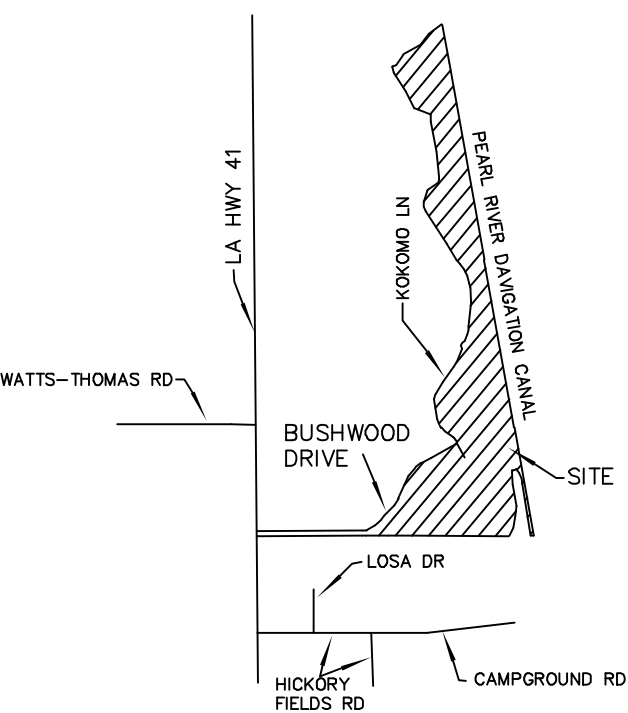


VICINITY MAP: NOT TO SCALE



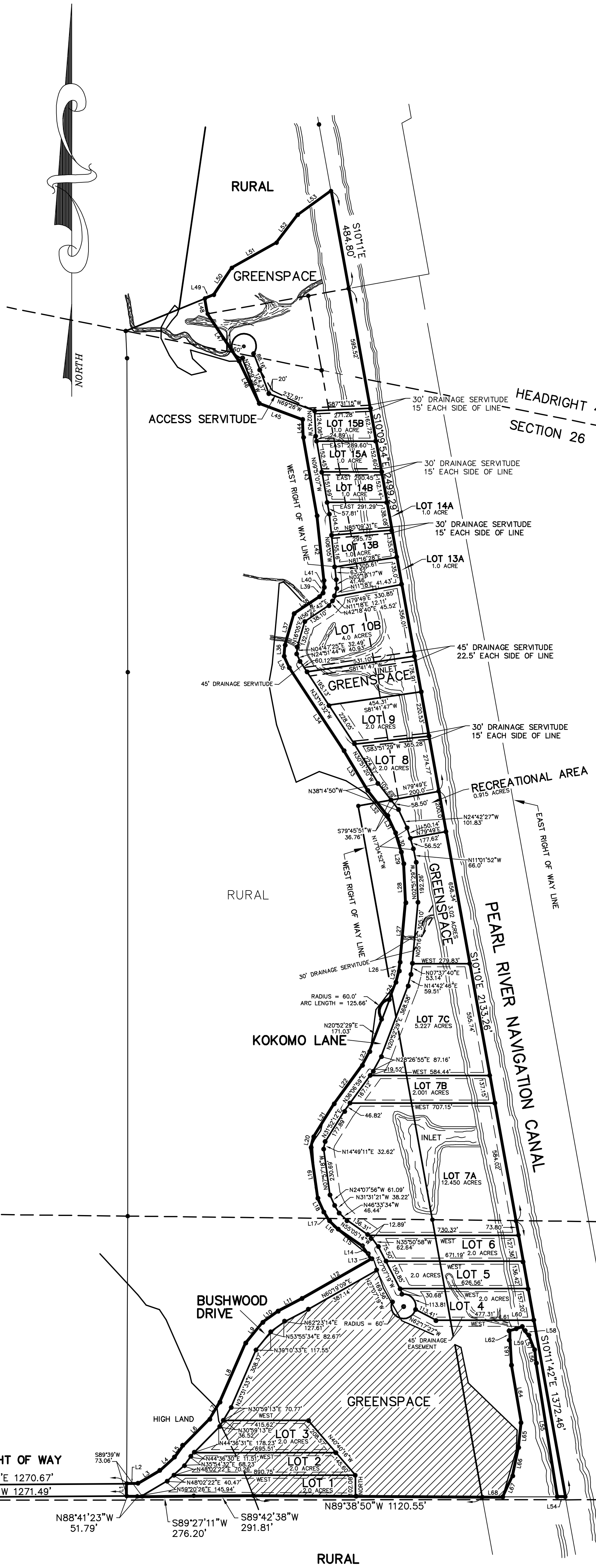
# BUSHWOOD ESTATES

(A FINAL SUBDIVISION RE-PLAT TO DEPICT LOT LINE ADJUSTMENTS AND THE CREATION OF GREENSPACE)  
 LOCATED IN SECTIONS 26, 35, & HEADRIGHT 47,  
 TOWNSHIP 5 SOUTH, RANGE 13 EAST,  
 ST. TAMMANY PARISH, LOUISIANA

