. (504) 456-2042
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DRAWN BY	JBM
DATE	01-02-07

REVISION	DATE
CHECKED	JEB
SCALE	1" = 40'
SURVEY #	2005 092

Survey For: PINNACLE VENTURES, L.L.C.
 Property: FINAL PLAT OF ALAN PARK SUBDIVISION LOCATED IN THE CITY OF SLIDELL, LOUISIANA SECTION 3, T-9-S, R-14-E ST. TAMMANY PARISH, LOUISIANA