18	7,000' +/-	A-2
NO. OF LOTS	LENGTH OF STREETS	ZONING
99.33 ACRES	INDIVIDUAL WATER SYSTEM	INDIVIDUAL SEWER SYSTEM
SUBDIVISION AREA		

**RESTRICTIVE COVENANTS:**

1. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
2. THE TYPICAL FRONT SETBACK LINE WILL NOT BE LESS THAN 50' FROM THE FRONT PROPERTY LINE. SIDE BUILDING SETBACK WILL NOT BE LESS THAN 15' FROM THE INTERIOR SIDE OF THE PROPERTY LINE. REAR BUILDING SETBACK LINE WILL NOT BE LESS THAN 25' FROM THE REAR PROPERTY LINE.
3. LOTS 13A, 13B, 14A, 14B, 15A & 15B WILL NOT BE LESS THAN 25' FROM THE FRONT PROPERTY LINE. LOT 8 WILL NOT BE LESS THAN 30' FROM THE FRONT PROPERTY LINE.
4. THERE WILL BE INDIVIDUAL WATER AND SEWER SYSTEMS.
5. NO NOXIOUS OR OFFENSIVE 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, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
6. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN DRAINAGE SERVITUDES AND STREET RIGHTS-OF-WAY.
7. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
8. NO LOT SHALL BE FURTHER RE-SUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
9. THE FRONT OF EACH LOT SHALL BE SUBJECT TO A 10' UTILITY EASEMENT ALONG ALL STREETS. 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.
10. IN ADDITION TO THE FOREGOING MINIMUM RESTRICTIVE COVENANTS, THE DEVELOPERS HAVE CREATED BY SEPARATE ACT RECORDED IN ORIGINAL INSTRUMENT NO. 1508068 ADDITIONAL RESTRICTIVE COVENANTS WHICH ARE APPLICABLE TO THE PROPERTY BEING SUBDIVIDED. THE FOREGOING SHALL BE A COVENANT RUNNING WITH EACH TITLE AND REFERENCE SHALL BE MADE THERETO IN EACH TITLE.
11. ROADSIDE DITCHES MUST REMAIN. SURFACE DRAINAGE WILL NOT BE ALLOWED ANYTIME IN THE FUTURE.
12. ALL PARCELS FRONTING ON THE PEARL RIVER NAVIGATIONAL CANAL SHALL BE SUBJECT TO THE ST. TAMMANY PARISH FILL ORDINANCE.
13. NO CONSTRUCTION ALLOWED WITHIN NAVIGATION CANAL OR WITHIN 10' OF ITS NORMAL EDGE OF THE LOW WATER LOCATION OR ITS BANK, EXCLUDING DOCKS AND BOATHOUSES.
14. THE INLETS OR DITCHES ON LOT NOS. 4, 8, 9, 10B, WILL NOT BE FILLED OR ATTENDED, UNLESS PERMITTED BY THE CORP OF ENGINEERS AND THE BUSHWOOD ESTATES HOMEOWNERS ASSOCIATION.
15. MINIMUM FLOOR ELEVATIONS FOR ALL LOTS IS 41.0' M.S.L.
16. NO CERTIFICATE OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE, ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES.
17. GREENSPACE WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND WILL BE OPEN SPACE.



**DESCRIPTION:**

A PARCEL OF LAND LOCATED IN SECTIONS 26 & 35, AND HEADRIGHT 47, TOWNSHIP 5 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHWEST CORNER OF HEADRIGHT 48, OF SAID TOWNSHIP AND RANGE, THENCE N89°52'52"E 576.92' TO A POINT ON THE EAST SIDE OF LOUISIANA HIGHWAY NO. 41, THENCE N01°00'E 2.45' ALONG THE EAST SIDE OF SAID HIGHWAY TO THE POINT OF BEGINNING,

THENCE N01°00'E 60.02'; THENCE N89°39'E 1270.67'; THENCE N89°39'E 56.22'; THENCE N59°20'26"E 123.76'; THENCE N48°02'22"E 98.42'; THENCE N35°54'32"E 66.42'; THENCE N44°36'31"E 187.14'; THENCE N30°59'13"E 96.22'; THENCE N23°31'33"E 312.70'; THENCE N39°10'33"E 133.56'; THENCE N35°33'34"E 84.87'; THENCE N62°23'14"E 130.97'; THENCE N60°19'09"E 388.74'; THENCE N27°07'19"W 30.75'; THENCE N35°51'W 47.90'; THENCE N55°05'14"W 144.05'; THENCE N46°33'34"W 58.83'; THENCE N31°31'21"W 50.02'; THENCE N24°08'W 73.49'; THENCE N07°57'18"W 251.30'; THENCE N14°49'11"E 53.69'; THENCE N31°52'12"E 189.10'; THENCE N36°07'E 231.66'; THENCE N28°26'54"E 79.17'; THENCE N20°52'29"E 171.03'; THENCE RUN ALONG A CURVE IN A NORTHERLY DIRECTION HAVING A RADIUS OF 60.0' AND AN ARC LENGTH OF 125.66'; THENCE N20°52'29"E 86.42'; THENCE N14°42'46"E 52.57'; THENCE N07°37'40"E 48.19'; THENCE N05°16'E 299.59'; THENCE N02°52'W 183.71'; THENCE N11°01'52"W 38.55'; THENCE N17°04'52"W 99.49'; THENCE N24°42'27"W 90.71'; THENCE N38°14'50"W 157.93'; THENCE N30°51'20"W 226.95'; THENCE N33°19'31"W 486.45'; THENCE N24°51'44"W 61.26'; THENCE N04°47'25"E 54.31'; THENCE N16°05'E 159.99'; THENCE N56°22'42"E 152.71'; THENCE N42°18'40"E 21.47'; THENCE N11°18'E 29.74'; THENCE N02°18'17"W 32.32'; THENCE N06°05'W 319.02'; THENCE N09°51'07"W 358.90'; THENCE N02°43'W 88.30'; THENCE N69°26'W 225.40'; THENCE N25°40'48"W 228.65'; THENCE N33°48'W 278.51'; THENCE N09°59'47"W 75.95'; THENCE N37°41'48"E 47.40'; THENCE N33°39'27"E 158.25'; THENCE N60°42'E 251.20'; THENCE N37°19'E 169.90'; THENCE N54°03'E 201.20'; THENCE S10°11'E 484.80'; THENCE S10°09'54"E 2499.29'; THENCE S10°10'E 2133.26'; THENCE S10°11'42"E 1372.46'; THENCE S89°52'52"W 40.82'; THENCE N09°00'W 660.23'; THENCE N06°05'07"W 63.74'; THENCE N21°43'47"W 74.84'; THENCE N40°34'16"W 40.12'; THENCE N21°02'21"W 19.74'; THENCE S68°57'39"W 38.0'; THENCE S76°16'31"W 25.87'; THENCE S00°56'50"W 31.99'; THENCE S03°17'41"E 140.78'; THENCE S09°43'43"E 279.03'; THENCE S06°07'39"W 128.29'; THENCE S12°07'20"W 140.96'; THENCE S24°55'W 112.20'; THENCE S89°52'52"W 98.0'; THENCE N89°38'50"W 1120.55'; THENCE S89°42'38"W 231.81'; THENCE S89°27'11"W 276.20'; THENCE N88°41'23"W 51.79'; THENCE S89°39'W 1271.49' TO THE POINT OF BEGINNING, CONTAINING 99.33 ACRES.

LINE	BEARING	DIST	LINE	BEARING	DIST
L1	N00°13'E	60.07	L35	N24°51'44"W	61.26
L2	N89°39'E	56.22	L36	N04°47'25"E	54.31
L3	N59°20'26"E	123.76	L37	N16°05'E	159.99
L4	N48°02'22"E	98.42	L38	N06°22'42"E	132.71
L5	N35°54'32"E	66.42	L39	N42°18'40"E	21.47
L6	N44°36'31"E	187.14	L40	N11°18'E	29.74
L7	N30°59'13"E	96.22	L41	N02°18'17"W	32.32
L8	N23°31'33"E	312.70	L42	N06°05'W	319.02
L9	N39°10'33"E	133.56	L43	N09°51'07"W	358.90
L10	N35°33'34"E	84.87	L44	N02°43'W	88.30
L11	N62°23'14"E	130.97	L45	N69°26'W	225.40
L12	N60°19'09"E	388.74	L46	N25°40'48"W	228.65
L13	N27°07'19"W	30.75	L47	N33°48'W	278.51
L14	N35°51'W	47.90	L48	N09°59'47"W	75.95
L15	N55°05'14"W	144.05	L49	N54°03'E	201.20
L16	N46°33'34"W	58.83	L50	N33°39'27"E	158.25
L17	N31°31'21"W	50.02	L51	N60°42'E	251.20
L18	N24°08'W	73.49	L52	N37°19'E	169.90
L19	N07°57'18"W	251.30	L53	N54°03'E	201.20
L20	N14°49'11"E	53.69	L54	S89°52'52"W	40.82
L21	N31°52'12"E	189.10	L55	N09°00'W	660.23
L22	N36°07'E	231.66	L56	N06°05'07"W	63.74
L23	N28°26'54"E	79.17	L57	N21°43'47"W	74.84
L24	N20°52'29"E	171.03	L58	N40°34'16"W	40.12
L25	N14°42'46"E	52.57	L59	N21°02'21"W	19.74
L26	N07°37'40"E	48.19	L60	S68°57'39"W	38.0
L27	N05°16'E	299.59	L61	S76°16'31"W	25.87
L28	N02°52'W	183.71	L62	S00°56'50"W	31.99
L29	N11°01'52"W	38.55	L63	S03°17'41"E	140.78
L30	N17°04'52"W	99.49	L64	S09°43'43"E	279.03
L31	N24°42'27"W	90.71	L65	S06°07'39"W	128.29
L32	N38°14'50"W	157.93	L66	S12°07'20"W	140.96
L33	N30°51'20"W	226.95	L67	S24°55'W	112.20
L34	N33°19'32"W	486.45	L68	S89°52'52"W	98.0

**MUNICIPAL NUMBERS:**

LOT 15B = 308	LOT 3 = 158
LOT 14B = 290	LOT 2 = 150
LOT 14A = 258	LOT 1 = 142
LOT 13B = 292	
LOT 13A = 226	
LOT 10B = 210	
LOT 9 = 180	
LOT 8 = 178	
RECREATIONAL AREA = 176	
GREENSPACE = 172	
LOT 7C = 168	
LOT 7B = 162	
LOT 7A = 156	
LOT 6 = 150	
LOT 5 = 142	
LOT 4 = 134	

**FLOOD ZONE:**

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAP AND FIND THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "A" PER PARCEL NO. 225205 0180 B, DATED 3-1-84.

**NOTES:**

THE CULVERTS FOR ALL LOTS MUST BE 18" BCMP OR EQUIVALENT MINIMUM SIZE LOT WITHIN THIS DEVELOPMENT IS 1.0 ACRE. DATUM USED FOR ELEVATION CONTROL IS NGVD 1929. ACCESS FROM LOUISIANA HIGHWAY NO. 41 IS NOT OWNED BY DEVELOPERS.

**DEDICATION:**

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

**BUSHWOOD ESTATES**

EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM BEING USED FOR THEIR INTENDED PURPOSE. THE DEDICATION OF THE STREETS AND ROADWAYS ON THIS PLAT IS NOT INTENDED AS A DEDICATION TO THE PARISH OF ST. TAMMANY, STATE OF LOUISIANA, OR THE PUBLIC IN GENERAL OF STREETS AND ROADWAYS; THE AREA SHOWN AS STREETS AND ROADWAYS SHALL BE DEFINED TO CONSTITUTE ONLY A SERVITUDE OF PASSAGE FOR OWNERS OF LOTS IN THE SUBDIVISION. THE FEE TITLE TO SUCH AREA BELONGING TO THE HOMEOWNERS ASSOCIATION OR THE DEVELOPER. THE DRAINAGE SERVITUDES FOR THE SUBDIVISION SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

OWNER	DATE
<b>DEVELOPER:</b>	
SECRET COVE, L.L.C. 122 BREWSTER ROAD MADISONVILLE, LA 70447	
<b>APPROVAL:</b>	
CHAIRMAN, PARISH PLANNING COMMISSION	
SECRETARY, PARISH PLANNING COMMISSION	
PARISH ENGINEERING DIRECTOR	
DATE	FILE NUMBER
DT, CLERK OF COURT	

**John G. Cummings, & Associates**

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

**PLAT PREPARED FOR: BUSHWOOD ESTATES**

SHOWING A SURVEY OF: LAND LOCATED IN SECTIONS 26 AND 35 AND HEADRIGHT 47, TOWNSHIP 5 SOUTH, RANGE 13, EAST ST. TAMMANY PARISH, LOUISIANA.

SCALE:	DATE:	JOB NO.	REVISED:
1" = 300'	3-21-2016	9709-PD	

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 DESCRIPTION AND/OR INFORMATION FURNISHED TO 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 IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

FOR REVIEW ONLY: THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

JOHN G. CUMMINGS, P.L.S.